
City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: January 5, 2026

SUBJECT:

1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. *(First and Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended disapproval 8-0)*

STRATEGIC PRIORITY AND GOAL(S):

| Strategic Priority | Strategic Goal |
|---|---|
|  <p>Dynamic & Preferred City Through Managed Growth</p> | 2.2 Promote sustainable residential and commercial development through strategic and long-term planning |

SUMMARY:

On September 2, 2025, an application was submitted by Clay Cristy with ClayMoore Engineering on behalf of Srini Geedipally (Burleson Estates LLC) to change the zoning of approximately 80.122 acres of land to "SF-10" Single-family for the future development of approximately 96 residential lots. Any zoning change would be subject to prior approval of an annexation petition request.

An annexation petition has been concurrently submitted as Case 25-260. The applicant has requested that the zoning be discussed prior to the annexation and if there is not support for approval of the requested zoning district, that the request for annexation be withdrawn.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SF-10, Single-family-10 dwelling district.

Zoning and Land Use Table

| | Zoning | Use |
|--------------|----------------------------|---------------------------|
| Subject Site | Burleson ETJ | Predominantly Undeveloped |
| North | Burleson ETJ | Taylor Bridge North |
| East | Burleson ETJ | Residential |
| South | SF7, Single-family and ETJ | Taylor Bridge Estates |
| West | Burleson ETJ | Predominantly Undeveloped |

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined that the requested use of residential aligns with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district of SF-10 do not conform to the existing lot sizes and density in the area.

Taylor Bridge North - 29 Lots

23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Taylor Bridge Estates -20 Lots

12 lots of 1 acre or more, 8 lots of 2 acres or more

Timber Green Addition - 1 acre lots

Any new development within the ETJ requires lot size to be a minimum of 1 acre

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend disapproval to City Council for an ordinance for the zoning change, subject to consideration of the preceding annexation request.

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

December 2, 2025: The Planning and Zoning Commission recommended disapproval 8-0.

December 13, 2021: Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

March 1, 2021: Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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