

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

**FROM:** Emilio Sanchez, Development Services Assistant Director

**MEETING:** November 12, 2024

**SUBJECT:**

2420 County Road 913 (Case 24-316): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “A” Agriculture to “SFE” Single-family estate district. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

**SUMMARY:**

On October 14, 2024, an application was submitted by Misty D. Krichick, Amanda Machel Hutto, Rachael Galvin & Megan D. Hutto (owners), to rezone approximately 1.816 acres of land to SFE, Single-family estate for the sale of the land and the new owners to plat and construct a new single-family home that is on land.

**DEVELOPMENT OVERVIEW:**

The owner is proposing an “SFE”, Single-family estate zoning district so that they can pursue the sale of the remainder of land. They would still need to obtain a plat and building permits for a new home on the undeveloped land.

The area was annexed into the city with a default zoning classification of “A” Agriculture and the exiting home on tract II was constructed prior to the area being annexed into the City of Burleson and contained more than the three acres required for a residence. Sometime in the recent past, the homestead was divided by metes and bounds and sold off in less than three acre tracts requiring the zoning change. The owners would like to rezone tract I so that they can plat and sell the property for a new single-family residence.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agriculture	Undeveloped
North	A, Agriculture	Developed, Residential
East	A, Agriculture	Developed, Residential

South	A, Agriculture	Undeveloped
West	A, Agriculture	Undeveloped

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Neighborhoods**. This is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types and style. The primary uses in this category includes single-family residences, including a range of densities from large, agriculture lots to suburban neighborhood lots.

The proposed zoning of SFE, Single-family Estate, is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is the result of the need to construct a new residential home to be constructed on the site.

**RECOMMENDATION:**

Approve a consideration of an approval of an ordinance for the zoning change request.

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

None

**REFERENCE:**

<https://ecode360.com/39938791#39938791>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Emilio Sanchez  
 Development Services Assistant Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
 817-426-9686