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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** October 11, 2022

**SUBJECT:**

**The Reserve at 5828 Conveyor Dr (Case 22-071):** Hold a public hearing and consider approval of an ordinance for a zoning change request from defaulted "A", Agriculture, to "SFE" Single-family Estate dwelling district for a single-family gated community.

**SUMMARY:**

On March 21, 2022, an application was submitted by Mark Webb representing Webb Consulting Group on behalf of the owner (Sanjit Bhattacharya) for a zoning change request of approximately 236.36 acres for a single-family residential development.

**Development Overview:**

The property is currently in the ETJ and consists of several tracts of land that there are part of previously approved Development Agreements (attached as Exhibit 4) and subject to annexation. Upon approval of annexation Case 22-073 by City Council, the property would be assigned a default zoning of A, Agriculture. The annexation request is currently scheduled to go concurrently with this zoning request before City Council on November 14, 2022. The applicant has requested to zone the property to SFE, Single-family Estate dwelling district upon approval of the annexation request. The applicant has also submitted a preliminary plat showing 199 single-family lots with a minimum lot size of one acre, as well as two open space lots that conform to the requested zoning district. Land uses and site development will occur in accordance with City of Burleson Code of Ordinances and the "SFE" Single-family Estate dwelling district zoning.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	ETJ, Development Agreement	Undeveloped
North	ETJ	Residential and undeveloped
East	ETJ	Residential and undeveloped
South	ETJ	Residential and undeveloped
West	ETJ	Residential and undeveloped

**This site is designated in the Comprehensive Plan as Future Development.**

Uses will be evaluated in these areas with updates based on local/regional trends, annexation rules/policies, and available infrastructure.

*Staff supports a zoning change request to SFE, Single-family estate dwelling district based on the applicant proposing one acre lots which is also the minimum lot size for residential development in the ETJ. Additionally, the applicant is proposing on-site septic and privately maintained roads which is in alignment with current infrastructure for the area.*

**Engineering:**

Prior to development of the site, platting and engineering reviews will be required. The applicant is proposing to develop the site with septic (OSSF), as well as privately maintained streets.

**OPTIONS:**

- 1) Recommend approval of an ordinance for a zoning change request subject to annexation; or
- 2) Recommend denial of the ordinance for a zoning change request

**RECOMMENDATION:**

Recommend to City Council approval of an ordinance for a zoning change request from defaulted "A", Agriculture, to "SFE" Single-family Estate dwelling district; subject to City Council approval of annexation request (Case 22-073).

**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

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