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## City Council Regular Meeting

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Director  
**MEETING:** March 3, 2025

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**SUBJECT:**

Chisholm Summit at 9325 CR 1016, Voluntary Annexation (Case 24-343): Hold a public hearing and consider and take possible action on an ordinance for voluntary annexation of approximately 88.140 acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, described in the F.A. Claridge Survey, abstract no. 142, located at 9325 CR 1016, related to a previously approved development agreement; providing a penalty clause; and providing for an effective date. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)*

**SUMMARY:**

On November 11, 2024, an application was submitted by Justin Bond representing RA Development, LTD on behalf of Rocky Bransom (owner) for the petition of voluntary annexation of approximately 88.140 acres for Chisholm Summit Annexation Phase C.

**Development Overview:**

This site is part of a previously approved 380 agreement for the future Chisholm Summit Master Planned Community. The property is currently in the ETJ and upon approval of annexation, the property would be assigned a default zoning of A, Agriculture. A zoning request for PD, Planned Development is currently scheduled to go concurrently with this annexation request before City Council on March 3, 2025. The proposed PD zoning conforms to the requirements of the approved 380 agreement (CSO# 1775-06-2021) attached as Exhibit 5.

An annexation schedule has been developed per the Texas Local Government Code Section 43.0673, which governs the procedure to be followed by the municipal government for this type of annexation. In accordance with this statute, annexations must be strictly coordinated in conjunction with the City Council public hearing schedule due to specific timing mandates established by Texas State Law.

**This site is designated in the Comprehensive Plan as Neighborhoods.**

This land use category is intended for predominantly traditional single-family residential developments, but does allow for a mix of densities, lot sizes, housing stock, and styles as appropriate. Neighborhoods should have increased pedestrian connectivity that includes sidewalks, trails, and greenbelts.

*Staff supports a Planned Development zoning for a master planned community as it provides a mix of densities, lot sizes, as well as a healthy variety of housing stock in accordance with the goals and vision of the Comprehensive Plan.*

**RECOMMENDATION:**

Approve the ordinance for annexation.

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

October 3, 2022 – City Council approved annexation and zoning for Chisholm Summit.

May 6, 2024 – City Council approved annexation and PD amendment for Chisholm Summit.

**REFERENCE:**

CSO# 1775-06-2021

**[LOCAL GOVERNMENT CODE CHAPTER 43.](#)**  
**[MUNICIPAL ANNEXATION \(texas.gov\)](#)**

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

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