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Tuesday, February 24, 2026  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Committee 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 Committee. Each speaker will be allowed three minutes to speak.

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

3. **CONSENT AGENDA**

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

**A.** Consider approval of the minutes from January 13, 2026 Planning & Zoning Commission meeting.

4. **PUBLIC HEARING**

5. **REPORTS AND PRESENTATIONS**

**A.** Receive a report, hold a discussion, and provide staff direction on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan. (Staff Contact: Tony D. McIlwain, Development Services Director)

**B.** Receive a report, hold a discussion, and provide staff direction on a prospective heavy industrial use district and regulations associated with large-scale data centers and other high energy land uses. (Staff Contact: Tony D. McIlwain, Development Services Director)

- C. Receive a report, hold a discussion, and provide staff direction regarding accessory dwelling units, drive-through design and stacking requirements, and vehicle parking regulations. *(Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director)*

6. **GENERAL**

- A. *QuikTrip at 2220 W FM 917 (CSP25-345): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to Chapter 5 of the Engineering Design Standards Manual; Steets and Site Standards for QuikTrip located at 2220 W FM 917. (Staff Contact: Lidon Pearce, Principal Planner)*
- B. *C&W Dust Tech at 6933 Shelmor Road (CSP25-299): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to Chapter 5 of the Engineering Design Standards Manual; Steets and Site Standards for C&W Dust Tech located at 6933 Shelmor Road. (Staff Contact: Emilio Sanchez, Deputy Director)*

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board 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 Board may reconvene into open session and take action on posted items.

**Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

9. **ADJOURN**

Staff Contact  
Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 12th of February 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

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**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.



Department Memo

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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** February 10, 2026

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**SUBJECT:**

Approve the minutes from January 13, 2026 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the January 13, 2026 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the January 13, 2026 Regular Session of the Planning & Zoning Commission meeting.

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

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Peggy Fisher  
Recording Secretary  
[pfisher@burlesontx.com](mailto:pfisher@burlesontx.com)  
817-426-9611

PLANNING AND ZONING COMMISSION

January 13, 2026  
MINUTES

Roll Call

Commissioners Present

David Hadley  
Dan Taylor  
Ashley Brookman  
Michael Tune  
Beth Lytner  
Clint Faram  
Brandon Crisp  
Michael Kurmes  
Bobby Reading

Commissioners Absent

Cynthia Plonien

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Staff

Matt Ribitzki, City Attorney  
Emilio Sanchez, Assistant Director Development Services  
Peggy Fisher, Administrative Assistant

**REGULAR SESSION**

**1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

**2. Citizen Appearance**

None

**3. Consent Agenda**

- A.** Consider approval of the minutes from December 16, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Taylor Bridge Estates, Lot 13R, Block 1 (Case 25-301): Consider and take possible action on the vacation of the replat of Taylor Bridge Estates, Lot 13R, Block 1. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Motion made by Commissioner Ashley Brookman and second by Commissioner Brandon Crisp to approve the consent agenda.

Motion passed, 8-0. Commissioner Cynthia Plonien was absent.

#### **4. Public Hearing**

- A.** 420 County Road 1021(Wicker Hill) (Case 25-341): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “A”, Agriculture, to “SF16”, Single Family Dwelling District-16. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:04 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:05 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Ashley Brookman to approve.

Motion passed, 8-0. Commissioner Cynthia Plonien was absent.

- B.** 275 County Road 714 (Case 25-324): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “PD”, Planned Development, to “PD”, Planned Development. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:08 p.m.

Tim Windmiller, applicant, 1225 Southern Oaks, addressed the commissioners regarding item 4B and answered questions.

Commission Chairman Michael Tune closed the public hearing at 6:11 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Dan Taylor to approve.

Motion passed, 8-0. Commissioner Cynthia Plonien was absent.

**5. Reports and Presentations**

None

**6. General**

None

**7. Community Interest Items**

None

**8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission 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.

**A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

**9. Adjourn**

There being no further business Chair Michael Tune adjourned the meeting.

**Time – 6:12PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Tony D. McIlwain, Development Services Director  
**MEETING:** February 24, 2026

**SUBJECT:**

Receive a report, hold a discussion, and provide staff direction on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan. (Staff Contact: Tony D. McIlwain, Development Services Director)

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

The purpose of the item is to discuss options for updating the Comprehensive Plan's future land use map (FLUM). Staff has evaluated three areas for potential amendments. These include:

1. Regional Office/Commercial designation along the IH-35 corridor to explicitly allow apartment complexes, where adequate infrastructure and connectivity exists;
2. Chisholm Trail Corridor designation along the tollway to include medium-to-high density residential as part of mixed-use developments; and
3. Transit-Oriented Development designation to incorporate certain areas into either the Community Commercial or Neighborhoods designations.

**RECOMMENDATION:**

Staff is seeking the Commission's direction on the proposed changes.

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

8.20.25: Staff provided a briefing to the I & D Committee on Burleson development patterns and the principles of sustainable development.

2/4/26: Staff provided this briefing to the I & D Committee.

**REFERENCE:**

[Comprehensive Plan | Burleson, TX - Official Website](#)

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

**STAFF CONTACT:**

Tony D. McIlwain, ACP.CFM  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817-426-9684

# Comprehensive Plan- Future Land Use Map (FLUM) update

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2.24.26: Planning & Zoning Commission

Development Services Department

## Background

**Planning Staff briefed the I&D Committee on several topics related to development patterns, sustainable development, and legislative updates.**

**This presentation is to further discuss and consider next steps and direction for staff related to detailed proposals related to Comprehensive Plan Future Land Use Map (FLUM) updates.**

# Discussion Topics

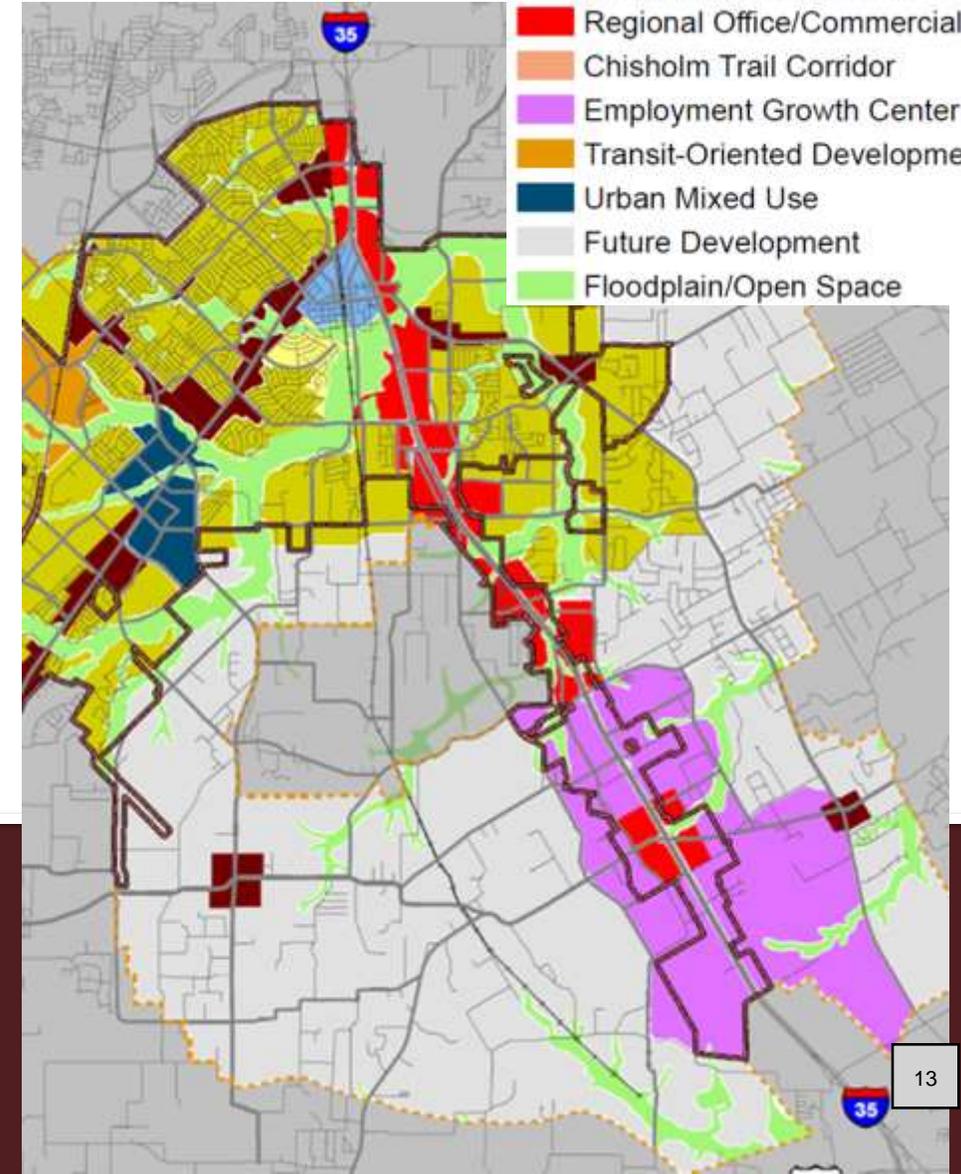
- **Medium to High density residential along the IH-35 and Chisholm Trail Corridor**
- **Industrial and Heavy Industrial uses within the Employment Growth Center and Chisholm Trail Corridor FLUM categories**
  - **Re-designation of the TOD FLUM category**
  - **Addendum to 2020 Midpoint Plan Update**

## Regional Office/Commercial/ Multifamily

- This land use category is intended for uses with regional emphasis due to the area's high visibility.
- Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged.
- ~~Remove text: Medium to high density residential may be allowed as part of a mixed-use development.~~
- New text: Apartments complexes may be suitable on parcels within the IH-35 overlay of this future land use category that also have adequate infrastructure and connectivity to support density.
- This area should be served by a well-designed street system to facilitate quality developments.
- Due to the visibility from roadways, architectural design and screening are important.

Corresponding Zoning Districts:  
GR, C, [add Multifamily Dwelling Districts (MF1&2) and Planned Development]

### Future Land Use



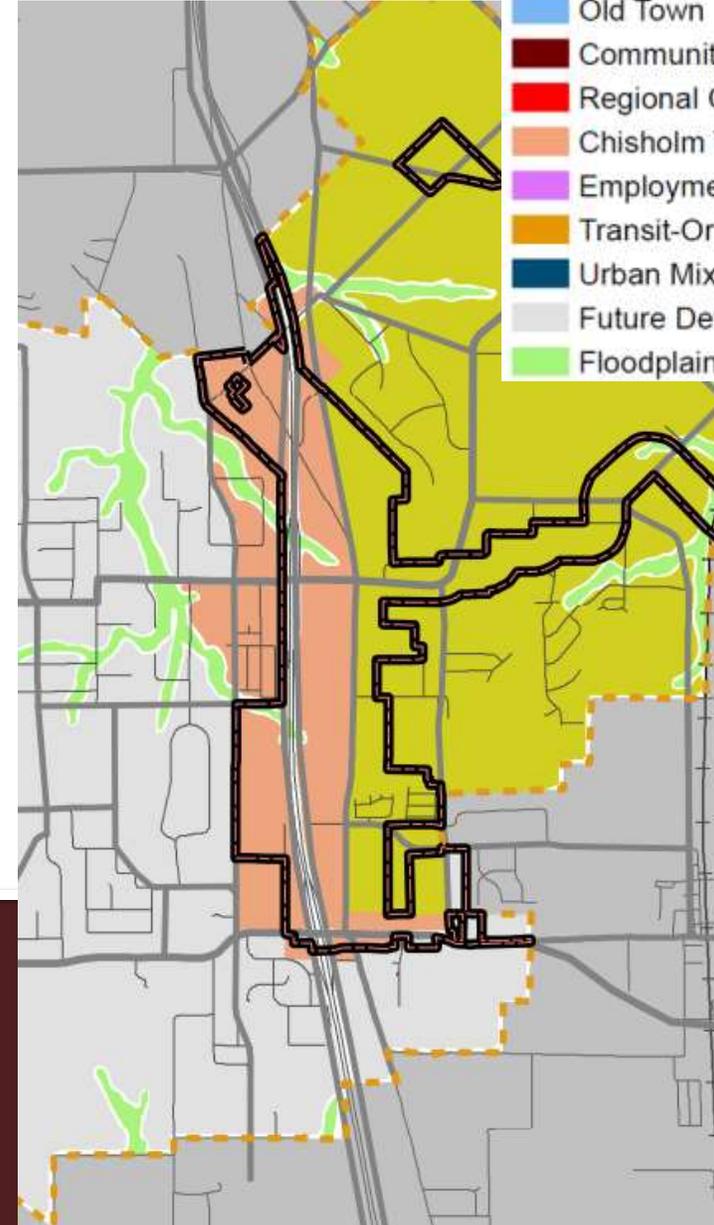
# Chisholm Trail Corridor

- Land uses should be primarily nonresidential with the primary uses being large scale professional campuses (e.g., office parks, medical centers)
- Complimentary large-scale retail may also be appropriate if the development is coordinated and emphasizes quality building and site design.
- Robust landscaping and pedestrian and vehicular connectivity should be emphasized to reflect a positive image of Burleson along this major corridor.
- New text: Medium to high density single-family and multifamily residential may be allowed as part of a mixed-use developments on non major intersection parcels as adequate infrastructure and connectivity becomes available.

Corresponding Zoning Districts:  
General Retail, Commercial (add Planned Development)

## Future Land Use

- Neighborhoods
  - Old Town Residential
  - Old Town
  - Community Commercial
  - Regional Office/Commercial
  - Chisholm Trail Corridor
  - Employment Growth Center
  - Transit-Oriented Development
  - Urban Mixed Use
  - Future Development
  - Floodplain/Open Space
- Item A.



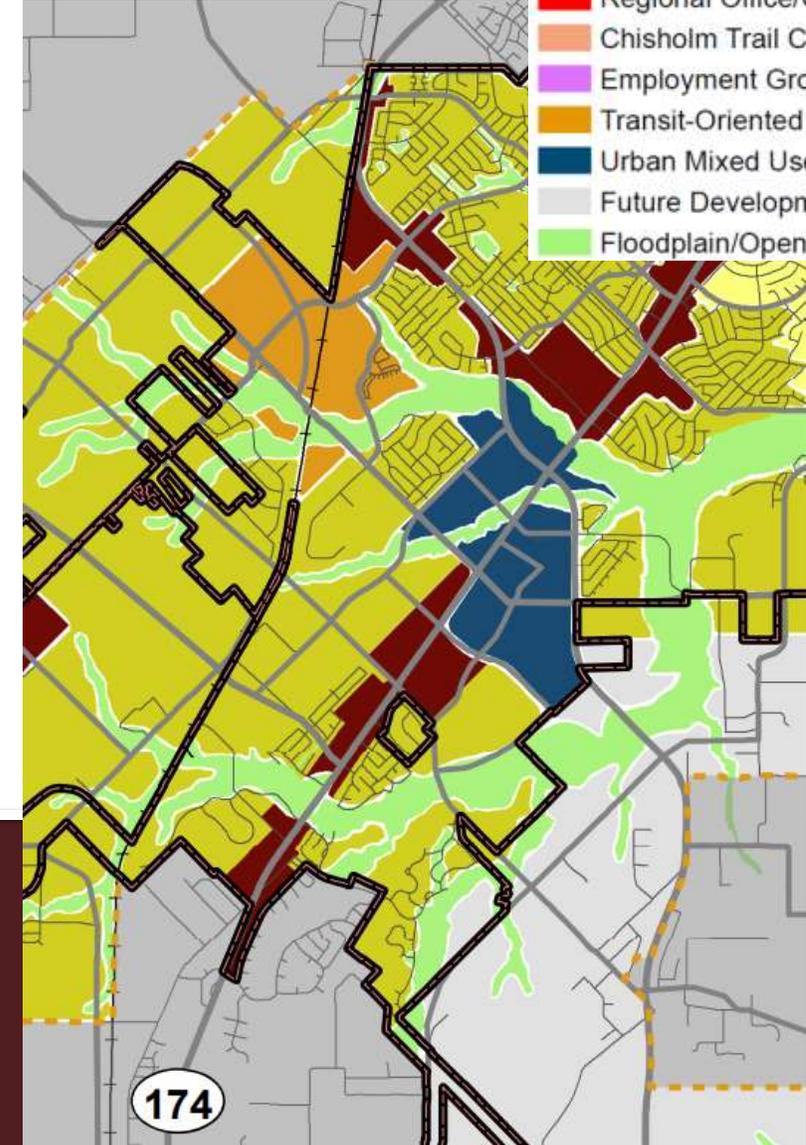
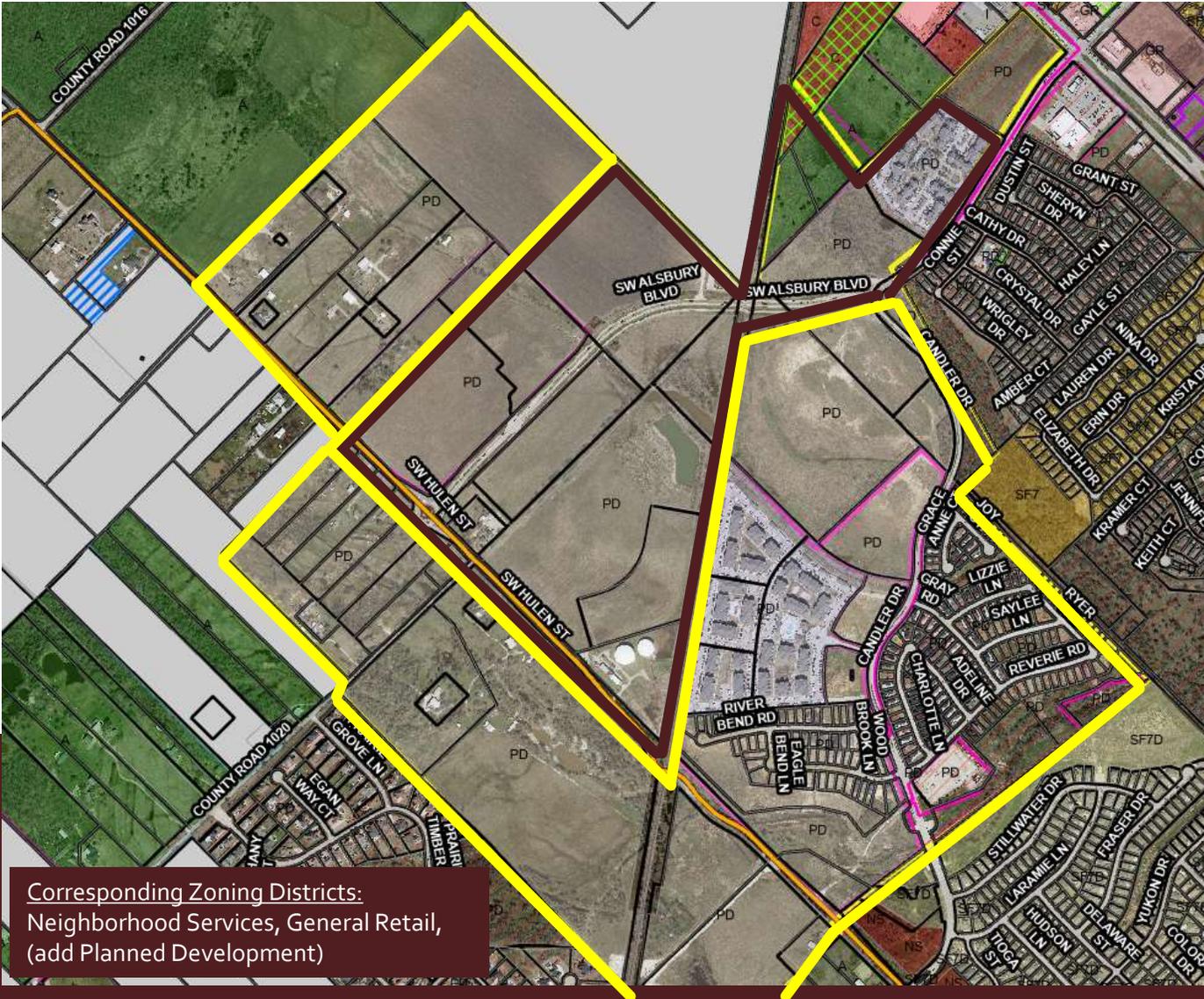
# Re-designating Transit-Oriented Development Category

Incorporate areas along Alsbury and SW Hulen Intersection into Community Commercial

Remaining areas re-designate as new Mixed Use FLUM category (PD)

## Future Land Use

- Neighborhoods Item A.
- Old Town Residential
- Old Town
- Community Commercial
- Regional Office/Commercial
- Chisholm Trail Corridor
- Employment Growth Center
- Transit-Oriented Development
- Urban Mixed Use
- Future Development
- Floodplain/Open Space

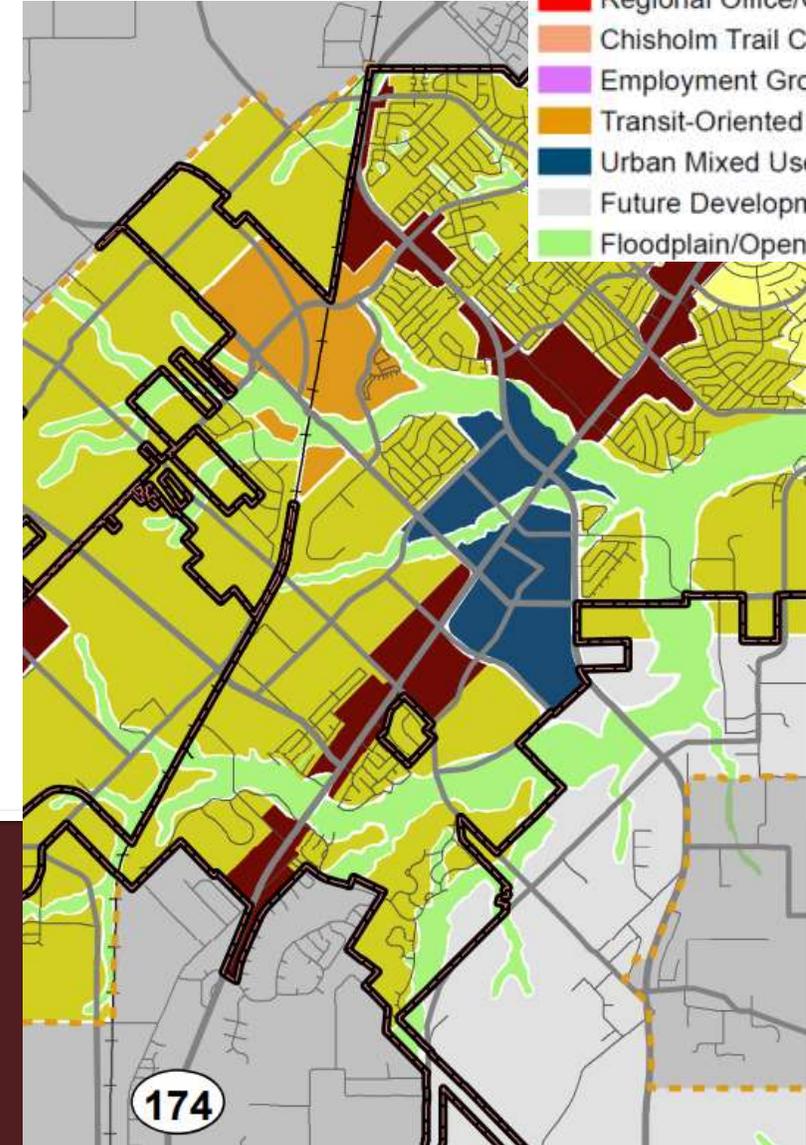


# Re-designating Transit-Oriented Development Category

- New text: Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.
- New text: Mixed-use developments consisting of office, retail, cultural facilities, and housing are encouraged. Housing options include a range of medium-to-high density single-family and multifamily residential.
- New text: Mixed use developments should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods.
- New text: Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability.

Corresponding Zoning Districts:  
Neighborhood Services, General Retail, (add Planned Development)

## Future Land Use



## Industrial/ Heavy Industrial-Employment Growth Center

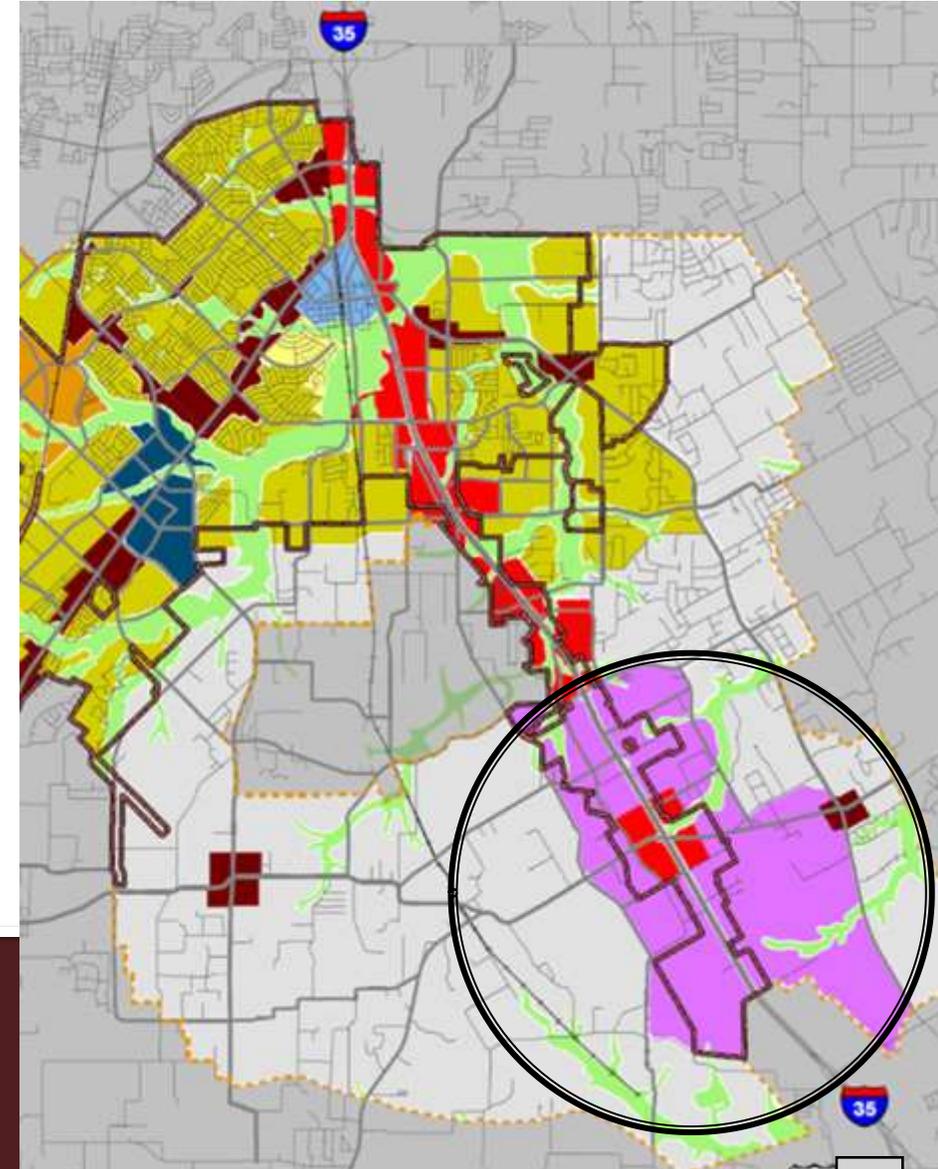
Item A.

Staff will need to incorporate changes to the 2020 Midpoint Plan to align with Council's direction on a new Heavy Industrial zoning district.

The only FLUM designation that corresponds with Industrial use is **Employment Growth Center**, but the designation will need to be revised to account for both industrial and heavy industrial energy uses.

This designation also includes Commercial and Business Park Overlay uses.

**NOTE:** The light gray areas are designated as Future Development, on the FLUM. These areas are located outside of current city limits, with no zoning or associated land use.



# Addendum

Staff is recommending inclusion of an addendum to the Midpoint Plan in instances where:

- Text and map changes are approved by the Council;
  - Plan Goals/and or Actions have been completed, or need to be revised;
- Changes to the Plan to accommodate increases in residential density (where appropriate)
- Changes to the Plan to include a new heavy Industrial zoning category to allow segregation of high energy production uses such as large-scale data centers, wind/solar farms, power plants, etc.
- Changes accounting for reclassification of non-residential uses along commercial corridors
  - Modifications to minimum parking requirements

# Addendum Example

Fairfax County, Va. utilizes a Plan amendment work program that (with modifications) could serve as a template for the addendum.

The example to the right would succinctly capture the nature and date of changes to the Midpoint 2020 Update Plan.

**2025 Fairfax County Comprehensive Plan Amendment Work Program**  
**Adopted by the Board of Supervisors on June 10, 2025, as amended through December 9, 2025**

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as "Tier 1" are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as "Tier 2" may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as "Tier 3" are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
<b>Tier I</b>				
<b>Policy Amendments</b>				
Policy Plan Amendments - Phase 2 2022-CW-2CP PLUS No. PA-2022-00009	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. This phase will focus on the remaining Policy Plan elements.	
Heritage Resources -- 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for inventory of Historic Sites on an annual basis, if needed.	
Public Facilities Plan Map Amendment -- 2013-CW-5CP PLUS No. PA-2020-00003	Countywide	7/9/2013	Follow-up Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: -- Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. -- Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. -- Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. - This authorization will be incorporated with the Tier I Public Facilities Policy Plan update.	

# Conclusion

- Does the Commission have any questions or comments or direction regarding the presentation?
- Staff would recommend community feedback prior to formal action.

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Tony D. McIlwain, Development Services  
**MEETING:** February 24, 2026

**SUBJECT:**

Receive a report, hold a discussion, and provide staff direction on a prospective heavy industrial use district and regulations associated with large-scale data centers and other high energy land uses. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

This report provides key information and considerations for data centers and other uses within a prospective Heavy Industrial Zoning District.

**RECOMMENDATION:**

Staff is requesting the Commission’s feedback and direction on this discussion topic.

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

1.20.26: Staff provided a briefing to the Council on data centers. Staff received direction to begin drafting a Heavy Industrial Zoning District to account for high energy uses.

**REFERENCE:**

N/A

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: N/A

Account Number(s): N/A

Fund: N/A

Account Description: N/A

Procurement Method: N/A

**STAFF CONTACT:**

Tony D. McIlwain, AICP, CFM

Development Services Director

[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)

817-426-9684



# DATA CENTERS AND HEAVY INDUSTRIAL USE DISTRICT

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**FEBRUARY 24, 2026: PLANNING & ZONING COMMISSION**

**TONY D. MCILWAIN, AICP, CFM**

*DEVELOPMENT SERVICES DIRECTOR*

[TMCILWAIN@BURLESONTX.COM](mailto:TMCILWAIN@BURLESONTX.COM)

PHONE: 817.426.9684

# Data Centers

- Data centers are facilities that house network computer systems (and supporting equipment) used for data storage and processing.
- Historically, data centers were located near major fiber routes, reliable power grids, and in areas with ample water supply.
- As demand for data, specifically in the areas of artificial intelligence (A.I.) and cloud computing increases, so does the need for communities to property plan for these types of land uses.

# Electricity Considerations

- Data centers typically run continuously and consume large amounts of electricity.
- Waste heat is generated, which requires fans or some cooling method.
- Artificial Intelligence (AI) and cloud computing is a major driver of electricity consumption.

# Water Considerations

- Water is necessary for most forms of electricity production.
- Many data centers and cryptocurrency mining operations use water as method for cooling equipment.
- El Paso officials have approved a Meta AI data center.
  - The center's water usage is projected to amount to approximately 146 millions gallons in one year (400,000 gallons per day).
  - Agreement allows META to use up to 1.5 millions gallons of water per day.

# Noise Considerations

- Most complaints associated with data centers have involved low frequency humming sounds.
- Nuisance noise affects quality of life.
- City's current noise ordinance would apply to this use.

# Federal and State Approach

- President Trump issued Executive Order 14318, *Accelerating Federal Permitting of Data Center Infrastructure*, with an aim to reduce permitting delays for large-scale data centers.
- Texas Senate Bill 6 (“kill switch bill”) imposes costs on large energy users (75MW) to fund infrastructure upgrades and enable remote disconnection in instances of emergency.
- Evolving regulatory landscape is expected as data center demand increases.

# Local Data Center

- Burleson has one bitcoin mining operation located along Centre Drive, which is zoned for Industrial use.
- The City Council approved the commercial site plan for the project, *Alta Vista*, on September 16, 2019.
- The operation is housed within a brick building, with masonry screening walls, trees and required landscaping.
- An additional accessory structure and cooling tower have been added to the site; electrical transformer has been upgraded.

# Local Data Center



# Land Use Considerations

- The Code of Ordinances does not currently define terms such as ‘data center’ or ‘cryptocurrency mining and should be updated to account for such uses.
- The city must determine the appropriate “by-right” zoning district for this type of use (e.g. *Commercial, Industrial, or new Heavy Industrial Energy*)?
- Staff recommends a new zoning district be created to include such uses as: wind or solar farms, power plants, nuclear energy operations, large-scale data centers, etc.
- It is beneficial to establish these uses in a zoning district prior to receipt of a development application.
- Council reserves the right to approve any rezoning application; and
- Staff recommends to add to consider applications on a case-by-case basis through site plan zoning as the landscape for these uses are dynamic and everchanging.

# Considerations

- Performance standards such as building height, landscape buffers, setbacks, screening, lot coverage, glare and lights, noise, etc. are items the Council should consider for heavy industrial/energy use projects.
- Example: demonstration of performance standards could be a Commercial Site Plan requirement.
- Compliance with the City's Comprehensive Plan and future land use map remain integral in the decision-making process.

## Factors to Consider

- As the demand for data center increases, the City should consider:
- 1) appropriate siting near available utility infrastructure;
- 2) evaluate demands on electricity/water capacity;
- 3) regulate building scale;
- 4) glare, buffering, screening
- 5) require ambient noise mitigation; and
- 6) account for the need for enhanced safety and security measures around these facilities.

## City's Authority

- What can the City legally regulate?
- As it stands, City is not pre-empted in its ability to regulate these types of land uses via zoning.
- City can use its discretion in the application of enhanced standards.
- Standards should be roughly proportionate to the impacts associated with the use.

## Questions/Direction

- Does the Commission have any questions or direction on this topic?
- Council has directed staff to prepare a new zoning district for wind or solar farms, power plants, nuclear energy operations, large-scale data centers, etc.
- Staff will prepare a heavy industrial zoning ordinance for the Commission's discussion and recommendation.

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

**FROM:** Tony D. McIlwain, AICP, CFM, Development Services Director

**MEETING:** February 24, 2026

**SUBJECT:**

Receive a report, hold a discussion, and provide staff direction regarding accessory dwelling units, drive-through design and stacking requirements, and vehicle parking regulations. *(Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director)*

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

Staff provided a briefing to the Infrastructure & Development Committee on December 15<sup>th</sup> on the following three (3) topics:

- accessory dwelling units
- drive-through design and stacking requirements
- vehicle parking regulations

At the conclusion of that meeting, the Committee approved a motion to have staff move the item forward to the Planning and Zoning Commission.

**RECOMMENDATION:**

Staff recommends the Commission discuss the proposed changes and provide further direction on this item.

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

August 20, 2025: Staff provided a briefing to the Committee on various topics related to land use, development patterns and legislative updates.

November 5, 2025: Staff provided a briefing to the Committee on accessory dwelling units (ADUs), drive-through design and stacking requirements, and parking standards.

December 15, 2025: Staff provided a second briefing to the Committee on accessory dwelling units (ADUs), drive-through design and stacking requirements, and parking standards.

**REFERENCE:**

N/A

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

**STAFF CONTACT:**

Tony D. McIlwain, AICP, CFM

Development Services Director

[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)

817-426-9684



# Burleson Development Updates

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PRESENTED TO PLANNING & ZONING COMMISSION ON 2.24.2026.

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

# Background

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On August 20<sup>th</sup> , planning staff made a presentation to the Infrastructure & Development (I&D) Committee on several topics related to development patterns, sustainable development, and legislative updates .

On November 5<sup>th</sup> , planning staff made an updated presentation to the I&D Committee that focused on proposals related to parking regulations, stacking requirements, and accessory dwelling units (ADUs).

This presentation proposes text amendments based on the I&D Committee's December 15<sup>th</sup> discussions. This is being provided to the Planning and Zoning Commission for discussion and direction.

# Accessory Dwelling Unit (ADU) regulations

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## Proposed Definition:

**Accessory Dwelling Unit (ADU).** A self contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same Lot as a Primary Dwelling, subject to otherwise applicable dimensional and parking requirements.

**\*ADUs shall not be larger than a GFA (Gross-Floor-Area) of 900 square feet, or one-half the GFA of the Primary Dwelling, whichever is smaller.**

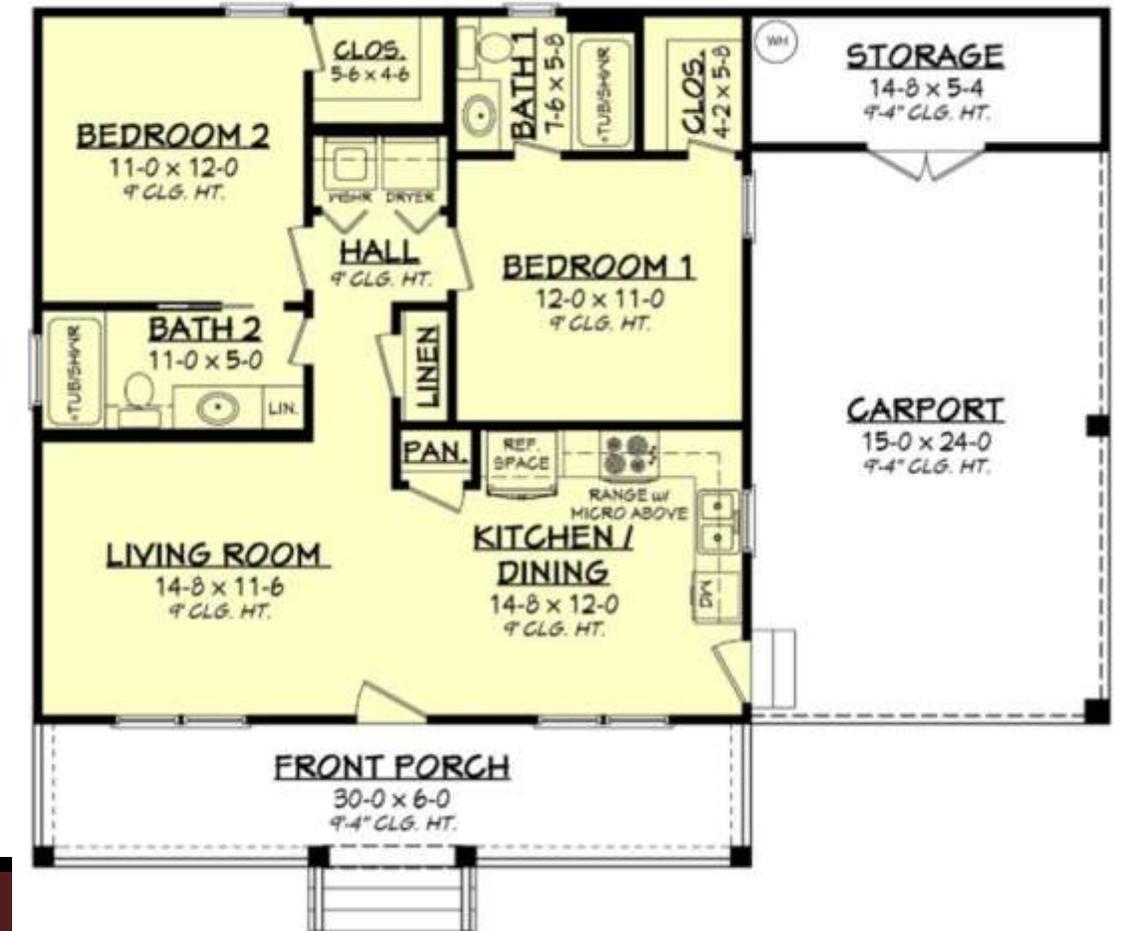
# Accessory Dwelling Unit (ADU) regulations

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## Accessory Dwelling Unit Standards:

1. Either the primary residence or ADU shall be occupied by the property owner.
2. The accessory dwelling unit shall be subordinate to the primary structure in overall height and size and placed in accordance with applicable zoning district setbacks.
3. ADUs shall not be larger than a GFA (Gross-Floor-Area) of 900 square feet or one-half the GFA of the Primary Dwelling, whichever is smaller.
4. There is a limit of one (1) accessory dwelling unit per lot.
5. Short-term rental (STR) permits will not be issued for ADUs.
6. One additional off-street parking space, accessible from the current drive-way; shall be required prior to approval of the final inspection for the ADU.
7. Additional utility meters and the issuance of separate addresses for the ADU are prohibited.

# Examples of a 900 sq. ft home



## Accessory Dwelling Unit (ADU) regulations

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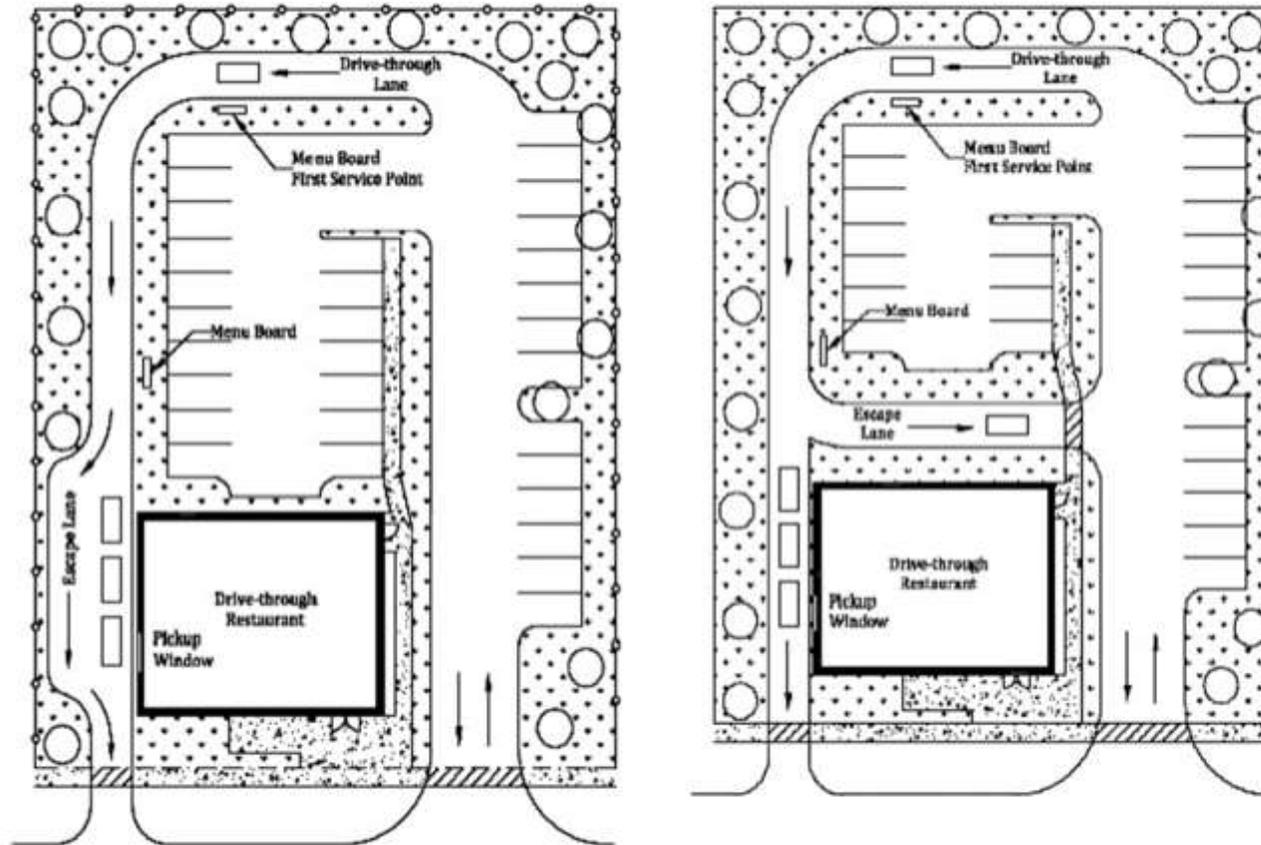
### ADUs in Nonresidential zoning districts (approval by SUP or as part of a PD zoning)

1. Shall require one dedicated parking spot for the tenant.
2. Shall be occupied by the building owner or business tenant.

# Drive-thru Design and Stacking Requirements.

1. Stacking lanes. All uses with drive-thru facilities shall provide stacking lanes for inbound vehicles designed so that vehicles queued within the stacking lanes do not interfere with vehicle and pedestrian circulation onsite, on adjacent properties, or within public rights-of-way.
2. Stacking lanes shall have a minimum width of nine (9) feet.
3. Each stacking space shall have a minimum depth of twenty (20) feet.
4. Stacking lane minimum length shall be measured along the centerline beginning at the center of the service window, kiosk, bay, etc., to the entry point of the drive-up lane. The length of the lane shall be determined according to the use as follows:
  - a. All uses not listed below: 60 feet for each lane.
  - b. Auto Repair, Quick Lube/Oil Change, and State Inspections: 80 foot lane. If more than one lane is provided may be reduced to 40 feet each lane.
  - c. Attendant Car Wash: 100 foot lane. If more than one lane is provided than may be reduced to 60 feet each lane.
  - c. Restaurant: 160 foot lane with a minimum of 100 feet behind the order board. If more than one lane is provided may be reduced to 120 feet each lane with a minimum of 80 feet behind the order board.
5. Restaurants providing drive-thru service shall indicate a minimum of one parking spot per lane for customers waiting for an order to be completed. This is in addition to the minimum required parking for the restaurant.
6. Directional signage and pavement markings shall be provided to indicate the flow of vehicles to and through the drive-thru facility, subject to applicable sign regulations.
7. Each drive-thru entrance/exit shall be a minimum of fifty (50) from an intersection of a public right-of-way.
8. Drive-thru design shall provide a nine (9) foot wide escape lane for emergency egress from the stacking queue before reaching the drive thru window.

## Example of Drive thru with Escape Lanes



Example Layouts

# Vehicle Parking Regulations, Section 134

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## Residential

Currently - 2 spaces for each dwelling unit – not defined if garage space or driveway spaces

Recommend – Garage and driveway pad criteria (effectively increase to 4 spaces) for all SF dwelling districts

### Front Entry Garage Criteria.

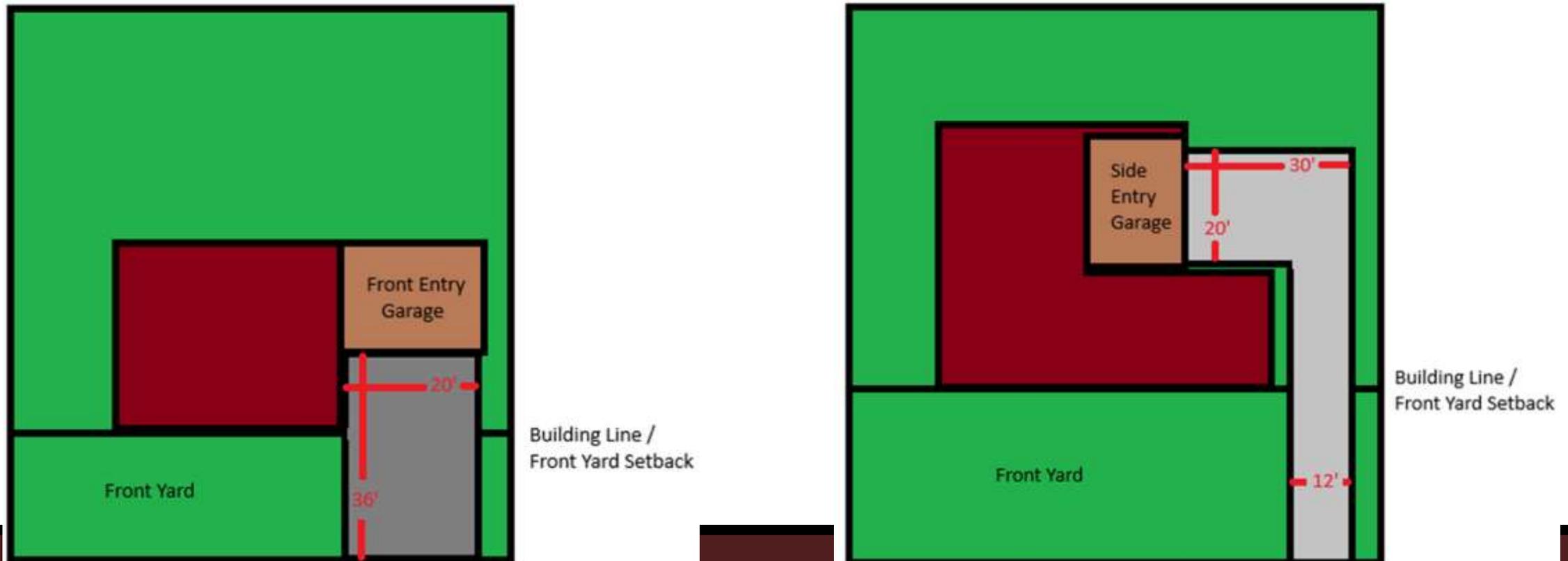
1. Front loading garages shall have a minimum driveway depth of 36 feet.
2. Front loading garages shall have a minimum driveway width of 20 feet.

### Side Entry Garages.

1. Side entry garages shall have a minimum driveway pad at the entrance of the garage of 20 feet by 30 feet and the connecting drive to the pad shall be at least 12 feet wide.
2. There shall a side yard between the outside edge of the driveway and the property line of no less than 5 feet in width.

## Example of a front entry garage and side entry garage with proposed standards

- Driveway depth pushes garages further from roadway
- Eliminates protrusion of vehicles onto sidewalks and reduces off-street parking in neighborhoods



# Vehicle Parking Regulations, Section 134

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## Non-residential

Currently based off of land use, unless property is zoned CC, Central Commercial within the OT, Old Town Overlay (CC in OT has no parking requirements)

Recommend removing non residential parking requirements for properties along the following corridors/areas (direct frontage on; or access by the following roadways):

- Wilshire
- John Jones
- Alsbury
- Hidden Creek
- IH-35
- Old Town

Still required to comply with ADA parking based off amount of spaces provided by applicant at commercial site plan

Still required to provide off street loading for merchandise receiving and shipping

A shared parking agreement or parking agreement understanding will be required for all multi-tenant developments

# Vehicle Parking Regulations, Section 134

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## Mitigation to prevent overparking of sites:

If the number of parking spots proposed by the applicant or developer exceeds 110 percent of the parking as outlined in Appendix B, Zoning; Section 134. Vehicle parking regulations:

- **Then an additional 100 SF of landscaping shall be required in the front yard for each additional parking space exceeding the 110 percent threshold.**

## Next Steps

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Staff will incorporate the Commission's feedback and inputs into red-line text amendments.

Notice and present ordinance changes for the Commission's consideration and recommendation.

Notice and present an ordinance amendment to City Council for potential action at a Public Hearing.

# Questions / Comments

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Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817.426.9649

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** February 24, 2026

**SUBJECT:**

QuikTrip at 2220 W FM 917 (CSP25-345): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to Chapter 5 of the Engineering Design Standards Manual; Steets and Site Standards for QuikTrip located at 2220 W FM 917. (Staff Contact: Lidon Pearce, Principal Planner)

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

On November 24, 2025, an application was submitted by Tommy Vilbig representing Vilbig & Associates on behalf of QuikTrip, LLC, for a site plan on approximately 4.437 acres for a QuikTrip convenience store and fueling station. An ordinance for a zoning change request was approved for this site by City Council on December 15, 2025.

**“Site plan approval required by City Council.** Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

QuikTrip requests a variance to allow approximately 100.03 feet of driveway spacing on their site. Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards requires 180 feet for a driveway from a major street facility and it shall be no closer than 100 feet. A separate sign variance request (Case VAR26-002) has also been submitted by the applicant and will accompany this request at City Council. If one or more of the sign variances are not approved by City Council, then the applicant shall submit a revised commercial site plan

to staff reflecting the approved or disapproved resolution(s) related to the requested sign variances. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

**DEVELOPMENT OVERVIEW:**

**Site Conformance Table**

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	<b>Complies.</b> Site plan is in compliance with all development regulations with the exception of the separate sign variance request(s) Case VAR26-002.
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 16,441	<b>Complies.</b> Landscaping proposed: 16,991 SF (20.19 %).
<u>Parking Requirement –</u> 1 space per 200 SF: 33 spaces 2 ADA spaces	<b>Complies.</b> Parking provided: 46 spaces ADA spaces: 2 spaces

Site plan and landscaping exhibits are attached as Exhibit 4.

**Engineering:**

**Utilities & Drainage:**

Site will be served by Johnson County Special Utility District (JCSUD). Sewer will be O.S.S.F (on-site septic).

**Traffic:**

A variance to driveway spacing along CR 910 connecting to W FM 917 has been requested by the applicant, variance justification attached as Exhibit 5.

**RECOMMENDATION:**

Recommend approval to City Council for a resolution for a site plan for QuikTrip (Case 25-345).

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

N/A

**REFERENCE:**

[City of Burleson, TX Zoning](#)

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

[burlesontx.com](http://burlesontx.com) | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649



# Site Plan (CSP25-345)

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PRESENTED TO P&Z- 2.24.25

LIDON PEARCE

PRINCIPAL PLANNER

# CSP – 2220 W FM 917

**Location:**

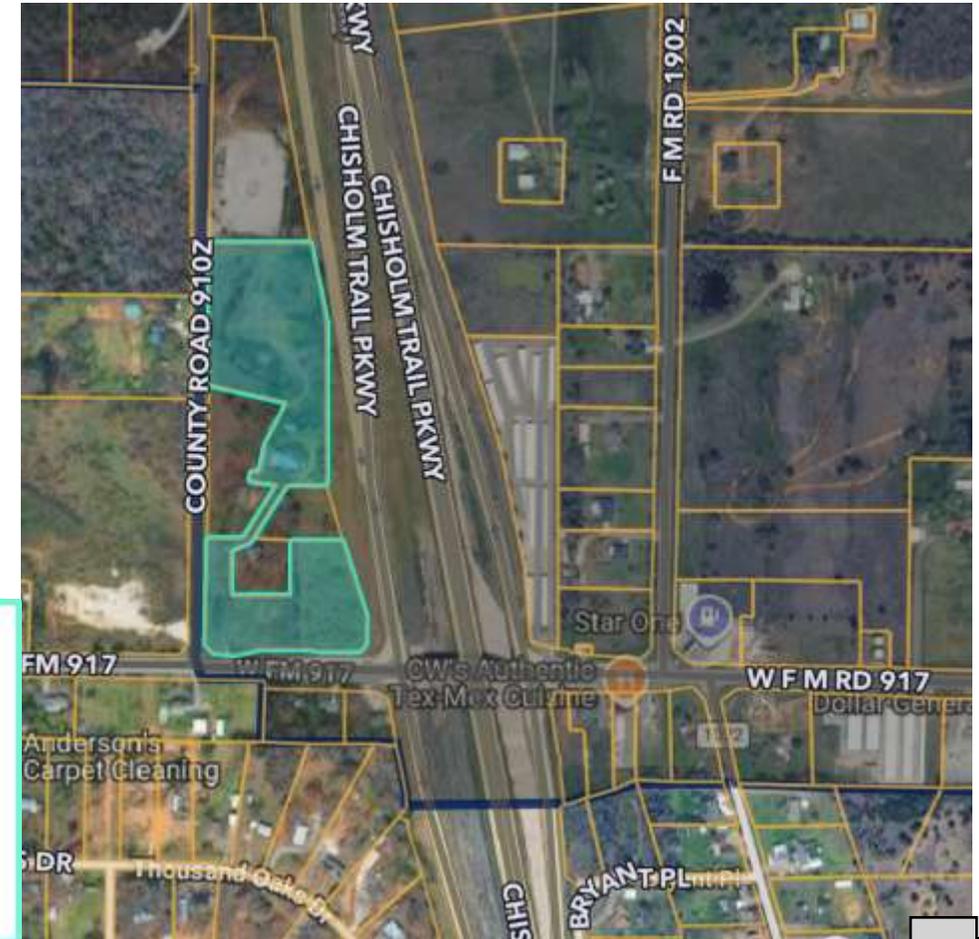
- 2220 W FM 917
- NW Corner of FM917 & Chisholm Trail PKWY

**Applicant:**

- Tommy Vilbig (Vilbig & Associates)
- Kristoffer Maddox/ Maddox Group, LLC (Owner)

**Item for approval:**

Resolution for a site plan for a QuikTrip.



# CSP – 2220 W FM 917

## Property Information:

- Zoning change ordinance approved by City Council on 12.15.2025 (Case 25-285)

## Site Plan Summary:

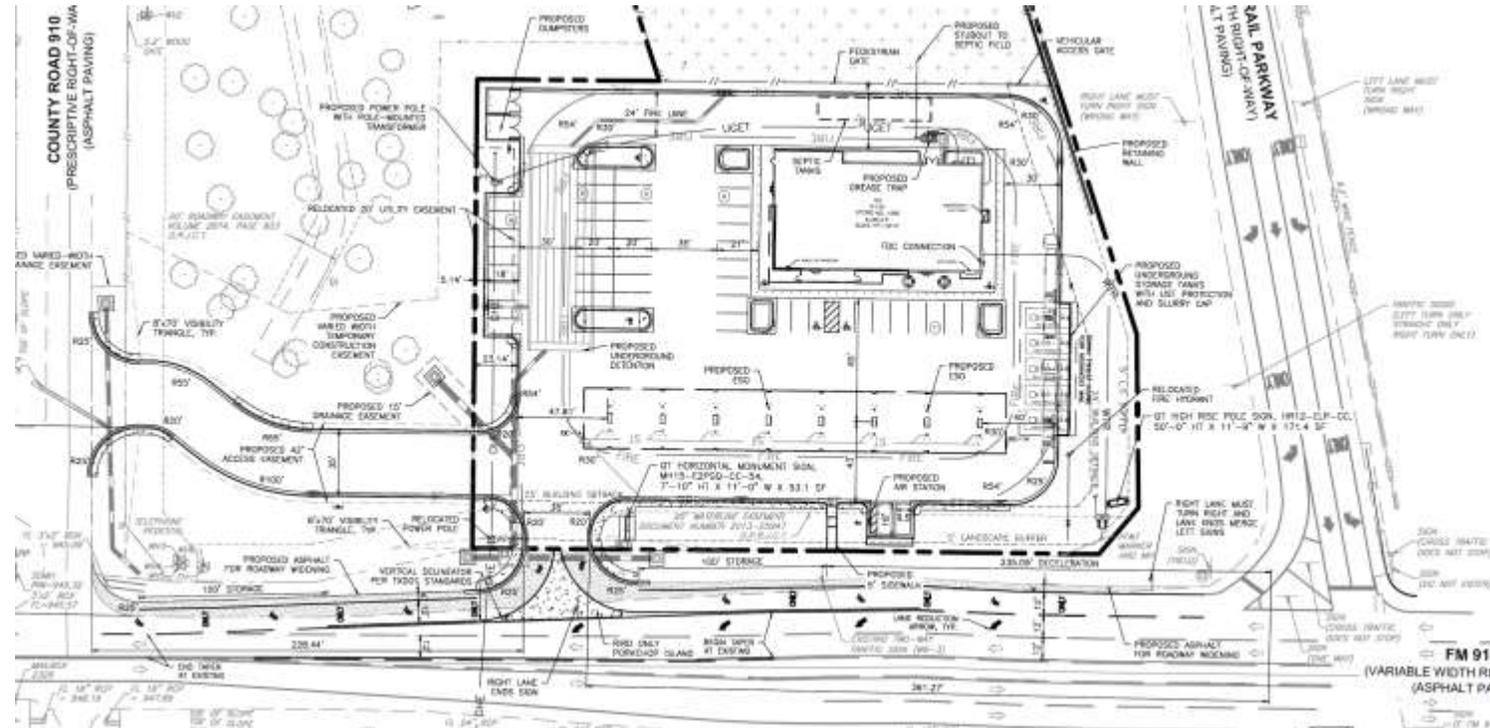
- Building: 6,445 SF
- Height: 20'-0"
- Use: Convenience Store with fuel sales

## Variance(s) requested:

Driveway spacing along CR 910 (100.3 ft)

-Design Manual: 180 feet minimum (no less than 100 feet)

Sign variance (separate request to be presented at CC with site plan)

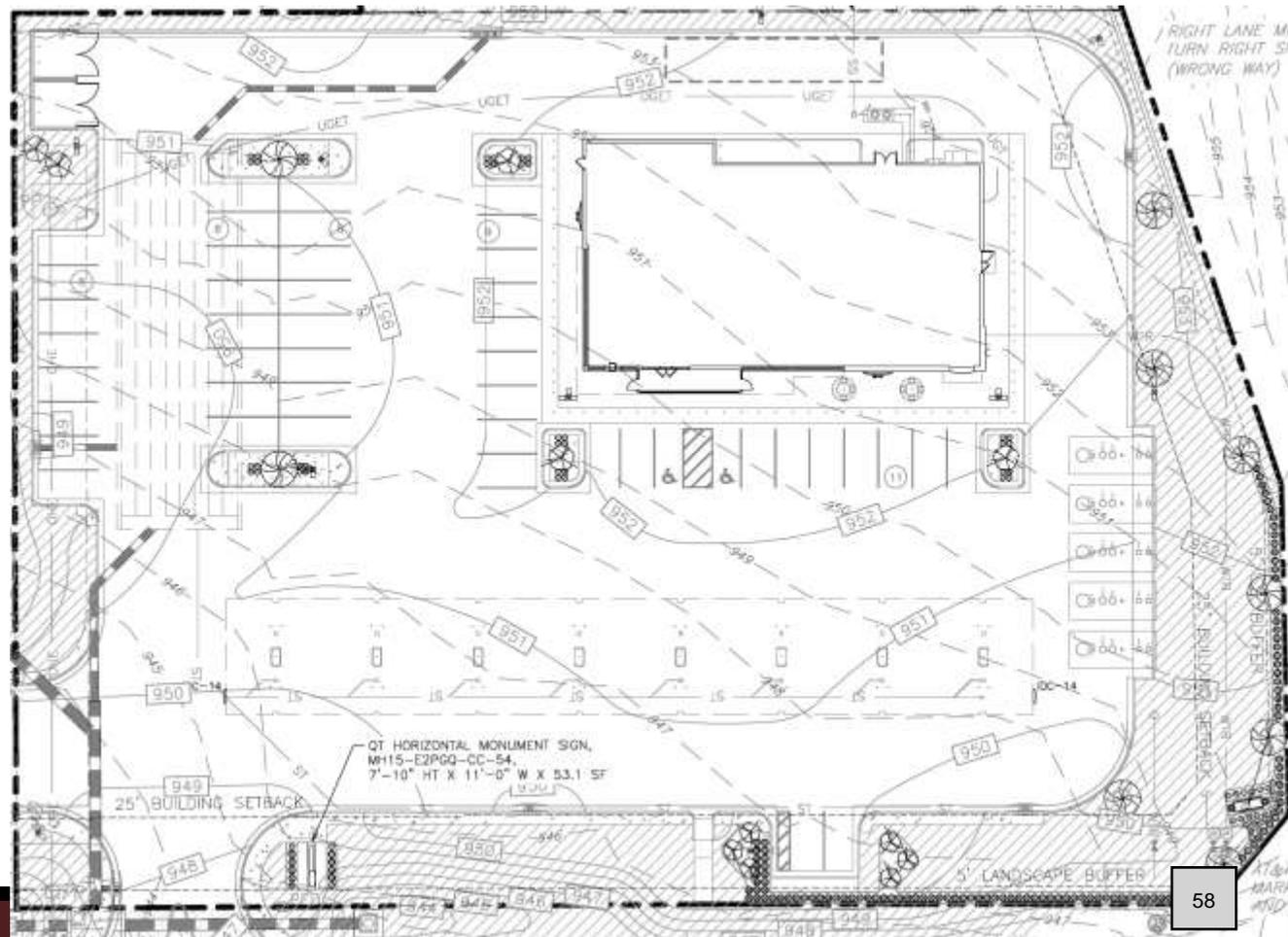


# CSP – 2220 W FM 917

## Landscaping

Required 16,991 SF  
Providing 16,833 SF

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"ø X 10" HT MIN	67	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"ø X 16" HT MIN	125	
TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	11	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	SHUMMARD RED OAK <i>Quercus Shumardii</i> (SOUTHERN VARIETY)	6" CALIPER 12' HT	9	
MISC	▨	TIFWAY 419 BERMUDA SOD	17,510	S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	▨	BERMUDA SEED	27,015	S.F.	
	+++	CYPRESS MULCH	2,270	S.F.	



# CSP – 2220 W FM 917

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<p><u>Lot Size, Coverage and Setbacks</u></p> <p>Specific lot information as shown on site plan</p>	<p><b>Complies.</b></p> <p>Site plan is in compliance with all development regulations with exception of the separate sign variance request(s) and driveway spacing on CR 910.</p>
<p><u>Landscaping</u></p> <p>20% of Total Site shall be landscaped</p> <p>16,883 SF required</p>	<p><b>Complies.</b></p> <p>Providing 16,991 SF</p>
<p><u>Parking Requirement</u></p> <p>1 space per 200 SF (33 spaces)</p>	<p><b>Complies.</b></p> <p>46 spaces / 2 ADA</p>







**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

---

Lidon Pearce  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817.426.9649

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A CONVENIENCE STORE WITH A VARIANCE TO CHAPTER 5 OF THE ENGINEERING DESIGN STANDARDS MANUAL; STREETS AND SITE STANDARDS, RELATING TO THE MINIMUM DRIVE SPACING BETWEEN CR 910 AND W FM 917 FOR THE DEVELOPMENT AT 2220 W FM 917.**

**WHEREAS**, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, an application for commercial site plan with a variance related to the minimum driveway spacing was filed by **Tommy Vilbig**; on **November 24, 2025**, under **Case Number CSP25-345**, on property described herein below filed application with the City; and

**WHEREAS**, on March 23, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

**WHEREAS**, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

**WHEREAS**, Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards requires 180 feet for a driveway from a major street facility and that it shall be no closer than 100 feet; and

**WHEREAS**, on March 23, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

**WHEREAS**, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

**WHEREAS**, City Council finds and determines that the strict interpretation of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Appendix B; and

**WHEREAS**, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

**WHEREAS**, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise

detrimental to the public welfare; and

**WHEREAS**, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards; and

**WHEREAS**, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards; and

**WHEREAS**, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:**

**Section 1.**

City Council hereby approves a commercial site plan (CSP25-345) for a convenience store as shown on Exhibit "A"; and

City Council hereby grants a variance to Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards for to allow for approximately 100.3 feet of spacing between the drive at CR910 and W FM 917; and

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the buildings at 2220 W FM 917.

**Section 2.**

This resolution shall take effect immediately from and after its passage.

**PASSED, APPROVED, AND SO RESOLVED** by the City Council of the City of Burleson, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chris Fletcher, Mayor  
City of Burleson, Texas

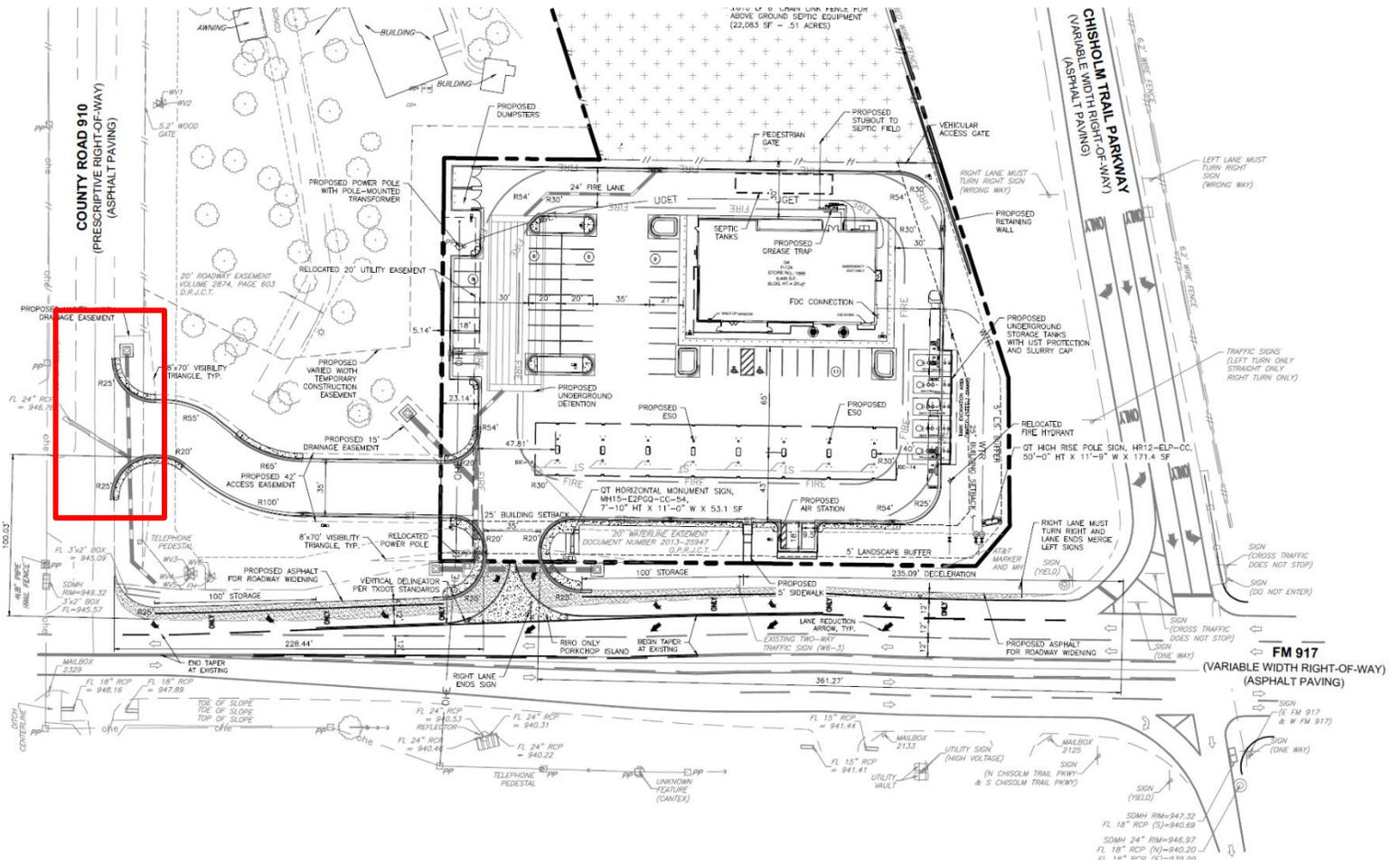
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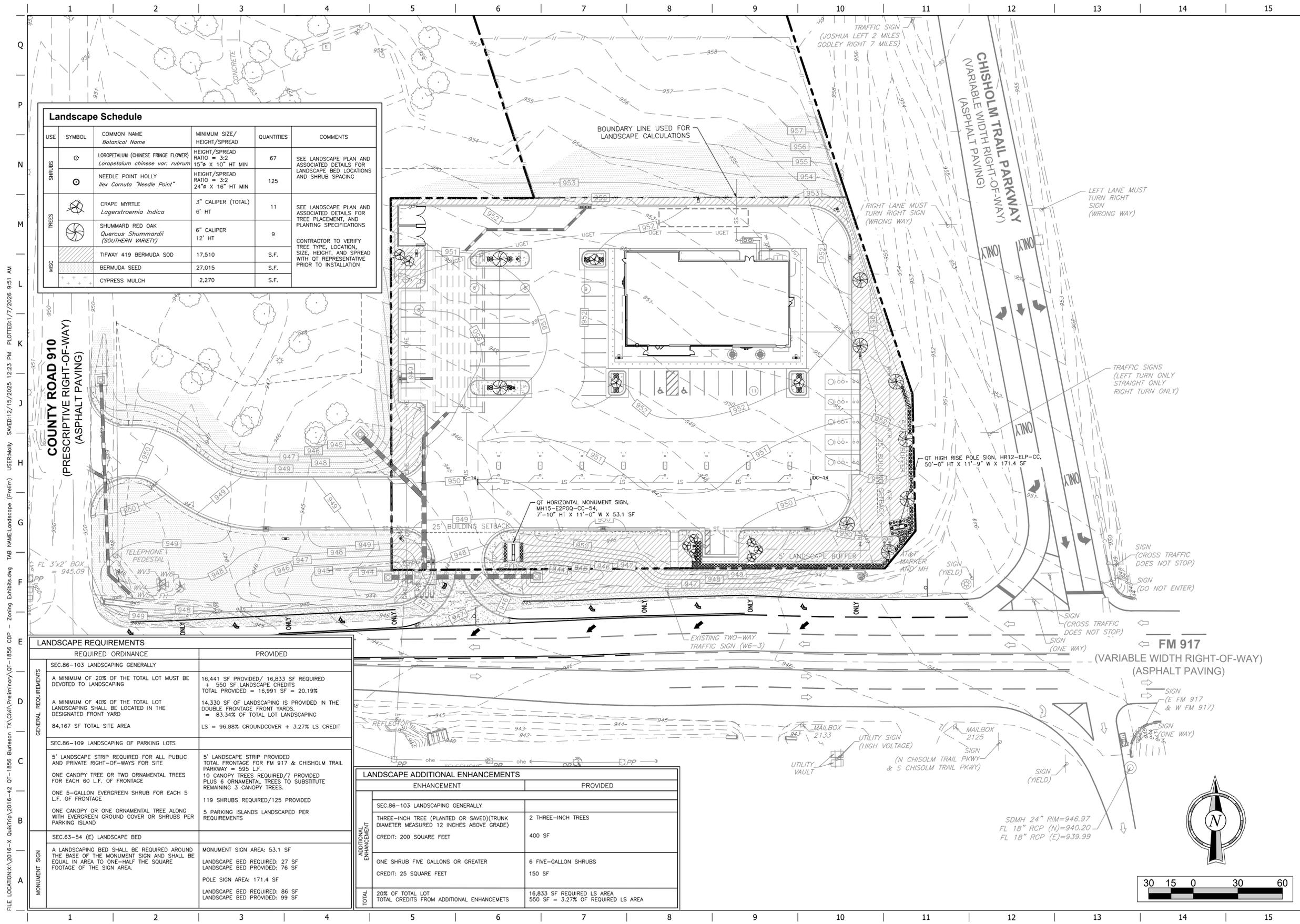
APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Amanda Campos, City Secretary

\_\_\_\_\_  
E. Allen Taylor, Jr., City Attorney

### Exhibit "A"





Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" X 10" HT MIN	67	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND SHRUB SPACING
	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	125	
TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	11	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	SHUMMARD RED OAK <i>Quercus Shumardii (SOUTHERN VARIETY)</i>	6" CALIPER 12' HT	9	
MISC		TIFWAY 419 BERMUDA SOD	17,510	S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH REPRESENTATIVE PRIOR TO INSTALLATION
		BERMUDA SEED	27,015	S.F.	
		CYPRESS MULCH	2,270	S.F.	

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
<b>GENERAL REQUIREMENTS</b>	
SEC.86-103 LANDSCAPING GENERALLY	
A MINIMUM OF 20% OF THE TOTAL LOT MUST BE DEVOTED TO LANDSCAPING	16,441 SF PROVIDED/ 16,833 SF REQUIRED + 550 SF LANDSCAPE CREDITS TOTAL PROVIDED = 16,991 SF = 20.19%
A MINIMUM OF 40% OF THE TOTAL LOT LANDSCAPING SHALL BE LOCATED IN THE DESIGNATED FRONT YARD	14,330 SF OF LANDSCAPING IS PROVIDED IN THE DESIGNATED FRONT YARDS. = 83.34% OF TOTAL LOT LANDSCAPING
84,167 SF TOTAL SITE AREA	LS = 96.88% GROUNDCOVER + 3.27% LS CREDIT
SEC.86-109 LANDSCAPING OF PARKING LOTS	
5' LANDSCAPE STRIP REQUIRED FOR ALL PUBLIC AND PRIVATE RIGHT-OF-WAYS FOR SITE	5' LANDSCAPE STRIP PROVIDED TOTAL FRONTAGE FOR FM 917 & CHISHOLM TRAIL PARKWAY = 595 L.F.
ONE CANOPY TREE OR TWO ORNAMENTAL TREES FOR EACH 60 L.F. OF FRONTAGE	10 CANOPY TREES REQUIRED/7 PROVIDED PLUS 6 ORNAMENTAL TREES TO SUBSTITUTE REMAINING 3 CANOPY TREES.
ONE 5-GALLON EVERGREEN SHRUB FOR EACH 5 L.F. OF FRONTAGE	119 SHRUBS REQUIRED/125 PROVIDED
ONE CANOPY OR ONE ORNAMENTAL TREE ALONG WITH EVERGREEN GROUND COVER OR SHRUBS PER PARKING ISLAND	5 PARKING ISLANDS LANDSCAPED PER REQUIREMENTS
<b>MONUMENT SIGN</b>	
SEC.63-54 (E) LANDSCAPE BED	
A LANDSCAPING BED SHALL BE REQUIRED AROUND THE BASE OF THE MONUMENT SIGN AND SHALL BE EQUAL IN AREA TO ONE-HALF THE SQUARE FOOTAGE OF THE SIGN AREA.	MONUMENT SIGN AREA: 53.1 SF LANDSCAPE BED REQUIRED: 27 SF LANDSCAPE BED PROVIDED: 76 SF POLE SIGN AREA: 171.4 SF LANDSCAPE BED REQUIRED: 86 SF LANDSCAPE BED PROVIDED: 99 SF

LANDSCAPE ADDITIONAL ENHANCEMENTS	
ENHANCEMENT	PROVIDED
<b>ADDITIONAL ENHANCEMENT</b>	
SEC.86-103 LANDSCAPING GENERALLY	
THREE-INCH TREE (PLANTED OR SAVED)(TRUNK DIAMETER MEASURED 12 INCHES ABOVE GRADE)	2 THREE-INCH TREES
CREDIT: 200 SQUARE FEET	400 SF
ONE SHRUB FIVE GALLONS OR GREATER	6 FIVE-GALLON SHRUBS
CREDIT: 25 SQUARE FEET	150 SF
<b>TOTAL</b>	<b>20% OF TOTAL LOT TOTAL CREDITS FROM ADDITIONAL ENHANCEMENTS</b>
	16,833 SF REQUIRED LS AREA 550 SF = 3.27% OF REQUIRED LS AREA



PROJECT NO.: 2016-42  
THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON JANUARY 7TH, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

**QuikTrip No. 1856**  
2220 W. FM 917  
JOSHUA, TEXAS, 76058



PROTOTYPE: P-120 (11/18/24)  
DIVISION:  
VERSION: 001  
DESIGNED BY:  
DRAWN BY:  
REVIEWED BY:

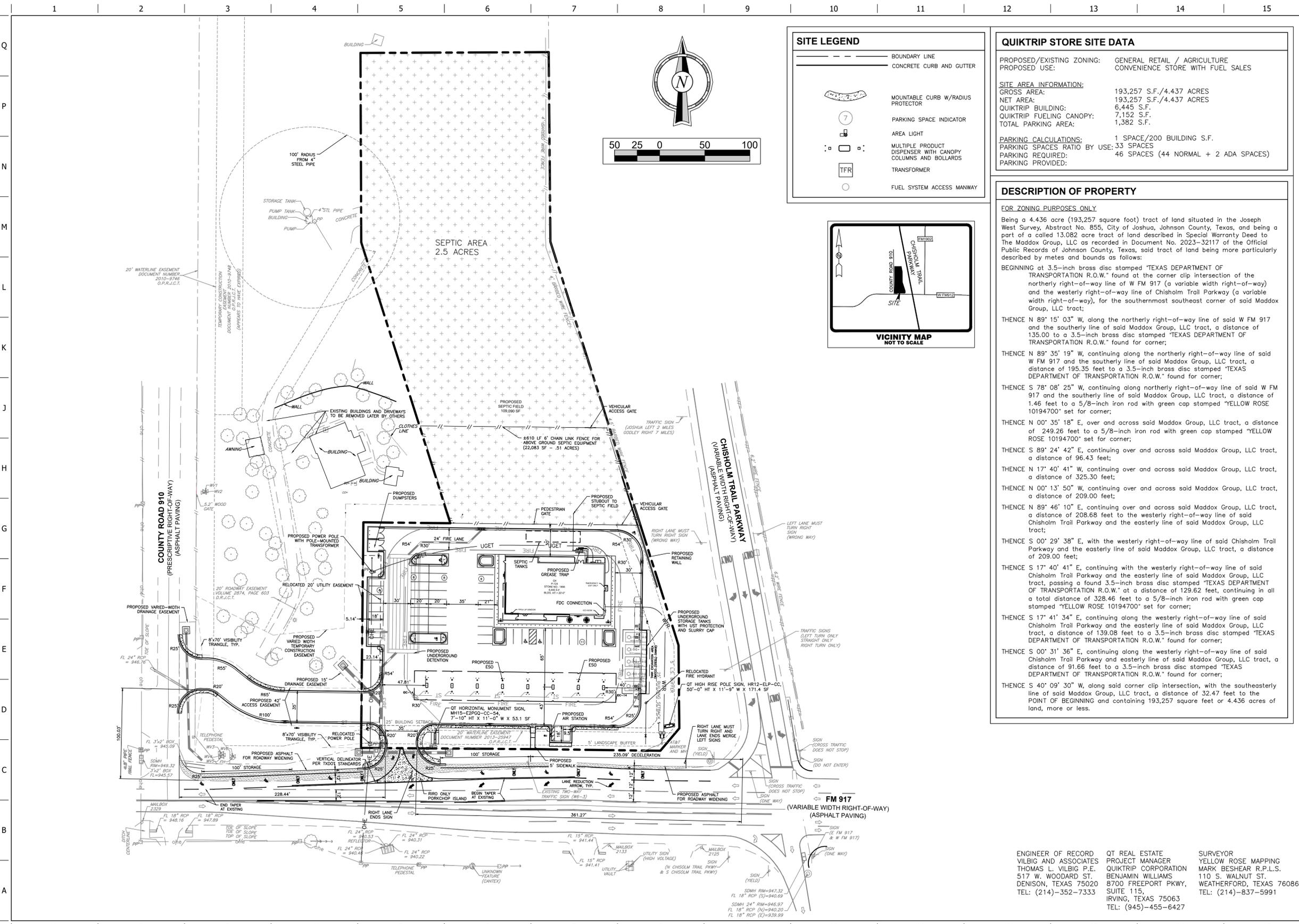
REV	DATE	DESCRIPTION

SHEET TITLE:  
LANDSCAPE PLAN (PRELIM)

SHEET NUMBER:  
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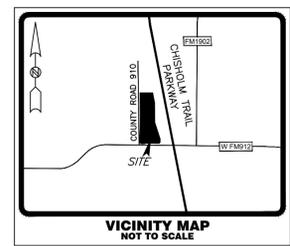
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### SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY



### QUIKTRIP STORE SITE DATA

PROPOSED/EXISTING ZONING: GENERAL RETAIL / AGRICULTURE  
 PROPOSED USE: CONVENIENCE STORE WITH FUEL SALES

**SITE AREA INFORMATION:**  
 GROSS AREA: 193,257 S.F./4.437 ACRES  
 NET AREA: 193,257 S.F./4.437 ACRES  
 QUIKTRIP BUILDING: 6,445 S.F.  
 QUIKTRIP FUELING CANOPY: 7,152 S.F.  
 TOTAL PARKING AREA: 1,382 S.F.

**PARKING CALCULATIONS:**  
 1 SPACE/200 BUILDING S.F.  
 PARKING SPACES RATIO BY USE: 33 SPACES  
 PARKING REQUIRED: 46 SPACES (44 NORMAL + 2 ADA SPACES)  
 PARKING PROVIDED:

### DESCRIPTION OF PROPERTY

**FOR ZONING PURPOSES ONLY**

Being a 4.436 acre (193,257 square foot) tract of land situated in the Joseph West Survey, Abstract No. 855, City of Joshua, Johnson County, Texas, and being a part of a called 13.082 acre tract of land described in Special Warranty Deed to The Maddox Group, LLC as recorded in Document No. 2023-32117 of the Official Public Records of Johnson County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING AT 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found at the corner clip intersection of the northerly right-of-way line of W FM 917 (a variable width right-of-way) and the westerly right-of-way line of Chisholm Trail Parkway (a variable width right-of-way), for the southernmost southeast corner of said Maddox Group, LLC tract;

THENCE N 89° 15' 03" W, along the northerly right-of-way line of said W FM 917 and the southerly line of said Maddox Group, LLC tract, a distance of 135.00 to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE N 89° 35' 19" W, continuing along the northerly right-of-way line of said W FM 917 and the southerly line of said Maddox Group, LLC tract, a distance of 195.35 feet to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE S 78° 08' 25" W, continuing along northerly right-of-way line of said W FM 917 and the southerly line of said Maddox Group, LLC tract, a distance of 1.46 feet to a 5/8-inch iron rod with green cap stamped "YELLOW ROSE 10194700" set for corner;

THENCE S 89° 24' 42" E, continuing over and across said Maddox Group, LLC tract, a distance of 96.43 feet;

THENCE N 17° 40' 41" W, continuing over and across said Maddox Group, LLC tract, a distance of 325.30 feet;

THENCE N 00° 13' 50" W, continuing over and across said Maddox Group, LLC tract, a distance of 209.00 feet;

THENCE N 89° 46' 10" E, continuing over and across said Maddox Group, LLC tract, a distance of 208.68 feet to the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract;

THENCE S 00° 29' 38" E, with the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract, a distance of 209.00 feet;

THENCE S 17° 41' 41" E, continuing with the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract, passing a found 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." at a distance of 129.62 feet, continuing in all a total distance of 328.46 feet to a 5/8-inch iron rod with green cap stamped "YELLOW ROSE 10194700" set for corner;

THENCE S 17° 41' 34" E, continuing along the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract, a distance of 139.08 feet to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE S 00° 31' 36" E, continuing along the westerly right-of-way line of said Chisholm Trail Parkway and easterly line of said Maddox Group, LLC tract, a distance of 91.66 feet to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE S 40° 09' 30" W, along said corner clip intersection, with the southeasterly line of said Maddox Group, LLC tract, a distance of 32.47 feet to the POINT OF BEGINNING and containing 193,257 square feet or 4.436 acres of land, more or less.

**Vilbig and Associates PLLC**  
 Consulting Engineers and Surveyors  
 Texas Engineering Firm # F-5614  
 Texas Surveying Firm # 10033000  
 www.vilbig.com

PROJECT NO.: 2016-42

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON DECEMBER 15TH, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

**QuikTrip No. 1856**  
 2220 W. FM 917  
 JOSHUA, TEXAS, 76058

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PROTOTYPE: P-120 (11/18/24)  
 DIVISION:  
 VERSION: 001  
 DESIGNED BY:  
 DRAWN BY:  
 REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:  
**DIMENSIONED SITE PLAN LAYOUT**

SHEET NUMBER:  
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ENGINEER OF RECORD  
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 517 W. WOODARD ST.  
 DENISON, TEXAS 75020  
 TEL: (214)-352-7333

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**QuikTrip Corporation**  
8700 Freeport Pkwy Ste. 115  
Irving, TX 75063

## **Variance Request Narrative**

City of Burleson – Development Services

Property Location: Northwest Corner of FM 917 and Chisholm Trail Parkway (CTP)

Variance Requested: Reduction in required driveway spacing

## **Requested Variance**

QuikTrip requests a variance to allow approximately 100 feet of driveway spacing where 250 feet is required for the proposed gas station development located at the northwest corner of FM 917 and CTP.

The requested variance is necessitated by existing roadway geometry, right-of-way constraints, and the intersection configuration of FM 917 and CR 910. These factors predate the proposed development and were not created by the applicant. The limited frontage and proximity to the intersection restrict the ability to meet the standard spacing requirement while maintaining safe vehicular access.

The subject property's location at a non-signalized and heavily traveled intersection creates unique access constraints not shared by mid-block parcels. The corner lot configuration, combined with TxDOT-controlled frontage along FM 917 and existing access limitations along CR 910 and CTP, significantly reduces the available distance for compliant driveway spacing. These physical and regulatory conditions are unique to this site.

From a traffic engineering standpoint, the proposed driveway spacing provides safe and efficient site access while minimizing operational conflicts. The driveway locations have been positioned to optimize sight distance, reduce turning conflicts, and align with expected vehicle movements associated with a convenience store and fuel station. The proposed spacing functions effectively given the posted speeds, turning volumes, and intersection controls at FM 917 and CR 910. With FM 917 being within TxDOT's jurisdiction, we've presented the proposed site access points to which they've conceptually approved. This indicates that the proposed layout is acceptable from a roadway access and safety standpoint. Also, there are currently no plans to modify CR 910. In its current state, it is essentially only access for a handful of residential parcels and a couple of gas wells. The current traffic volume is low and will remain that way in the foreseeable future.

The reduced driveway spacing will not result in unsafe traffic conditions or degradation of roadway operations. The driveways are designed to accommodate appropriate ingress and egress movements, and their placement avoids interference with intersection queuing, curb returns, and existing access points. The configuration supports orderly traffic flow and maintains adequate separation from the intersection consistent with accepted engineering practices.

The variance is not requested to reduce development costs or for convenience. Without the variance, the property's ability to function as a gas station—an allowed use within the Community Retail zoning district—would be unreasonably constrained despite otherwise meeting all applicable zoning, engineering, and development standards.

The proposed use is consistent with surrounding commercial development along FM 917. Granting the variance will not introduce an incompatible land use or alter the established commercial character of the corridor.

Strict application of the driveway spacing requirement would impose an unnecessary hardship due to the property's unique location at the northwest corner of FM 917 and CR 910 and existing roadway constraints. The requested variance is supported by sound traffic engineering principles and will allow safe, efficient access without adverse impacts to public safety or traffic operations. We respectfully request the approval of this variance.

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** February 24, 2026

**SUBJECT:**

C&W Dust Tech at 6933 Shelmor Road (CSP25-299): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to Chapter 5 of the Engineering Design Standards Manual; Steets and Site Standards for C&W Dust Tech located at 6933 Shelmor Road. (Staff Contact: Emilio Sanchez, Deputy Director)

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

On October 13, 2025, an application was submitted by Juan Serrano representing Crede Group on behalf of C&W Dust Tech, for a site plan amendment on approximately 5 acres for a new building for the operation of a paint booth.

The new building will be approximately 6,300 SF and does not increase the gross floor area of the existing building my more than 20%, therefore the new addition does not meet the threshold for the entire site to be brought up to the IH-35 Design Standards, but the applicants are requesting a waiver to the paving standards for the storage and laydown yard. The applicant has stated that these areas will not be utilized for parking.

**“Site plan approval required by City Council.** Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

C&W Dust Tech requests a variance to the paving standards on a portion of the site. Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards that requires "Parking lots shall be constructed with a minimum thickness of 6 inches HMAC or 5 inches reinforced concrete. All Parking lots shall be constructed on a 6" lime or cement stabilized base or as directed by the design engineer. Where parking lot drive aisles serve as fire lanes, the fire lane standard (P-11 in Appendix R) shall apply to the fire lane".

The applicant is proposing that the fire lane meet the requirements of the Design Standards but is requesting to use TxDot flexible base as the material for additional parking and a laydown storage yard.

The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

### **DEVELOPMENT OVERVIEW:**

**Site Conformance Table**

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	<b>Complies.</b> Site plan is in compliance with all development regulations with the exception of the paving variance request. Case VAR25-342.
<u>Parking Requirement –</u> 1 space per 1000 SF: 44 spaces 2 ADA spaces	<b>Complies.</b> Parking provided: 75 spaces ADA spaces: 3 spaces

The applicant's variance justification letter is attached as exhibit 4.

### **RECOMMENDATION:**

Recommend approval to City Council for a resolution for a site plan for C&W Dust Tech (CSP25-299).

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

N/A

### **REFERENCE:**

[City of Burleson, TX Zoning](#)

### **FISCAL IMPACT:**

None.

### **STAFF CONTACT:**

Emilio Sanchez  
Deputy Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)

[burlesontx.com](http://burlesontx.com) | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

817-426-9686



# Site Plan (CSP25-299)

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PRESENTED TO P&Z- 2.24.25

EMILIO SANCHEZ

DEPUTY DIRECTOR

# CSP – 6933 Shelmor Road

**Location:**

- 6933 Shelmor Road
- NW Corner of Shelmor Rd & S. Burleson BLVD

**Applicant:**

- Juan Serrano (Crede Group)
- C&W Dust Tech (Owner)

**Item for approval:**

Resolution for a site plan amendment for a building expansion (Paint Booth) with a variance to the paving standards for the storage/laydown yard.



# CSP – 6933 Shelmor Road

## Property Information:

- Current Zoning is “C” Commercial

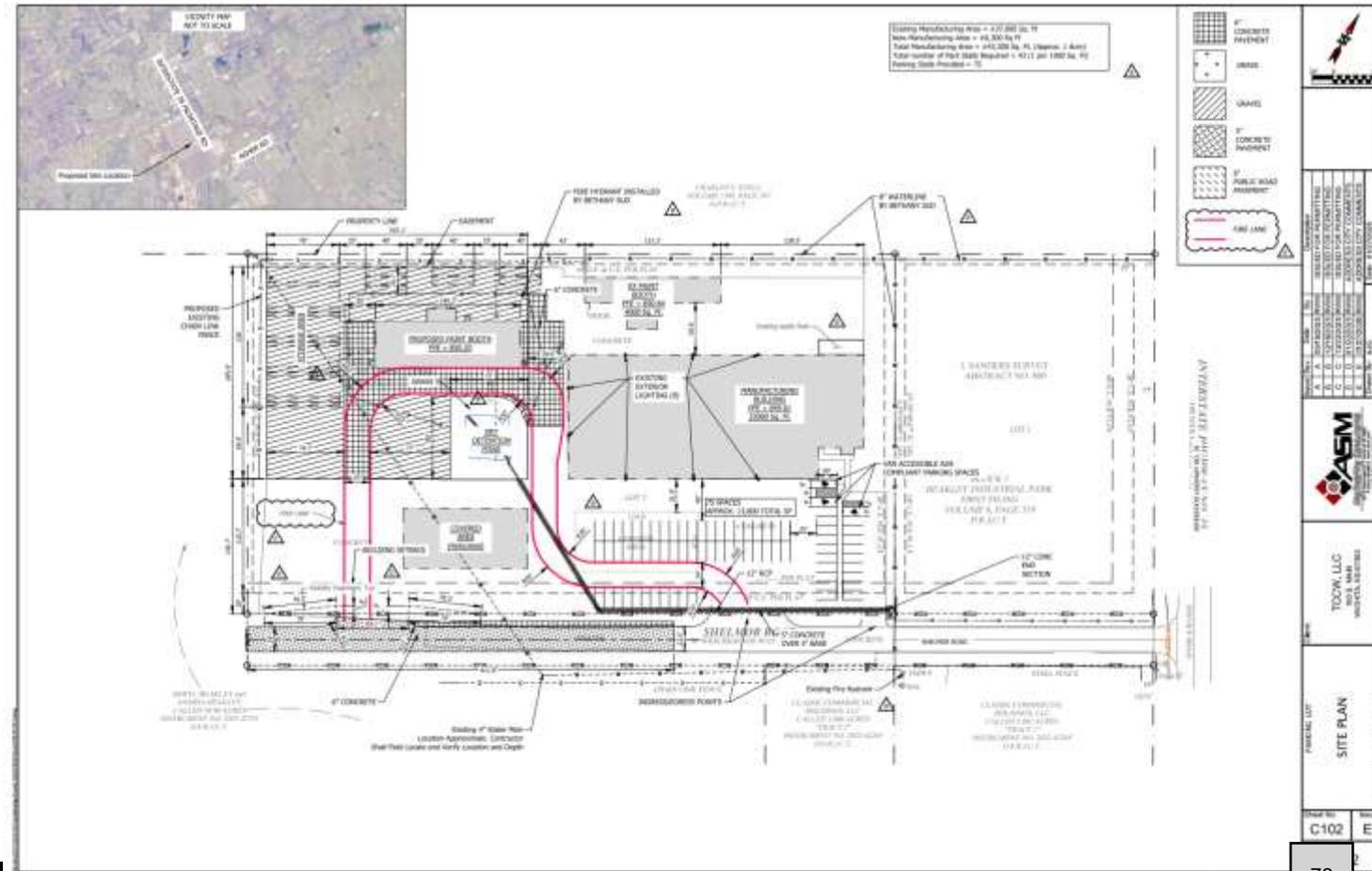
## Site Plan Summary:

- Existing Building: 37,700 SF
- Proposed Building: 6,300 SF

## Variance requested:

Paving Standards for the Storage/Laydown yard.

-Design Manual: **Parking lots shall be constructed with a minimum thickness of 6 inches HMAC or 5 inches reinforced concrete.** All Parking lots shall be constructed on a 6” lime or cement stabilized base or as directed by the design engineer. Where parking lot drive aisles serve as fire lanes, the fire lane standard (P-11 in Appendix R) shall apply to the fire lane”



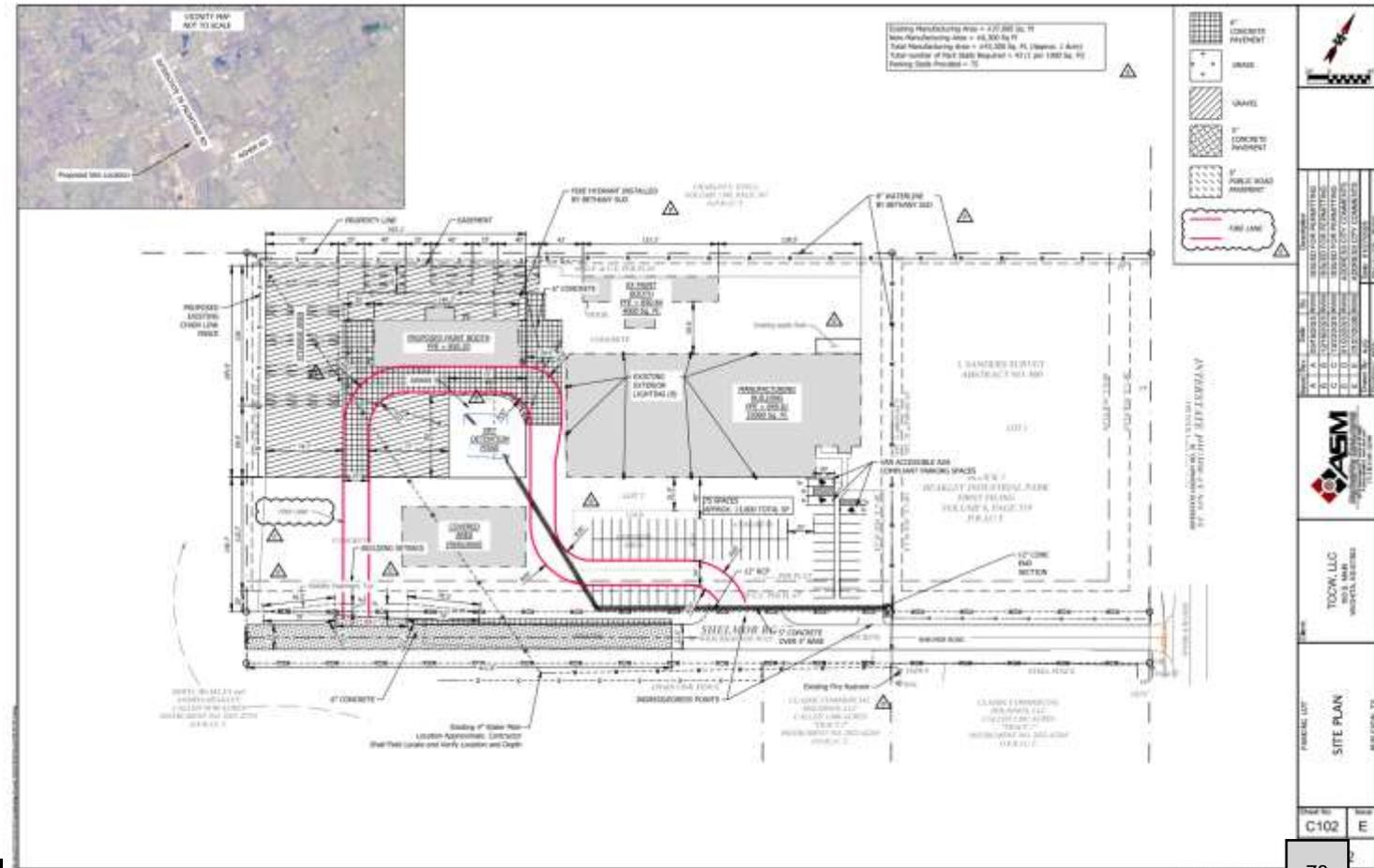
# CSP – 6933 Shelmor Road

<b><i>Required</i></b>	<b><i>Staff's Findings</i></b>
<p><u>Lot Size, Coverage and Setbacks</u></p> <p>Specific lot information as shown on site plan</p>	<p><b>Complies.</b></p> <p>Site plan is in compliance with all development regulations with exception of the paving variance request. Case VAR25-342</p>
<p><u>Parking Requirement</u></p> <p>1 space per 1000 SF (44 spaces)</p> <p>2 ADA Spaces</p>	<p><b>Complies.</b></p> <p>75 spaces / 3 ADA</p>

# CSP – 6933 Shelmor Road

## Staff Recommendation:

- Staff recommends approval of a resolution for a commercial site plan with a variance to the paving standards for the storage/laydown yard (CSP25-299).





**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

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Emilio Sanchez  
Deputy Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817.426.9686

**RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A PAINT BOOTH FOR THE EXISITNG BUSINESS WITH A VARIANCE TO CHAPTER 5 OF THE ENGINEERING DESIGN STANDARDS MANUAL; STREETS AND SITE STANDARDS, RELATING TO THE STORAGE/LAYDOWN YARD BEING TXDOT FLEXABLE BASE FOR THE DEVELOPMNENT AT 6933 SHELMORE ROAD.**

**WHEREAS**, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, an application for commercial site plan with a variance related to the minimum driveway spacing was filed by **Juan Serrano**; on **October 13, 2025**, under **Case Number CSP25-299**, on property described herein below filed application with the City; and

**WHEREAS**, on March 23, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

**WHEREAS**, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

**WHEREAS**, Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards requires Parking lots to be constructed with a minimum thickness of 6 inches HMAc or 5 inches reinforced concrete. All Parking lots shall be constructed on a 6” lime or cement stabilized base or as directed by the design engineer. Where parking lot drive aisles serve as fire lanes, the fire lane standard (P-11 in Appendix R) shall apply to the fire lane; and

**WHEREAS**, on March 23, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

**WHEREAS**, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

**WHEREAS**, City Council finds and determines that the strict interpretation of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Appendix B; and

**WHEREAS**, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

**WHEREAS**, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

**WHEREAS**, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards; and

**WHEREAS**, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards; and

**WHEREAS**, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:**

**Section 1.**

City Council hereby approves a commercial site plan (CSP25-299) for a building expansion to include a paint booth as shown on Exhibit "A"; and

City Council hereby grants a variance to Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards for to allow for the use of TxDot flexible base for parking/storage/laydown yard; and

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules Chapter 5 of the Engineering Design Standards Manual; Streets and Site Standards, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the buildings at 6933 Shelmor Road.

**Section 2.**

This resolution shall take effect immediately from and after its passage.

**PASSED, APPROVED, AND SO RESOLVED** by the City Council of the City of Burleson, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Chris Fletcher, Mayor

City of Burleson, Texas

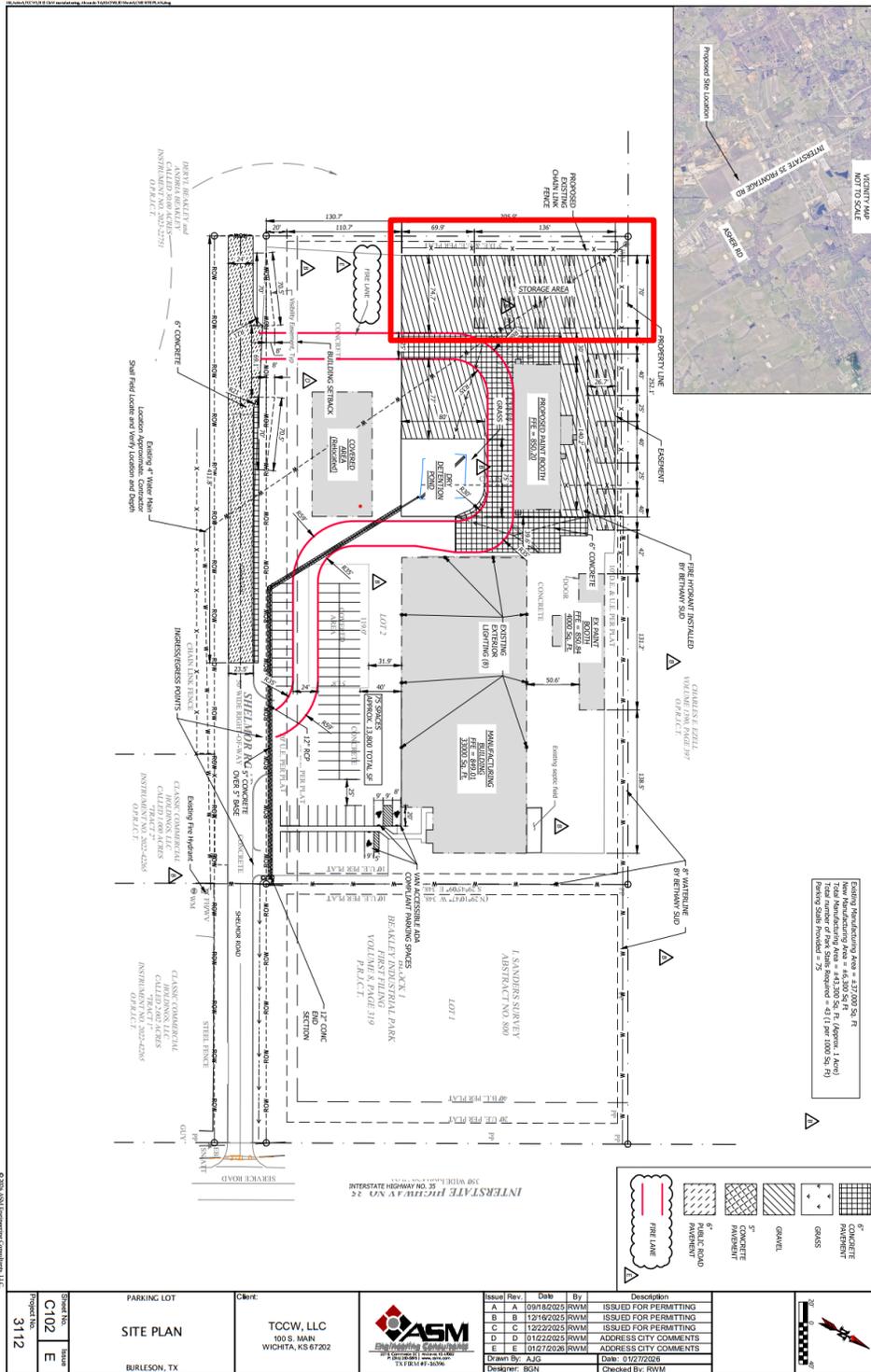
ATTEST:

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Amanda Campos, City Secretary

\_\_\_\_\_  
E. Allen Taylor, Jr., City Attorney

Exhibit "A"





221 E. Commerce St.  
Andover, KS 67002  
Office: (316) 260-5895

500 E. Santa Fe St., Suite B  
Olathe, KS 66061  
Office: (913) 397-0444

Burleson City Council  
City of Burleson  
141 W. Renfro Street  
Burleson, TX 76028

Re: Request for Variance to Allow Use of TxDOT Flexible Base as Driving Surface  
Property: 6933 Shelmor Rd, Alvarado, TX 76009  
Owner: Triple Crown Realty Trust

Honorable Council Members,

This letter is written on behalf of Triple Crown Realty Trust to request a variance from the City's pavement requirement to allow the use of TxDOT flexible base as the driving surface in lieu of concrete or asphalt for a material storage yard for C&W DustTech (tenant). The specific facts and supporting rationale tied directly to each required variance finding in the City code are described in the following paragraphs.

The property is currently used as a manufacturing facility producing industrial dust collection systems. The proposed project includes additional storage and a new pre-engineered metal building to house two paint booths. The storage yard will consist of metal racks and ground holding parts awaiting final assembly, accessed primarily by fork-lifts and maintenance vehicles. The yard will not be utilized for parking by employees or customers.

Due to the use as a storage yard, the configuration of metal racks and stored equipment on the lot may change as operational needs evolve over time. A flexible base allows for these changes without the risk of damaging concrete pavement. Examples include changing rack orientations, flat storage for larger components, or widening alleys for larger fork lifts.

Flexible base will simplify maintenance within the storage yard. A geotechnical exploration conducted in 2019 found that the site has highly expansive clay soils with a potential vertical rise as high as 4.5 inches. The expansive soils and forklift traffic have a potential to damage the pavement significantly over time. Flexible base allows any high spots from swelling or low spots from forklift wheel rutting be corrected quickly without needing to remove sections of pavement and splice reinforcement.



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With a strict interpretation of this chapter in the code, installing concrete or asphalt pavement would limit the flexibility of the business to reconfigure the yard as required and to perform quick maintenance in the yard as necessary due to the use of forklifts. The use of flexible base is also aligns with the adjacent property owner's flexible base lot south of Shelmor Rd. We believe granting this variance is in harmony with the spirit of the code because the areas to receive flexible base are proposed for storage and not parking areas for employees or customers.

We appreciate the Council's consideration of this request. The proposed variance is a focused, engineering-driven solution that addresses site-specific constraints, preserves public and adjacent property interests, and meets the purposes of the City standards.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ryan McCune', with a long horizontal line extending to the right.

Ryan McCune, PE

President

ASM Engineering Consultants, LLC