
City Council Regular Meeting

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

SUBJECT:

Chisholm Summit at 9325 CR 1016 (Case 24-367): Hold a public hearing and consider and take possible action on an ordinance amending ordinance B-582, the zoning ordinance of the City of Burleson, Texas, by amending the official zoning map and changing the zoning on approximately 88.140 acres of land in the F.A. Claridge Survey, abstract no. 142, located at 9325 CR 1016 in the City of Burleson, Johnson County, Texas, from defaulted "A", Agriculture zoning district, to "PD" Planned Development zoning district, making this ordinance cumulative of prior ordinances; providing a severability clause; providing a penalty clause; and providing for an effective date. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)*
(The Planning and Zoning Commission unanimously recommended approval)

SUMMARY:

On December 9, 2024, an application was submitted by Justin Bond representing RA Development, LTD on behalf of Rocky Bransom (owner) for a zoning change request 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 Case 24-343, 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 March 3, 2025. Land uses and site development will occur in accordance with the development standards contained within the proposed ordinance attached as Exhibit 3 and 4. The proposed PD zoning conforms to the requirements of the approved 380 agreement (CSO# 1775-06-2021) attached as Exhibit 5.

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; subject to City Council approval of annexation request (Case 24-343).

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.

February 10, 2025 - Planning and Zoning Commission recommended approval by a vote of 8 to 0

REFERENCE:

CSO# 1775-06-2021

FISCAL IMPACT:

N/A

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684