



City Council
City Council Regular Meeting Agenda

Tuesday, January 20, 2026
5:30 PM

Live Stream at <https://www.burlesontx.com/watchlive>

City Hall Council Chambers, 141 W. Renfro, Burleson, TX 76028

1. CALL TO ORDER

Invocation - Frank Pace, Minister of Wings of Hope

Pledge of Allegiance to the US Flag

Texas Pledge:

Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible

2. PUBLIC PRESENTATIONS

A. Proclamations

B. Presentations

- Adoptable pet of the quarter (*Staff Contact: DeAnna Phillips, Director of Community Services*)
- City/County Transportation Update (*Presenter: AJ Arjanen, General Manager; City County Transportation*)

C. Community Interest Items

This is a standing item on the agenda of every regular meeting of the City Council. An “item of community interest” includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

3. CHANGES TO POSTED AGENDA

A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.

4. CITIZENS APPEARANCES

Each person in attendance who desires to speak to the City Council on an item NOT posted on the agenda, shall speak during this section.

A speaker card must be filled out and turned in to the City Secretary prior to addressing the City Council. Each speaker will be allowed three (3) minutes.

Please note that City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

Each person in attendance who desires to speak to the City Council on an item posted on the agenda, shall speak when the item is called forward for consideration.

5. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

- A. Consider and take possible action on the minutes from the January 5, 2025 regular council meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)
- B. Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation's action to amend 4A05202024BlackRockCoffee, a Performance Agreement with C&C Burleson, LLC. for the design and construction of the modification of an existing hooded left turn lane, along SW Wilshire Blvd. (*Staff Contact: Michelle McCullough, Deputy Director/City Engineer*)
- C. Consider and take possible action on an ordinance amending ordinances CSO#1215-12-2019 and CSO#200-06-2022, to modify the Preliminary Plat, Final Plat, and Replat policies; selecting the Development Assistance Committee as the approval body for Preliminary Plats, Final Plats, and Replats. (Final Reading) (*Staff Contact: Tony D. McIlwain, Development Services Director*)
- D. Consider and take possible action on an agreement with Bound Tree Medical, LLC, through an interlocal agreement with City of Midlothian for EMS medical supplies and equipment. (*Staff Contact: Casey Davis, Fire Chief*)
- E. Consider and take possible action on a contract with C. Green Scaping, LP for construction services on the 116 S. Warren Street Parking Lot (ITB 2026-005) in the amount of \$272,304.80, with a project contingency of \$27,230.48, for a total amount of \$299,535.28 (Project ST2401). (*Staff Contact: Randy Morrison, PE, Director of Capital Planning*)
- F. Consider and take possible action on a contract with American Traffic Construction for construction services of the Old Town Lighting Improvements (Bransom & Buford) (ITB 2026-003) in the amount of \$220,050.00, with a project contingency of \$22,005.00, for a total amount of \$242,055.00 (Project ST2509). (*Staff Contact: Randy Morrison, PE, Director of Capital Engineering*)

6. DEVELOPMENT APPLICATIONS

- A. 2650 SW Wilshire Blvd, Suite 300 (Case 25-219): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "GR, General Retail", to "GR General Retail with a Specific Use Permit for a Liquor Store". (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 7-0)
- B. 816 Wicker Hill Road (Case 25-313): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "A", Agriculture, to "SFE", Single Family Estate District. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 7-0)

7. GENERAL

- A. Consider and take possible action on a resolution for a petition submitted by AP-Groundwork Venture, LLC requesting the expansion and extension of the City's extraterritorial jurisdiction (ETJ) to include tracts 1, 3, 4 and 5 of the North Johnson County Municipal Management District (MMD) No.1. (*Staff Contact: Tony D. McIlwain, Development Services Director*)
- B. Hold the first public hearing on a proposed strategic partnership agreement (SPA) with the North Johnson County Municipal Management District No. 1. (First Reading) (*Staff Contact: Tony D. McIlwain, Development Services Director*)

8. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion, and provide staff direction on the selection of a firm to provide delinquent property tax collection services. (*Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services*)
- B. Receive a report, hold a discussion, and provide staff direction regarding the City's current procurement methods and practices. (*Staff Contact: Lauren Seay, Deputy Director of Administrative Services*)
- C. Receive a report, hold a discussion, and provide staff direction on regulations associated with data centers. (*Staff Contact: Tony McIlwain, Development Services Director*)

9. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS

10. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The City Council may reconvene into open session and take action on posted items.

- A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**
 - Cause No. DC-C202500492; *City of Burleson, et al., vs. Pecos Housing Finance Corporation, et al.*, in the District Court, 18th Judicial District, Johnson County, Texas
 - Case 25-260 (1500 CR 602, Voluntary Annexation) voluntary annexation of approximately 80.122 acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, generally located at 1500 CR 602

- Case 25-258 (1500 CR 602) 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
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
- C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code**

11. ADJOURN**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 8th of January 2026, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: For a median-valued homestead property (\$306,724), the City's portion of the property tax bill in dollars for the current fiscal year (FY24-25) is \$2,032.66, the City's portion of the property tax bill for the upcoming fiscal year (FY25-26) for the same property if the proposed budget is adopted is estimated to be \$2,213.93, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY25-26) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,021.62.

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

