



Infrastructure & Development
Committee Agenda

Wednesday, August 20, 2025
9:00 AM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

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. **GENERAL**

A. Consider and take possible action on the minutes from May 21, 2025 Infrastructure & Development Committee meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

4. **REPORTS AND PRESENTATIONS**

A. Receive a report, hold a discussion, and provide staff direction regarding Burleson development patterns and the principles of sustainable development. *(Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director)*

5. **REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS**

6. **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.

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

7. **ADJOURN**

RANDY MORRISON, PE, PMP, MCE
Capital Engineering
Director of Capital Engineering
rmorrison@burlesontx.com
Phone: (817) 426-9295

CERTIFICATE

I hereby certify that the above agenda was posted on this the 12th of August 2025, by 6:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

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Infrastructure & Development Committee

DEPARTMENT: City Secretary's Office
FROM: Monica Solko, Deputy City Secretary
MEETING: August 20, 2025

SUBJECT:

Consider and take possible action on the minutes from May 21, 2025 Infrastructure & Development Committee meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

SUMMARY:

The Infrastructure & Development committee duly and legally met on May 21, 2025 for a regular meeting

RECOMMENDATION:

Committee may approve the minutes as presented or approve with amendments.

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A:

STAFF CONTACT:

Monica Solko, TRMC
Deputy City Secretary
msolko@burlesontx.com
817-426-9682

INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE
MAY 21, 2025
DRAFT MINUTES

Council Present:

Dan McClendon, Chair
 Chris Fletcher
 Phil Anderson

Council Absent:Staff:

Tommy Ludwig, City Manager
 Harlan Jefferson, Deputy City Manager
 Eric Oscarson, Deputy City Manager
 Amanda Campos, City Secretary
 Monica Solko, Deputy City Secretary
 Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 9:00 a.m.

Chair Dan McClendon called the meeting to order. **Time: 9:01 a.m.**

2. CITIZEN APPEARANCES

- No speakers.

3. GENERAL

A. Minutes from the February 19, 2025 Infrastructure & Development committee meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Motion made by Phil Anderson and seconded by Chris Fletcher to approve.

Motion passed 3-0.

4. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction regarding a stormwater utility and street maintenance fee. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Errick Thompson, Director of Public Works, introduced Trey Shanks with Freese and Nicholas. Mr. Shanks gave a presentation on stormwater utility to the committee. Presentation included problems facing stormwater systems, common approach of stormwater utility fee authorized by state law (must be reasonable, equitable and non-discriminatory), fees are based on each property, fees directly support costs of maintaining the stormwater system, fees are assessed by impervious area, exemption from fees are allowed by council policy (city property, county property, school district, religious institutions), service level scenarios, flat rate and tiered rates, and rate comparison with bench mark cities.

The committee was in favor of a combination of scenario 3 CIP and scenario 2 with a crew, no exemptions, and tiered rate.

Service			Flat Residential Rate	
Generates \$3.7M - \$4.1M annually			Residential - \$8.00 per month	
✓ Existing Expenses: \$1.51M (\$4.00/ERU)			Non-Residential - \$8.00 per month/ERU	
✓ New Crew (3 Worker + 1 Leader): \$340K (\$0.90/ERU)				
✓ Maintenance and Equipment Replacement Fund for new equipment: \$100K (\$0.25/ERU)*				
✓ Capital: \$1.4M - \$1.8M (\$2.85/ERU)				
Funds debt service for potentially up to \$20M in CIP				
* Excludes initial equipment purchase				
Optional Exemptions			OR	
Property Type	Change in Annual Revenue	Impact to Non-Exempt Properties	Tiered Residential Rate	
Religious Institutions	-\$120,000	+ \$0.28/ERU	Residential –	
City	-\$130,000	+ \$0.34/ERU	• Tier 1 (smallest 10%): \$4.91 per month	
ISD	-\$236,000	+ \$0.65/ERU	• Tier 2 (middle 80%): \$8.00 per month	
County	-\$2,000	+ <\$0.01ERU	• Tier 3: (largest 10%): \$14.95 per month	
			Non-Residential - \$8.00 per month/ERU	

Mr. Shanks gave a presentation on the street maintenance fee to the committee.

Street Maintenance Fee Scenarios:

- Scenario 1: Use street maintenance fee to fund existing services (\$2.8M)
- Scenario 2: Use street maintenance fee to fund existing services, plus an additional \$3M (total \$5.8M)
- Two billing structures for consideration for non-residential customers: unit rate per vehicle mile traveled (VMT) and tiered rate

Fee Creation Basis:

- Flat rate for residential accounts
 - Every single-family household has the same VMT
- Unit Rate or Tiered Rate for non-residential accounts
 - Unit Rate: customers pay per vehicle mile traveled
 - Tiered Rate: customers grouped into tiers and charged flat rate according to tier assignment
- Flat rate not equitable for non-residential customers
 - VMT for non-residential ranges from <1 to >8,000

The committee was in favor of waiting on the maintenance fee and bringing it back to discuss after legislation, budget and other fees are discussed with the full council.

RECESS AND BACK TO ORDER

Chair Dan McClendon recessed for a short break at 10:44 a.m. and called the meeting back to order at 10:52 a.m. with all members present.

Chair Dan McClendon requested item 4C be moved up.

C. Receive a report, hold a discussion, and provide staff direction on the Alternate Water Supply Feasibility Study. (Staff Contact: Errick Thompson, Director of Public Works)

Gary Hendricks with Birkhoff, Hendricks & Carter presented an alternate water supply feasibility study to the committee. The presentation included an overview of the water distribution system, evaluation of alternate water sources, supply needs, flexibility during service disruptions, and emergency supply estimates of 6 million gallons per day. Cost estimates were provided for various options.

Phil Anderson and Dan McClendon left the room at 11:17 a.m. and both returned at 11:18 a.m.

The best option identified was connecting to the Johnson County Special Utility District (JCSUD) system. JCSUD is constructing a new water line from Arlington, using the same water source as Fort Worth. The most suitable potential connection/delivery point would involve an air gap and ground storage tank at the Mountain Valley and Hidden Creek pump stations. The conceptual project cost is estimated at \$61.2–\$70 million, with potential funding through the Texas Water Development Board's Region C and Region G planning groups.

The committee did not support the \$108 million groundwater supply option or raw water sources. They were in favor of pursuing the treated water option through JCSUD as the best approach, maintaining discussions with JCSUD without committing funds at this time.

RECESS AND BACK TO ORDER

Chair Dan McClendon recessed for a short break at 12:08 p.m. and called the meeting back to order at 12:20 p.m. with all members present.

B. Receive a report, hold a discussion, and provide staff direction on the draft facility condition assessment. (Staff Contact: Errick Thompson, Director of Public Works)

Errick Thompson, Director of Public Works, presented a draft facility condition assessment to the committee. Presentation included project overview, facility condition index, summary of results (good, fair, poor and critical conditions) and estimated costs on updating poor/critical conditions, and moving forward to be more proactive with a preventive maintenance.

There were no questions from the committee.

5. REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

6. 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.

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

- No executive session needed.

7. ADJOURN

There being no further discussion Chair Dan McClendon adjourned the meeting.

Time: 12:41 p.m.

Monica Solko
Deputy City Secretary

Infrastructure & Development Committee

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: August 20, 2025

SUBJECT:

Receive a report, hold a discussion, and provide staff direction regarding Burleson development patterns and the principles of sustainable development. (*Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director*)

SUMMARY:

The purpose of the item is two-fold. Staff will discuss 1): options for updating the Comprehensive Plan; amendments to the zoning code and subdivision regulations; creation of specific planning areas; and residential housing density; and 2): necessary code amendments as a result of changes in state law following the conclusion of the 89th Texas legislative session.

RECOMMENDATION:

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

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

May 19, 2025: Planning Staff provided a brief to City Council on development patterns.

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a
Fund: n/a
Account Description: n/a

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director

tmcilwain@burlesontx.com
817-426-9684

Burleson Development & Legislative Updates

Development Services

Background

On April 7th Councilmember Scott requested a report and presentation to Council from staff outlining strategies to leverage our Comprehensive Plan and zoning tools to:

- support fiscally sustainable development
- explore policy options that broaden our tax base
- expand opportunities for sales tax revenue
- support diverse, multigenerational housing options
- ensure our long-term financial health by encouraging growth patterns that produce more value per acre and reduce the public cost of infrastructure and services
- prioritize incremental development
- reinvest in existing neighborhoods
- achieve a better return on public investment

Background

On May 19th Planning Staff provided a brief to City Council (attached as Exhibit 3).

This presentation is to further discuss and consider next steps and direction for staff related to Burleson development patterns and methods to achieve the desired visions and characteristics for the community, as well as recommended changes to the Code of Ordinances based on the 89th Legislative Session.

Based on feedback from City Council, staff believes the following topics to be focus areas for future development updates

- Minimum housing sizes (affordability)
- Accessory Dwelling Unit (ADU) regulations
 - Parking regulations
- Commercial / Residential density options (sustainable development)

Minimum housing sizes (affordability)

Zoning District	Current minimums
SFE, Single-family Estate	1 acre / min 1,800 sq ft home
SF-16, Single-family	16,000 sq ft lot / min 1,800 sq ft home
SF-10, Single-family	10,000 sf ft lot / min. 1,500 sq ft home
SF-7, Single-family	7,000 sq ft lot / min. 1,200 sq ft home
SFA, Single-family attached	2,500 sq ft lot / min 1000 sq ft home
2F, Two-family	3,500 sq ft / min. 1,000 sq ft home
MF-1. Multi-family	Minimum sq ft.
MF-2, Multi-family	Efficiency unit, 500 sq ft 1-bedroom unit, 600 sq ft 2-bedroom unit, 850 sq ft 3-bedroom unit, 1,000 sq ft

A reduction in required minimum home sizes would require a text only change to current zoning districts.

Would not change minimum lot sizes or other standards.

Staff recommends:

1. Reducing 2F and SFA to 800 sq ft
2. Reducing all SF districts to 1,000 sq ft
3. Removing minimum unit sq ft for MF developments

Accessory Dwelling Unit (ADU) regulations

Item A.

ADUs have been a topic at the state level, however no specific legislation was passed during the 89th session that would impact our current standards.

Currently our code allows ADUs in certain situations without kitchens (intended to be temporary family or guest lodging).

Staff recommends discussing potential regulations related to ADUs before preempted by future legislation and to allow more options for aging in community, affordability, and generational / family living options.

Accessory Dwelling Unit (ADU) regulations

Staff recommends text changes to our Code of Ordinances:

Accessory Dwelling Unit Standards:

- 1.The primary residence shall be occupied by the property owner.
- 2.The accessory dwelling unit shall be subordinate to the primary structure in height, and size and in accordance with applicable zoning district setbacks.
3. The minimum lot size for an accessory dwelling unit is 10,000 square feet.
4. There is a limit of one (1) accessory dwelling unit per lot.
5. Occupancy is limited to regulations as per the adopted Building Code, ADUs shall not be subleased or rented.
6. Lot must contain enough parking for primary dwelling unit to meet off street parking requirement plus one additional space for accessory dwelling unit.
7. Separate utility meters are prohibited.

ADUs in Commercial (recommend approval by SUP or as part of a PD zoning)

Allowing live work space above or within existing buildings: Restoring and expanding downtown storefronts to include apartments above retail space, revitalizing downtown areas or other commercial corridors.

2023 Top Ten property values (ranked by Taxable value)

Burleson City	Market Value	Taxable Value
1. SHANNON CREEK APARTMENTS II LLC	\$69,097,207	\$68,692,258
2. WAGNER SMITH EQUIPMENT CO	\$37,855,479	\$37,855,479
3. TEP BARNETT USA LLC	\$34,994,109	\$34,994,109
4. BURLESON COLD STORAGE II LP	\$33,157,933	\$33,157,933
5. ABBY BURLESON LLC	\$29,886,492	\$29,886,492
6. BURLESON COLD STORAGE LP	\$50,327,754	\$25,163,877
7. TJC DFW VERCANTA I LLC	\$24,871,335	\$24,871,335
8. BURLESON COMMONS LLC	\$22,745,933	\$22,745,933
9. ABBY BURLESON MF LLC	\$22,328,637	\$22,328,637
10. ATMOS ENERGY/MID-TEX DISTRIBUT	\$18,964,830	\$18,964,830
Total	\$344,229,709	\$318,660,883

With the exception of cold storage facilities within the Business Park, the most valuable properties tend to either be small lot commercial development in our Old Town or mixed-use (multifamily/apartment) developments.

Market Value Per Acre Sampling

Item A.

Property	MKT Value/acre	Zoning
Shannon Creek APTS	\$1,469,034.37	PD w/Multifamily
Depot on Main	\$4,789,053.84	PD w/Multifamily
Wagner Smith	\$1,855,660.78	Business Park
TEP Barnett USA	Gas, oil, mineral -	Various
Burleson Cold Storage	\$1,594,898.17	Business Park
ABBY Burleson LLC (Arabella)	\$1,209,489.76	PD w/Multifamily
Burleson Cold Storage LP	\$2,443,094.85	Business Park
TJC DFW Vercanta (Reed Parke)	\$1,925,025.93	PD w/Multifamily
Burleson Commons LLC	\$1,681,769.54	Multifamily
ABBY Burleson MF LLC	\$1,882,684.40	Multifamily
ATMOS Energy	Pipelines, etc	Various
295 E Renfro (Old Town Station)	\$2,901,985.85	Old Town
225 E Renfro (Old Town Station)	\$2,276,015.63	Old Town
AGA Old Town (Babe's block) approx. 0.20 acres	\$4,683,86.51	Old Town
Target (10.88 acres)	\$689,784.74	Retail (5.1 acres of parking)
Kroger (12.06 acres)	\$922,521.15	Retail (5.5 acres of parking)
QuikTrip (E Renfro & 174)	\$1,334,769.07	Commercial
HTeaO (.87 acres)	\$1,407,018.39	Commercial

Parking regulations

Item A.



10.88 Acres

Market Value Per Acre \$689,784.74



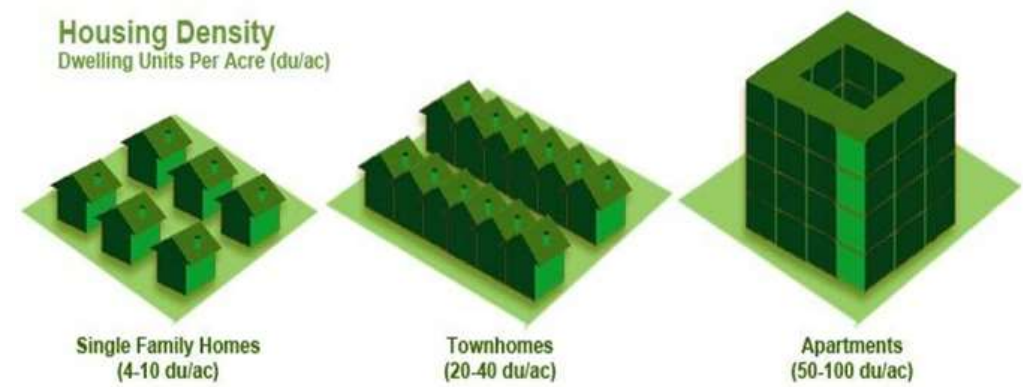
0.87 Acres

Market Value Per Acre \$1,407,018.39

Large tracts of land devoted to meeting minimum parking standards tend to bring the market value per acre down, especially shopping strips and centers in which parking calculations are done for each individual space and/or a yearly peak event.

Recommend reduction or elimination of minimum parking standards (Code or Ordinances text amendment) or a standardized shared parking process/calculation.

- High density development can benefit communities by promoting efficient land use, reducing infrastructure costs, encourage sustainable living, and fostering vibrant, diverse communities.
- Low density housing, while offering space and privacy, can lead to an increased reliance on cars, higher infrastructure costs, and potentially social and economic inequalities.



	City wide	Old Town (SF & townhomes)	Hidden Vistas (SF detached)	Reverie (SF and MF)	Depot on Main (MF)
# of properties	17,495	450	256	122	2
Acres	16,640	305	115	43	4.55
Dwelling units per acre (Density)	1.05	1.48	2.23	2.84	56.22
Avg parcel size	.951 acres (41,426 sq ft)	.677 acres (29,490 sq ft)	.449 acres (19,558 sq ft)	.352 acres (15,333 sq ft)	2.275 acres (99,099)
Taxable value	\$5,650,000,000	\$122,250,009	\$94,610,000	\$34,100,000	\$21,790,000
Avg/property	\$323,000	\$237,000	\$370,000	\$280,000	\$10,800,000
Market value / acre	\$393,543	\$400,819	\$822,695	\$793,023	\$4,789,011

Commercial / Residential density options (sustainable development)

Item A.

Where is a generally higher density currently allowed:

- Parcels zoned 2F, SFA, MF1 or MF2, or though PD, Planned Developments
- Apartments can be developed within the IH35 overlay by-right (regardless of current zoning)

Where do we want to see or not see future density

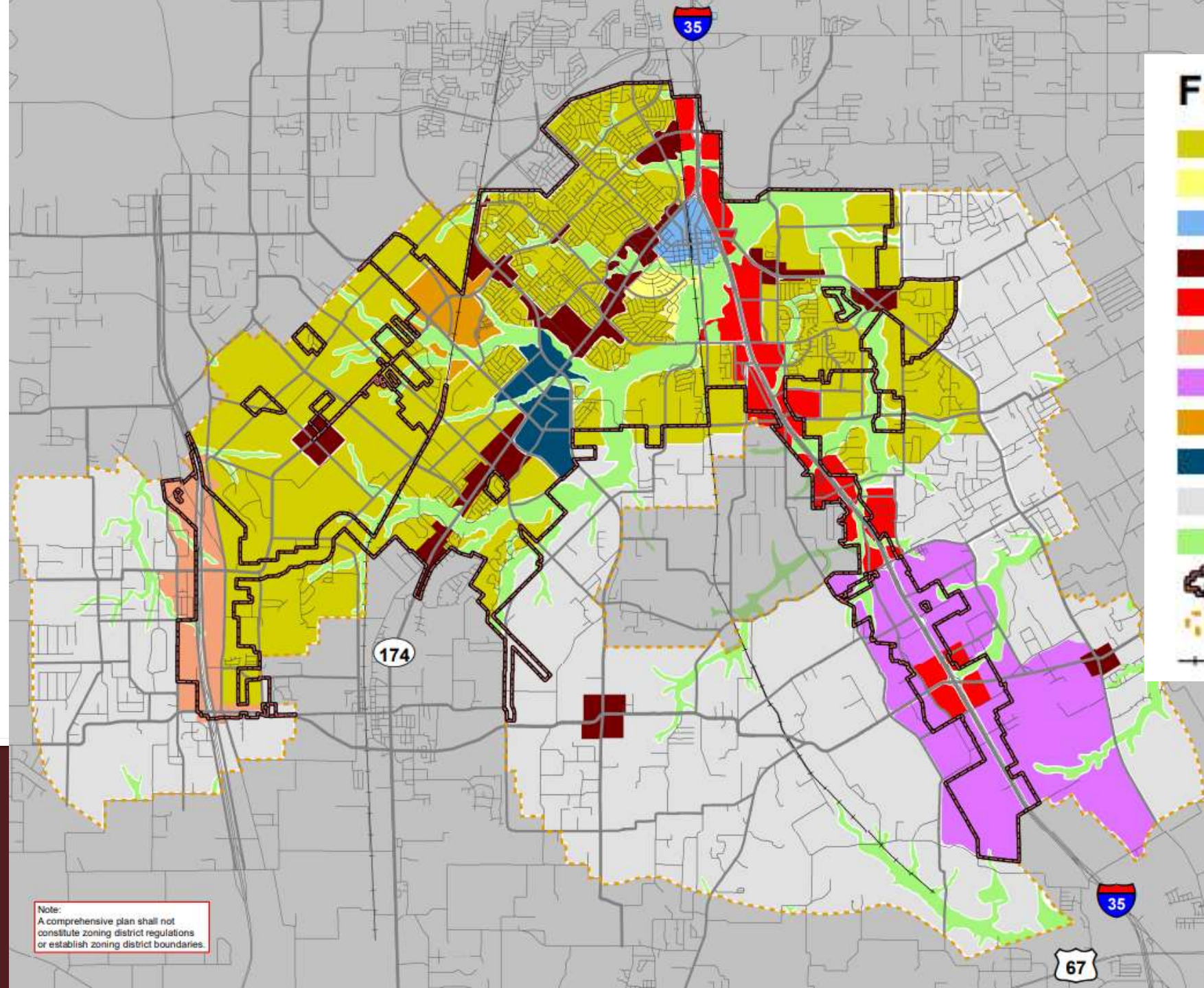
- Comp Plan (Future Land Use) generally envisions higher density in areas designated as Mixed-Use and TOD (Neighborhoods with zoning approval)
 - Ability to request greater density through PD, Planned Developments; or
- Staff can create a cottage court or smaller size lot zoning district that could be requested by applicants through the zoning change process for infill / mixed use

Commercial density: No current minimum lot sizes for commercial, however reducing or modifying parking regulations would allow for a higher commercial density.

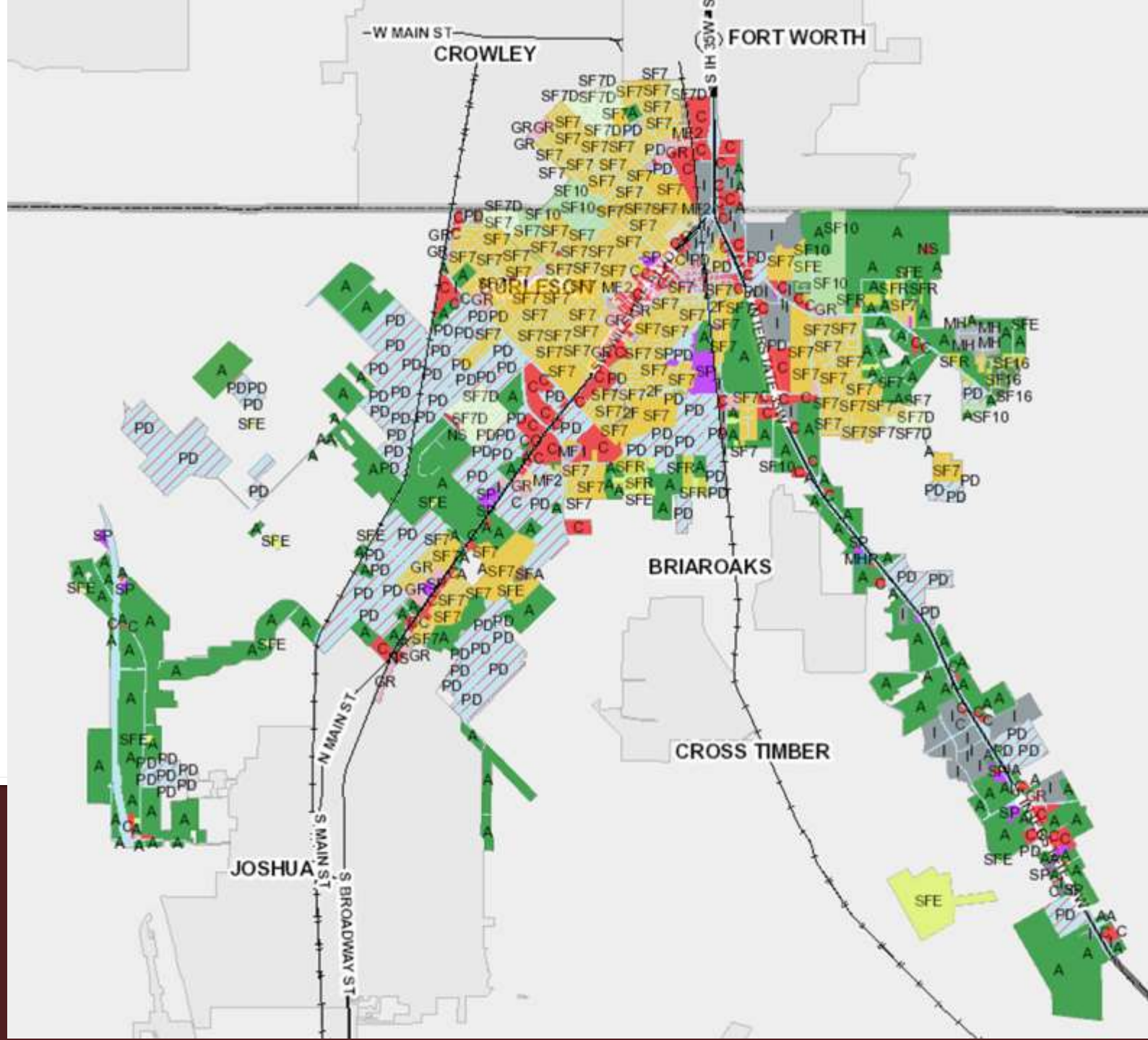
Allowing live work development or in-fill in traditionally non-residential zoning districts could also increase density.

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
- City Limit
- ETJ
- Railroad



Note:
A comprehensive plan shall not
constitute zoning district regulations
or establish zoning district boundaries.



How to implement recommendations

Staff recommends a partial zoning code update of development standards and required legislative updates.

Updates would not change the City zoning map, however staff could create new zoning districts that a property owner or applicant could request a rezone to with City Council approval.

Future Land Use Map/ Midpoint Addendum
(TOD, definitions of land use categories if new zoning districts established)

Standards related to development, such as ADUs, site plans, parking, landscaping, and signage would be a text only amendment and not change property owners current zoning. Future development would have to conform to any adopted standards.

89th Legislative Session

Bills that impact planning/ require text amendments

Bill	Description	Effective Date
HB 24	Zoning Amendments and Protests	Sept 1, 2025
HB 2025	Tax Receipts on Plats	Sept 1, 2025
HB 2512	ETJ Release	Sept 1, 2025
HB 2464	Home Base Businesses	Immediately
HB 4506	Electronic noticing Zoning Changes	Immediately
SB 785	Manufactured Homes	Sept 1, 2026
SB 1106	PID noticing	Jan 1, 2026

H.B. 24– Zoning Amendments and Protests:

Item A.

Addresses how municipalities enact and respond to zoning regulation changes. The bill distinguishes between comprehensive and non-comprehensive zoning changes and introduces procedural reforms to govern public notification, protests, and legal presumptions related to these changes.

Defines a “**proposed comprehensive zoning change**” as a municipal action that either uniformly increases residential development across zoning districts, adopts a **new zoning code or map that applies to the entire city**, or creates an overlay district increasing residential capacity along major roadways or transit corridors. For these comprehensive changes, HB 24 clarifies that the standard notice requirements—publishing in a newspaper and on the city's website—are sufficient, preventing municipalities from being required to provide additional individualized notice.

For “**non-comprehensive zoning changes**”, the bill creates a new statutory process for formal protests by property owners. If at least 20% of the area directly affected or 60% of the surrounding landowners within 200 feet file a protest, the proposed zoning change must receive a supermajority vote (either three-fourths or a majority of the governing body, depending on the protest type) to be approved. The bill also consolidates and clarifies how land areas are calculated for protest purposes, including public rights-of-way in the total.

Requires text amendments to:

- Zoning Regulations regarding minimum size sign to be placed on properties for zoning change notifications (increase to current size in our code)
- Property notice and protest requirements/calculations

H.B. 2025–Tax Receipts on Plats:

Item A.

Provides that a person seeking to record a plat, replat, or amended plat or replat of real property or a condominium after September 1 of a year no longer must have attached to it a certain tax receipt indicating that the taxes imposed by the applicable taxing units for the current year have either been paid or not been calculated.
(Effective September 1, 2025.)

Requires text amendments to:

- Subdivision regulations and plat applications related to tax certificate requirements

House Bill 2512 – ETJ Release

It expands the list of property types previously exempted from ETJ release by Senate Bill 2038. With the passage of House Bill 2512, properties in the ETJ of Fort Worth are no longer subject to the ETJ release provisions of the Local Government Code if they are subject to a Chapter 212 development agreement, contain fewer than 12 acres, or consist of a single lot in a platted subdivision of 25 or more lots.

The bill also attempts to cure deficiencies in SB 2038 cities that previously used to avoid ETJ releases. For example, it provides notice to landowners whose property has been included in a petition to a municipality to hold an election on whether to release lands from the ETJ and gives that landowner an opportunity to opt out of the removal. It also specifically exempts the ETJ release process from the requirement that a city consent in writing to the reduction of its ETJ.

Requires text amendments to:

- ETJ Release application regarding property owner notifications/consent

Defines a “home-based business” (HBB) as a business that is operated: (a) from a residential property; (b) by the owner or tenant of the property; and (c) for the purpose of manufacturing, providing, or selling a lawful good or providing a lawful service;

Defines a “no-impact-home-based-business” (NIHBB) as a HBB that: (a) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the city’s occupancy limit for the property; (b) does not generate on-street parking or a substantial increase in traffic through the area; (c) operates in a manner in which none of its activities are visible from a street; and (d) does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule;

Provides that a city council may not adopt or enforce an ordinance, regulation, or other measure that: (a) prohibits the operation of a NIHBB; (b) requires a person that owns or operates a NIHBB to obtain a license, permit, or other approval to operate; or (c) requires a person that owns or operates an HBB to rezone the property for a non-residential use or install a fire sprinkler protection system if the residence where the business is operated consists only of a single-family detached residential structure or a multi-family residential structure with not more than two residential units;

Requires text amendments to:

- Zoning Regulations related to Home Occupations and definitions

H.B. 4506 – Electronic Notice for Zoning Changes:

Item A.

This bill: (1) authorizes the electronic delivery of zoning notices by e-mail or text message if: (a) the recipient elects to receive notice electronically; and (b) the city establishes an online portal on the city's website through which a notice recipient may elect to receive notice electronically and manage their preferences; and (2) requires a city to deliver notice as otherwise provided if the recipient does not acknowledge receipt of the electronic notice. (Effective immediately.)

Senate Bill 1106 continues the legislature's trend of increasing transparency requirements and ease of access to public information. This bill requires any city approving, updating, or amending a PID service and assessment plan—the document that establishes PID assessments over landowners' property—to post such plan on its website within seven days. During those seven days, the city must also provide the plan to the central appraisal district, which must include the plan in its required property tax database.

HB 3699 – related to municipal regulation of subdivisions

Prohibits a municipality’s governing body or the municipal authority responsible for approving plats from requiring an analysis, study, document, agreement, or similar requirement to be included in or as part of an application for a plat, development permit, or subdivision of land that is not explicitly allowed by state law;

Authorizes a municipality’s governing body or the municipal planning commission to delegate to one or more officers or employees of the municipality or of a utility owned or operated by the municipality the ability to approve, approve with conditions, or disapprove a plat and establishes that a plat applicant has the right to appeal to the governing body or commission if the designated person disapproves a plat;

Prohibits a municipal authority responsible for approving plats from requiring the dedication of land within a subdivision for a future street or alley that is not intended by the owner of the tract and that is not included, funded, and approved in either a capital improvement plan adopted by 126 Regular Session, 2023 the municipality

Recommended text amendments to Subdivision Regulations and plat applications

- Delegate Director of Development Service as approval authority for plats (appeals to P&Z)
- Update required documents for plat application submittal
- Clarify requirements prior to submittal of a Final Plat
- Allows staff to reduce “consent agenda” only P&Z meetings

Next Steps

Staff will incorporate committee feedback and inputs into recommended text amendments.

Staff will bring back details related to text changes, zoning districts, and amendments to the committee for further consideration and discussion.

Notice and present to the Planning and Zoning Commission for consideration and recommendation.

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

Burleson Development Patterns and the Principles of Sustainable Development

Development Services

Background

On April 7th Councilmember Scott requested a report and presentation to Council from staff outlining strategies to leverage our Comprehensive Plan and zoning tools to:

- support fiscally sustainable development
- explore policy options that broaden our tax base
- expand opportunities for sales tax revenue
- support diverse, multigenerational housing options
- ensure our long-term financial health by encouraging growth patterns that produce more value per acre and reduce the public cost of infrastructure and services
- prioritize incremental development
- reinvest in existing neighborhoods
- achieve a better return on public investment

History of Burleson Comprehensive Plans/Future Land Use Maps

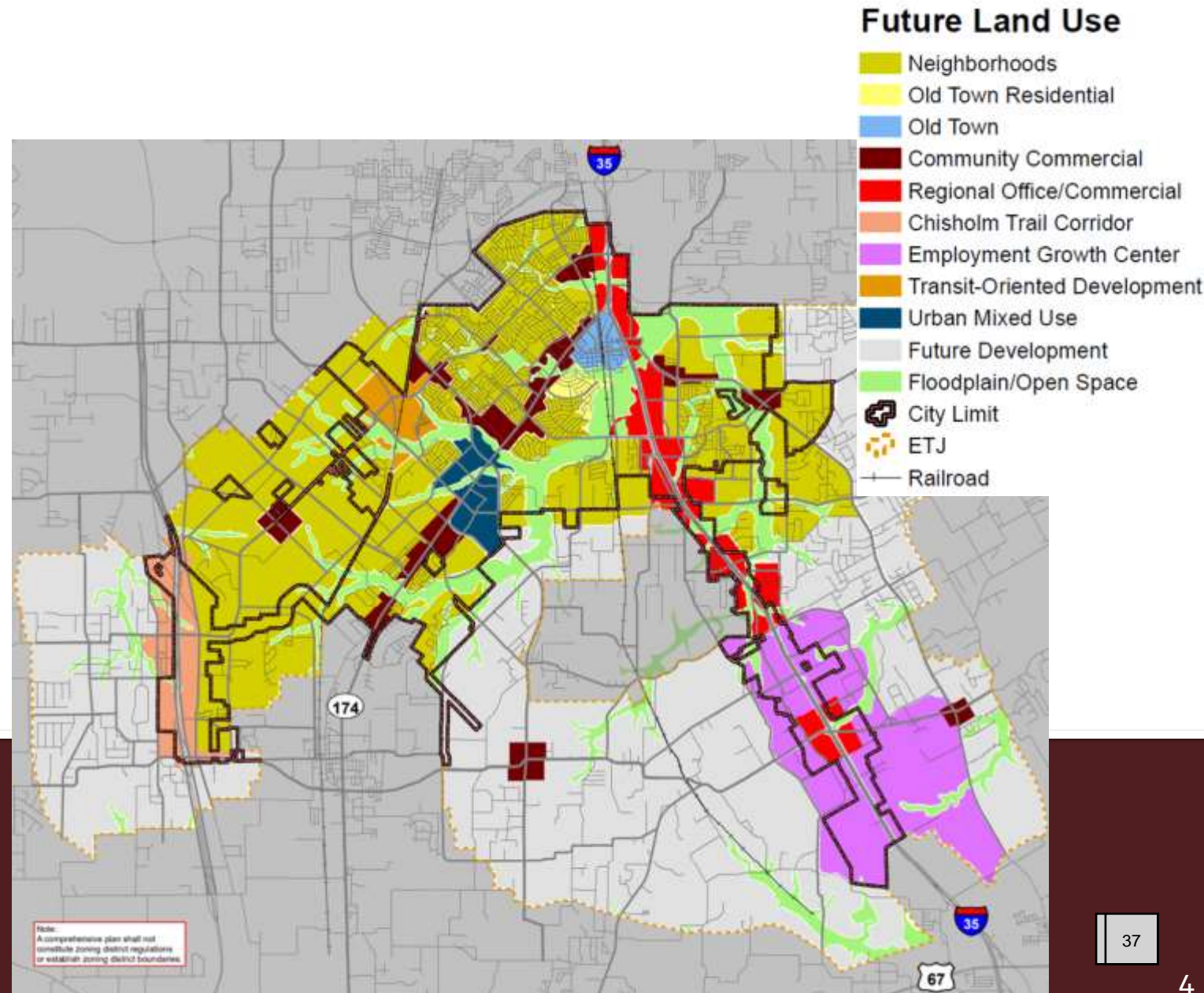
Item A.

- 1993 Comprehensive Land Use Plan
- 2000 Update of the Comprehensive Land Use Plan
- 2010 Imagine Burleson 2030 – Roadmap to 2030
- 2020 Midpoint Update to Imagine Burleson

What is a Future Land Use Map?

Item A.

- The Future Land Use Map is included within the City's Comprehensive Plan.
- A Future Land Use map is a broad indication of land uses/development in an area over a period of 10 – 20 years.
- It is **NOT** a zoning map. It does not change the zoning of property.
- It is used for:
 - Decision makers related to zoning cases
 - Population projections
 - Infrastructure planning



Purpose of Zoning

Item A.

Must be in accordance with and further the goals of a comprehensive plan and is intended to:

- Promote the public health, safety, morals, or general welfare of the City
- Protect and preserve places and areas of historical, cultural, or architectural importance and significance

Texas Local Gov't Code Section 211.001



Zoning Code Updates

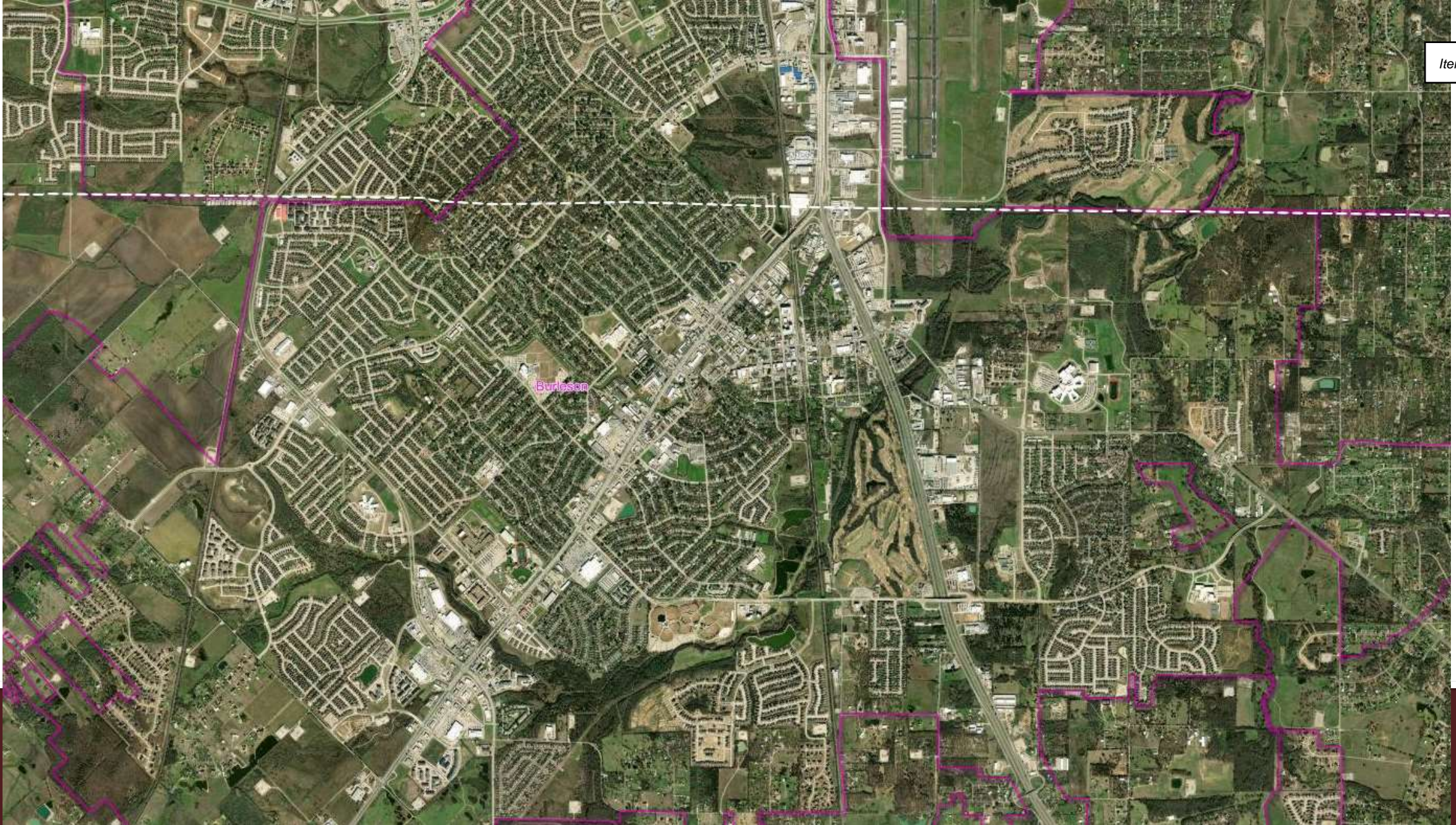
Item A.

- Staff drafted a zoning code update utilizing feedback from the City attorney, P&Z, and Council, as well as lessons learned from recent zoning cases. Additionally, staff engaged Kimley-Horn and Associates Inc. to review the proposed changes from a best practices standpoint
- Kimley-Horn's comments
 - Minor in nature and primarily focused on providing graphics and tables to the “Development Area Regulations” of each of the zoning categories
 - Recommended changes to other sections of the Code of Ordinances to reflect the changes in the Zoning Code (i.e. Landscaping and parking)
- Staff is currently awaiting final review and comments from TOASE related to the zoning code draft, specifically noticing requirements based on changes to Texas Local Govt Code and existing legal nonconformities
- Additionally, changes may be required after the current state legislative session if fundamental shifts in how development is viewed or regulated are adopted





Burleson, 1995 Source: *Google Earth Pro*



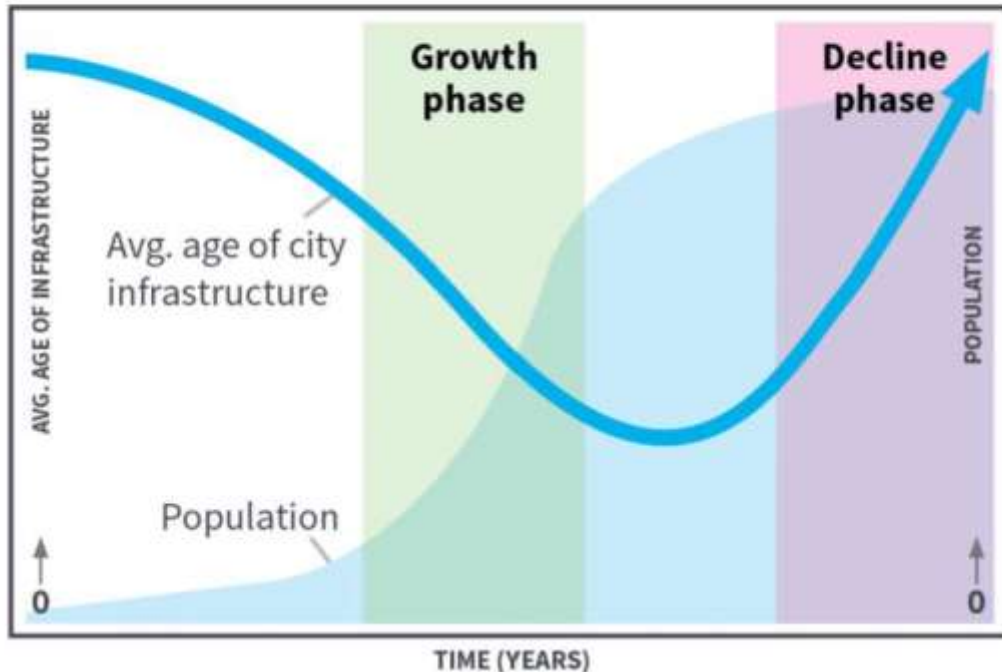
Burleson, 2023 Source: ESRI World Imagery

Fiscally Sustainable Development

Item A.

Balancing Growth and Infrastructure Costs

Understanding long-term impacts of rate and pattern of growth



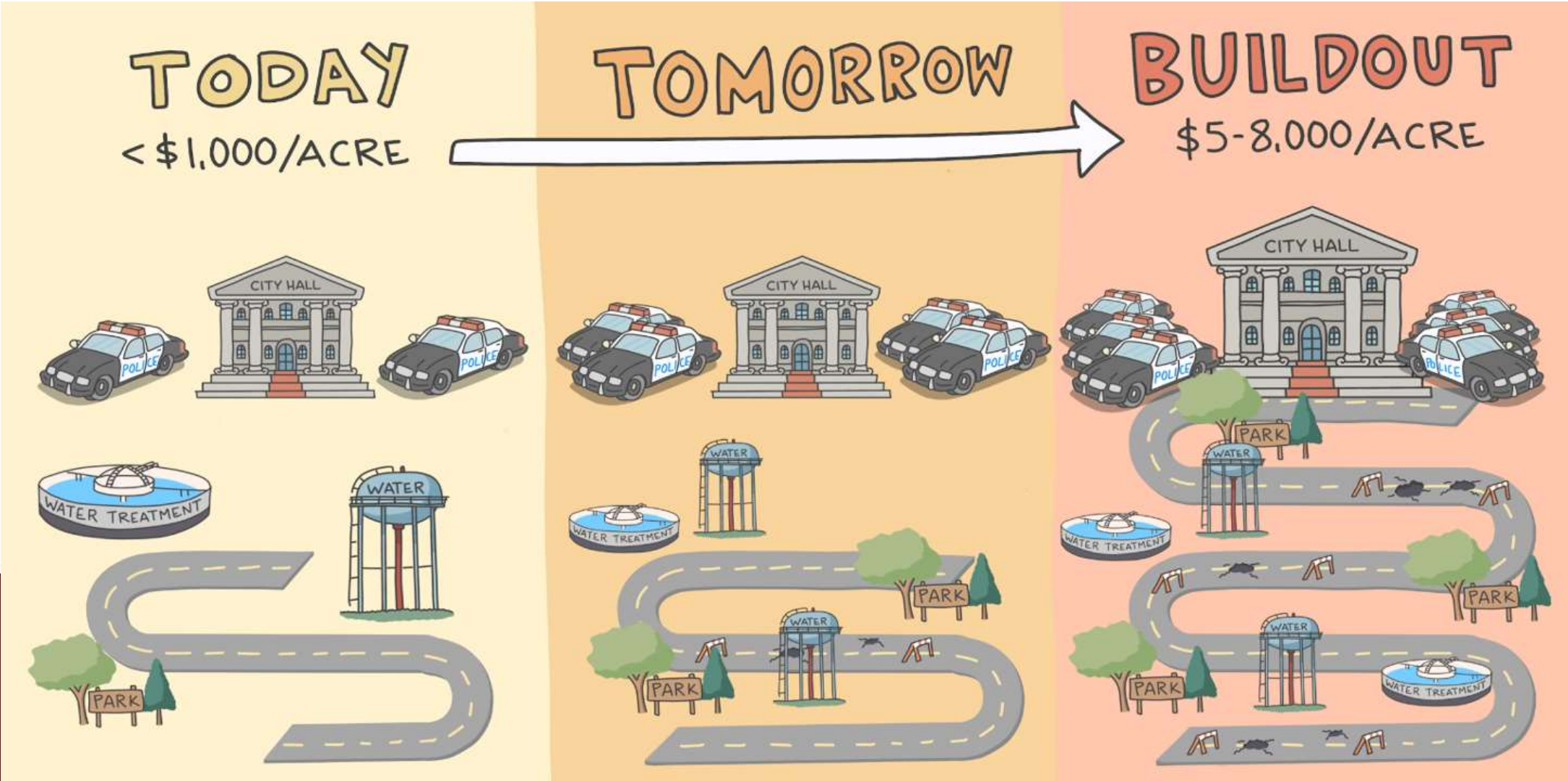
Fiscally Sustainable Development is development that pays for itself or that come as close as possible to paying for itself. This includes the infrastructure and staff required to support the development.

Sustainable and resilient development should provide housing options for every generation throughout all stages of life.

If cities do not grow smartly they will have increased unfunded liabilities. If cities are growing at an unsustainable rate, when growth slows and infrastructure ages they will not have sufficient revenue to pay for services/maintain infrastructure.

Fiscally Sustainable Development

Service costs grow with cities



Fiscally Sustainable Development

Item A.

Sustainability: Can cities maintain their current level of service indefinitely?

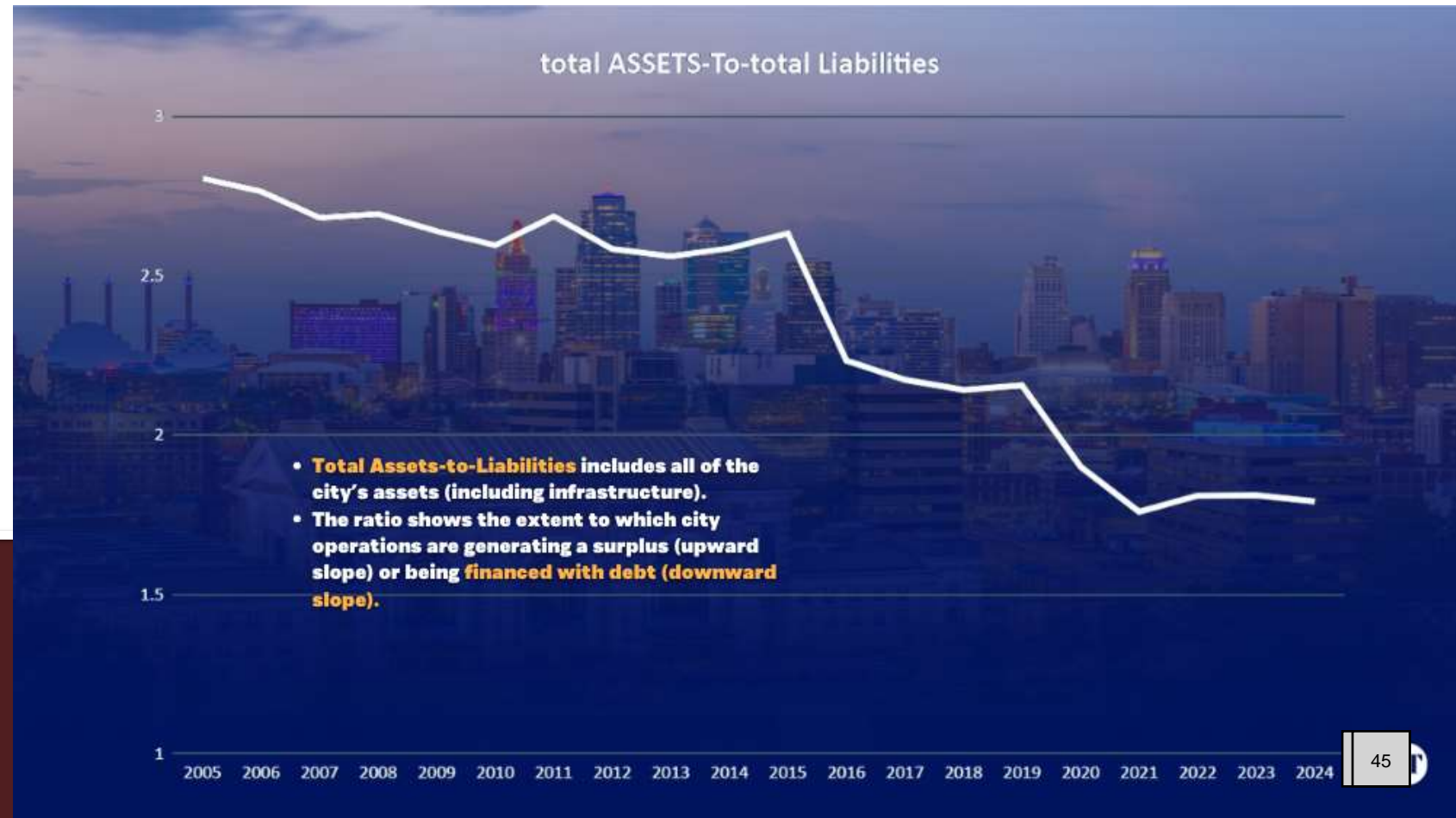
A city's fiscal sustainability is determined by its ability to provide essential services such as roads, water and public safety without needing to continuously raise taxes or take on new debt. A city's **Net Financial Position** measures the difference between its financial assets (such as cash and receivables) and liabilities (such as debt and pension obligations). If a city's net financial position is negative it means that past spending will need to be paid



Fiscally Sustainable Development

Item A.

Another metric of fiscal sustainability is **Total Assets-to-Total-Liabilities**. This differs from net financial position in that it includes the value of a city's assets (including infrastructure), instead of just its financial assets. As a ratio, it shows the extent to which the city's operations are generating a surplus (positive slope) or being financed with debt (negative slope). A ratio above 1 indicates solvency (more total assets than liabilities) while a ratio below one indicates insolvency (more total liabilities than assets).



Fiscally Sustainable Development

Item A.

The third fiscal sustainability metric is **Net Debt-to-Total Revenues**.

The net debt-to-total revenues ratio shows a city the size of that future obligation relative to the city's income. An upward slope means it will take a larger proportion of future revenue to close the present fiscal gap, while a downward slope means the city is closing the gap.



Fiscally Sustainable Development

Item A.

What options could a city leverage to close resource gaps:

- Keep development patterns and service levels where they are but charge more (via higher taxes and fees) to cover the true costs.
- Keep tax rates at current levels but cut services to align with revenues.
- Adjust development patterns and infrastructure design to enable an affordable balance of services and taxes.

When a city is considering employing any scenario it is important to balance expected level of service with what the citizens are willing to pay for those services.

Incremental Development

Incremental development can be defined as infill, redevelopment, or horizontal extension of existing neighborhoods and/ or commercial areas. Incremental development is typically one level of intensity higher than the surrounding or existing development.

Examples of Incremental Development:

Adaptive Reuse: Transforming an old warehouse into a mixed-use building with apartments and retail spaces.

Infill Housing: Building new homes or apartments on vacant lots within established neighborhoods.

Second Units: Creating a separate dwelling unit within a single-family home, like a basement apartment or an ADU (Accessory Dwelling Unit).

Commercial Expansion: A small business expanding its storefront or adding a second location.

Adding Apartments Above Existing Buildings: Restoring and expanding downtown storefronts to include apartments above retail space, revitalizing downtown areas

Home Improvements: Adding a garage or an extra floor to an existing house.

Restoring Historic Buildings: Carefully renovating and maintaining historic properties while adding modern amenities.

Reducing Minimum Lot Sizes and Parking Requirements: Easing restrictions on development to allow for more diverse and compact housing types.

It is important when considering whether or not to allow density in specific areas or the employment of incremental development techniques that a city balances preserving the character of the community (to stay true to it) or neighborhood, the needs of the community and its residents, as well as the financial and return on investment implications.

Incremental Development

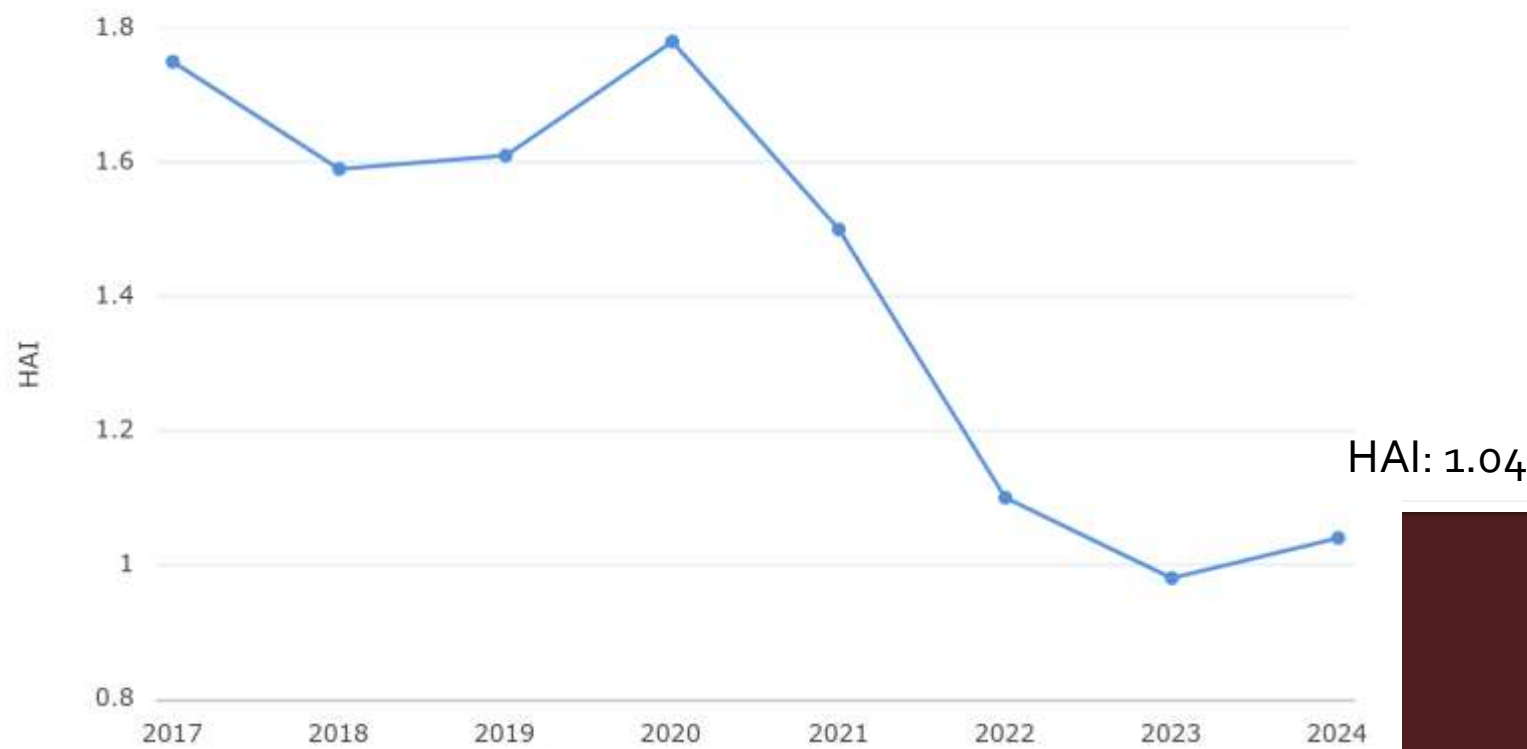
Item A.



Texas Housing Affordability

Texas Housing affordability index assuming 10 percent down payment and qualifying ratio of 25 percent (principal and interest) cannot exceed 25 percent of the borrower’s gross monthly income.

Johnson County: HAI



A higher THAI indicates relatively greater affordability. A ratio of 1.00 means that the median family income (MFI) is exactly sufficient to purchase the median-priced home.

A THAI above 1.00 means the MFI exceeds the required income to purchase a median-priced home.

Conversely, a THAI below 1.00 indicates the MFI is not sufficient to purchase the median-priced home.

Market Value Per Acre

Item A.

Why does it matter

Market value per acre matters because it reveals the true financial productivity of land in a community

By examining the value generated per acre, rather than just the total value, cities can identify which areas are contributing most to the community's tax base

Knowing market value per acre helps uncover underlying growth patterns, showing where development is financially sustainable and where it might be a drain on resources

It shifts the focus from sheer growth to smart growth, encouraging development that supports long-term community resilience and prosperity

Implementing smart growth patterns can maintain higher value per acre and help to attract new businesses as well as minimizing infrastructure installation and maintenance costs associated with roads, sewer, and water

Valuing Property

With few exceptions, Tax Code Section 23.01 requires appraisal districts to appraise taxable property at market value as of Jan. 1. **Market value** is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is offered for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the need or demand of the other.

Characteristics of High ROI Parcels

Item A.

We define High ROI as development that pays or comes close to paying for itself (including infrastructure and staff services). The most financially productive development patterns typically have some of the following characteristics:

- High ratio of building footprint to lot size
- Multi-story structures
- Narrow lot frontage
- Smaller lots
- Narrower streets in a grid pattern (compared to wider suburban style streets with cul-de-sacs and limited access points)

Value Capture of Development Patterns

2,000 SF Home on various lot sizes

Item A.



3,000 SF RESIDENTIAL LOT

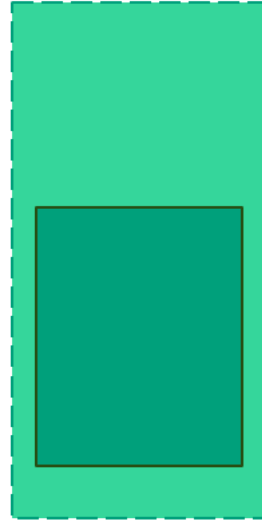
Lot Dimensions: 30 ft x 100 ft (0.069 Acres)

Lot Coverage: 67%

Appraised Value: \$205,000

Property Tax Revenue** (Levy): \$1,025

Revenue per Acre: \$14,885



5,000 SF RESIDENTIAL LOT

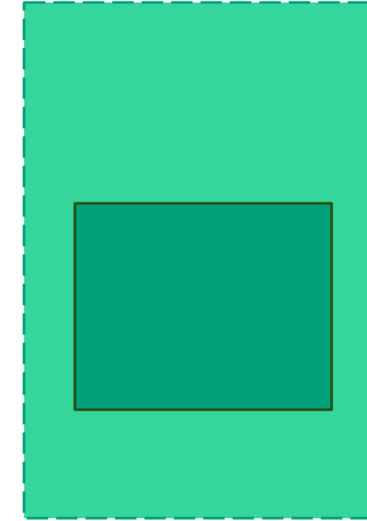
Lot Dimensions: 50 ft x 100 ft (0.115 Acres)

Lot Coverage: 40%

Appraised Value: \$210,000

Property Tax Revenue** (Levy): \$1,050

Revenue per Acre: \$9,130



7,000 SF RESIDENTIAL LOT

Lot Dimensions: 70 ft x 100 ft (0.161 Acres)

Lot Coverage: 29%

Appraised Value: \$220,000

Property Tax Revenue** (Levy): \$1,100

Revenue per Acre: \$6,832

*Based on a conceptual tax rate of 0.50 to calculate levy

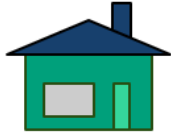
*Drawn to scale

** Community character and surrounding neighborhood should be considered to ensure density in the appropriate locations
3,000 and 5,000 SF lots may be appropriate as infill in certain old town areas, older neighborhoods, or near commercial corridors
7,000 SF lots are typical of traditional suburban neighborhoods

Value Capture of Development Patterns

Item A.

2,500 SF Lot with 1, 2, and 3 Story Buildings with the same Lot Coverage/ Footprint



1 STORY BUILDING

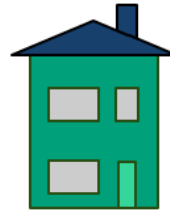
Lot Dimensions: 25 ft x 100 ft (0.057 Acres)

Lot Coverage: 100%

Appraised Value: \$150,000

Property Tax Revenue** (Levy): \$750

Revenue per Acre: \$13,158



2 STORY BUILDING

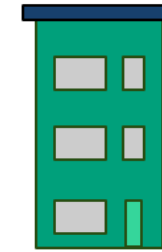
Lot Dimensions: 25 ft x 100 ft (0.057 Acres)

Lot Coverage: 100%

Appraised Value: \$250,000

Property Tax Revenue** (Levy): \$1,250

Revenue per Acre: \$21,930



3 STORY BUILDING

Lot Dimensions: 25 ft x 100 ft (0.057 Acres)

Lot Coverage: 100%

Appraised Value: \$350,000

Property Tax Revenue** (Levy): \$1,750

Revenue per Acre: \$30,702

*Based on a conceptual tax rate of 0.50 to calculate levy

*Appraised values have the 2nd and 3rd floors adding $\frac{2}{3}$ the value of the 1st floor

Market Value Per Acre Sampling

Item A.

Property	MKT Value/acre	Zoning
Shannon Creek APTS	\$1,469,034.37	PD w/Multifamily
Depot on Main	\$4,789,053.84	PD w/Multifamily
Wagner Smith	\$1,855,660.78	Business Park
TEP Barnett USA	Gas, oil, mineral -	Various
Burleson Cold Storage	\$1,594,898.17	Business Park
ABBY Burleson LLC (Arabella)	\$1,209,489.76	PD w/Multifamily
Burleson Cold Storage LP	\$2,443,094.85	Business Park
TJC DFW Vercanta (Reed Parke)	\$1,925,025.93	PD w/Multifamily
Burleson Commons LLC	\$1,681,769.54	Multifamily
ABBY Burleson MF LLC	\$1,882,684.40	Multifamily
ATMOS Energy	Pipelines, etc	Various
295 E Renfro (Old Town Station)	\$2,901,985.85	Old Town
225 E Renfro (Old Town Station)	\$2,276,015.63	Old Town
AGA Old Town (Babe's block) approx. 0.20 acres	\$4,683,86.51	Old Town
Target (10.88 acres)	\$689,784.74	Retail (5.1 acres of parking)
Kroger (12.06 acres)	\$922,521.15	Retail (5.5 acres of parking)
QuikTrip (E Renfro & 174)	\$1,334,769.07	Commercial
HTeaO (.87 acres)	\$1,407,018.39	Commercial

Target



10.88 Acres

Market Value Per Acre \$689,784.74

HTeaO

Item A.



0.87 Acres

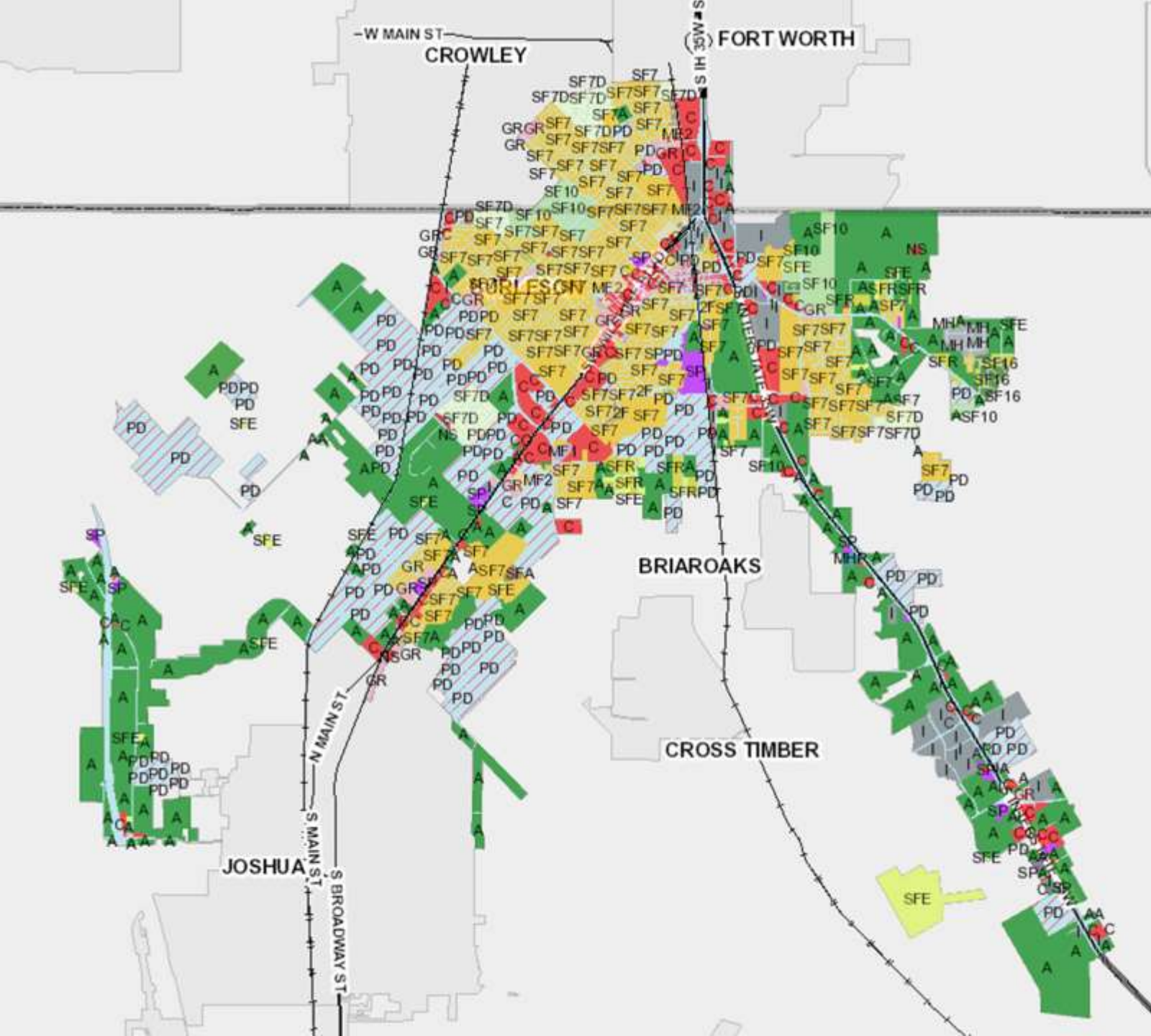
Market Value Per Acre \$1,407,018.39

Large tracts of land devoted to meeting minimum parking standards tend to bring the market value per acre down, especially shopping strips and centers in which parking calculations are done for each individual space and/or a yearly peak event.

Recommend reduction or elimination of minimum parking standards (Code or Ordinances text amendment) or a standardized shared parking process/calculation.

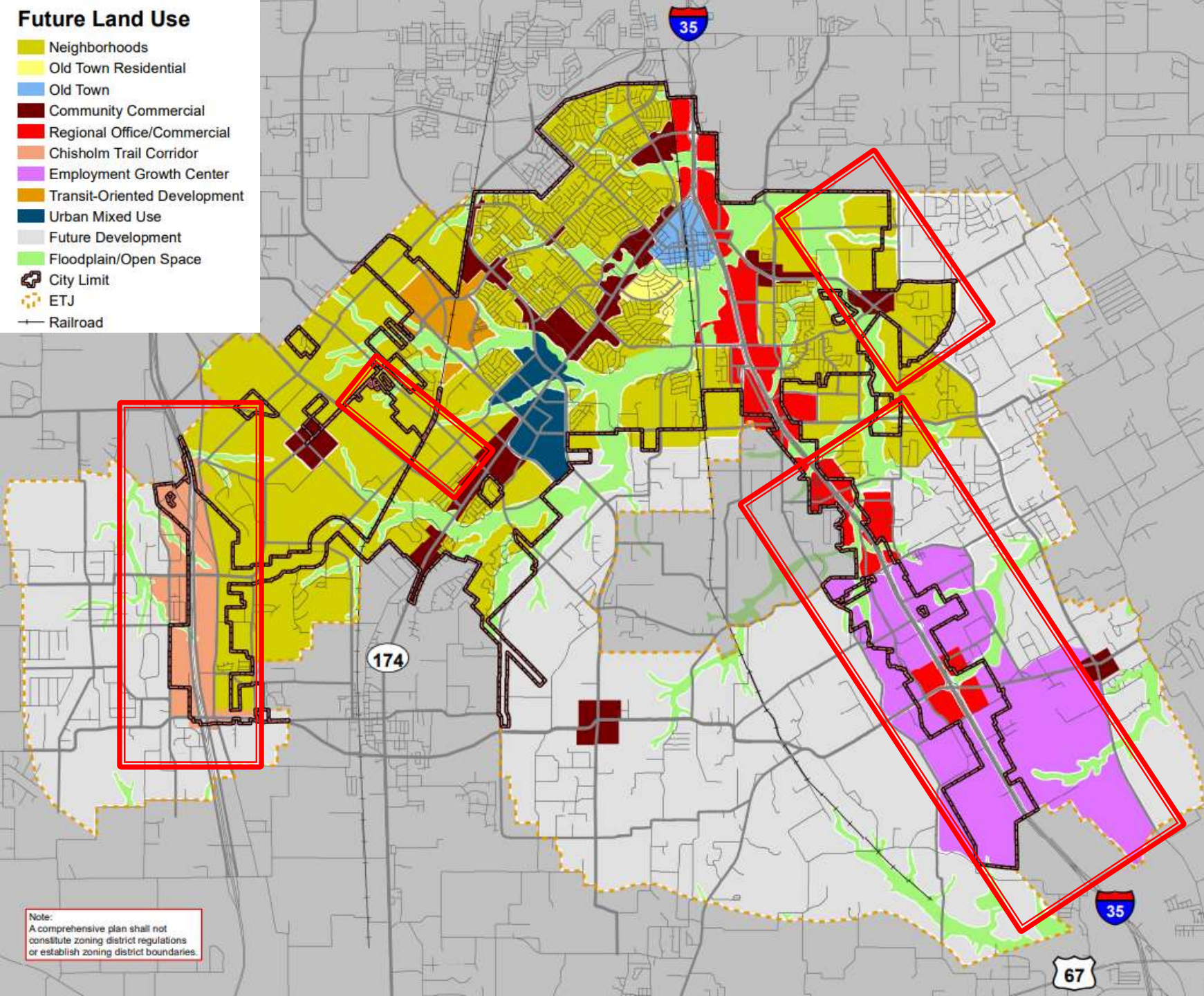
Existing Conditions: Current Zoning Map

“A” – Agricultural parcels represent approximately 5,850 acres within the city spread across 828 individual parcels. These parcels are largely undeveloped and represent the greatest opportunities for coordinated future development and open space preservation throughout the City.



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
- City Limit
- ETJ
- Railroad



Existing Conditions: Future Land Use Map

Item A.

Majority of undeveloped Agriculture parcels are designated in the Comprehensive Plan as:

- “Chisholm Trail Corridor” (west side); and
- “Regional Office/Commercial” and “Employment Growth” along IH-35 (east side); and
- Pockets of “Neighborhoods” category in the west, central and northeast of the city.

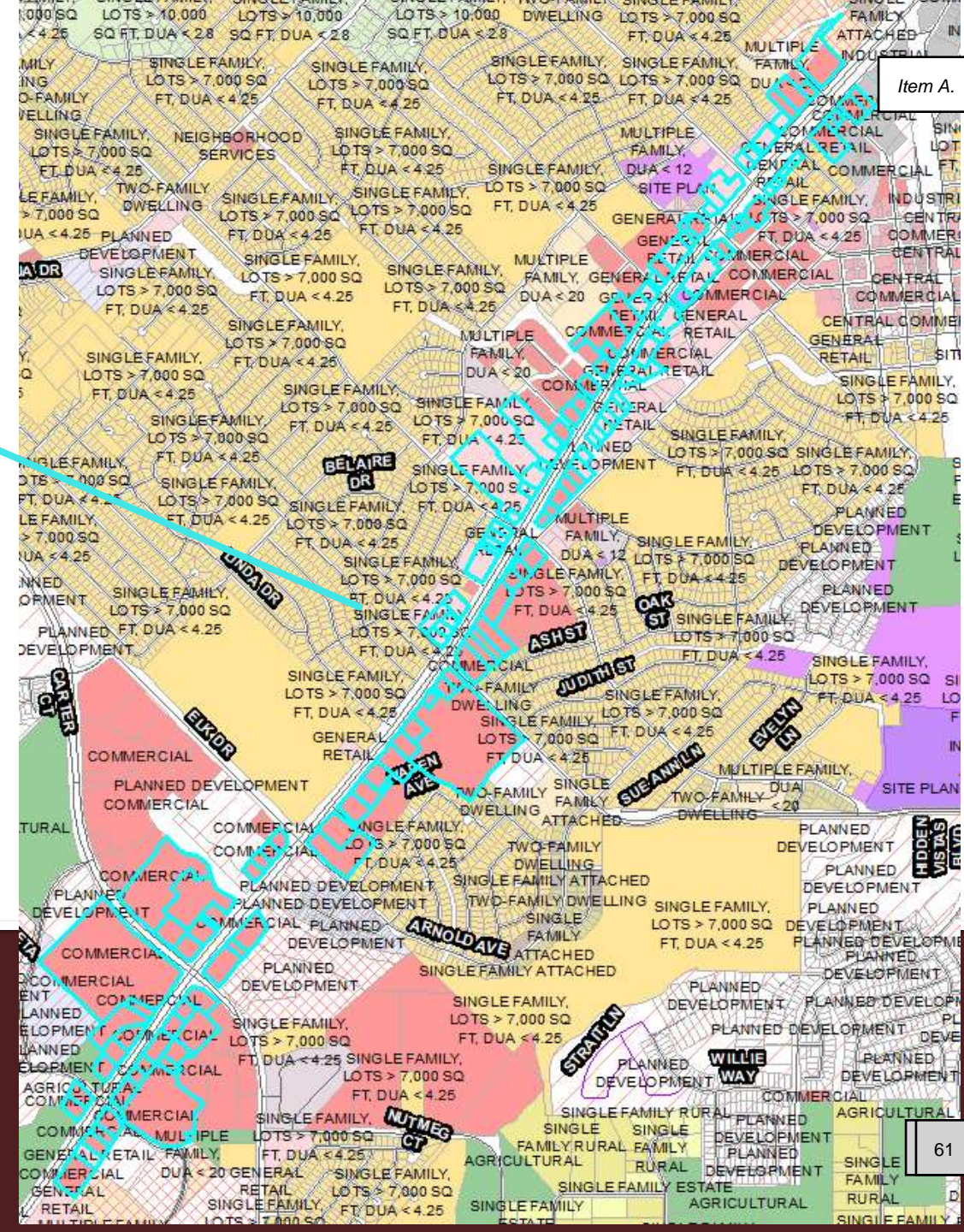
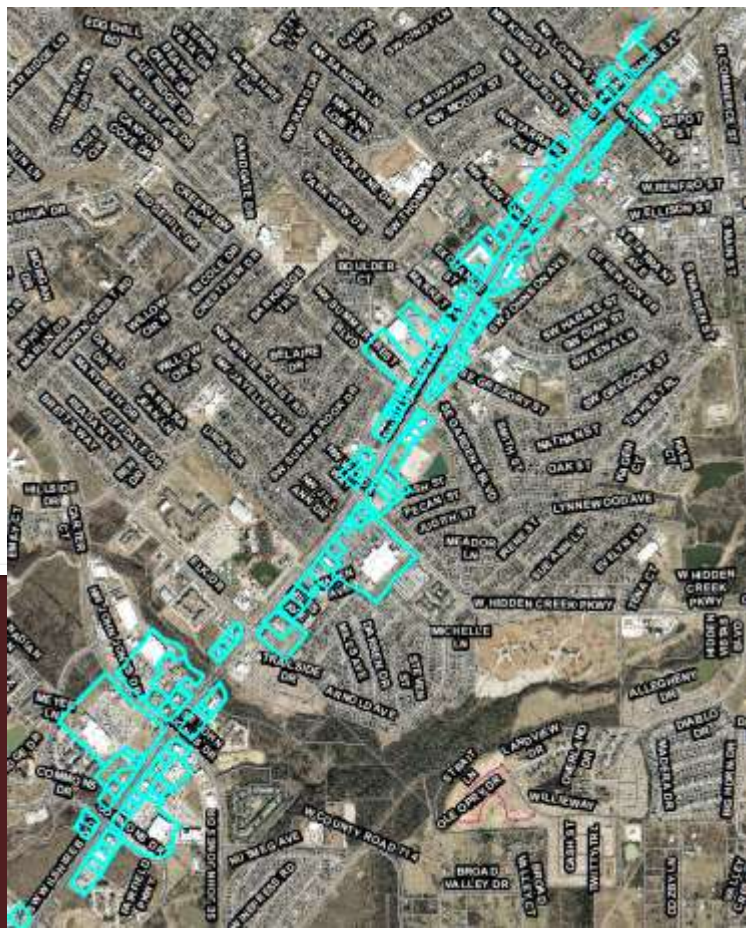
**Wilshire
Corridor
\$782,883.76
per acre**

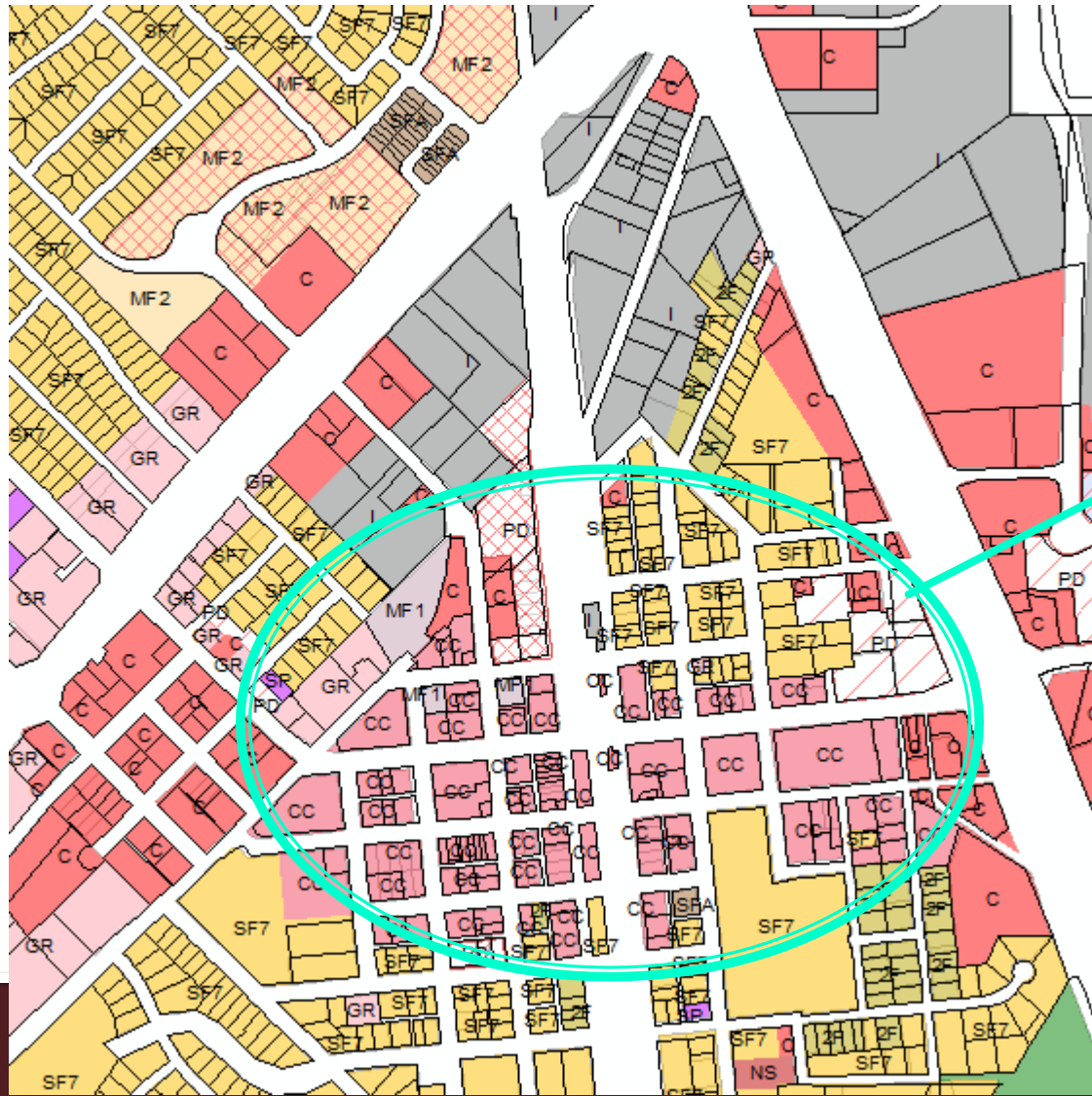
Old Town area
\$1,341,396.47
per acre

Business Park
\$134,690.06
per acre

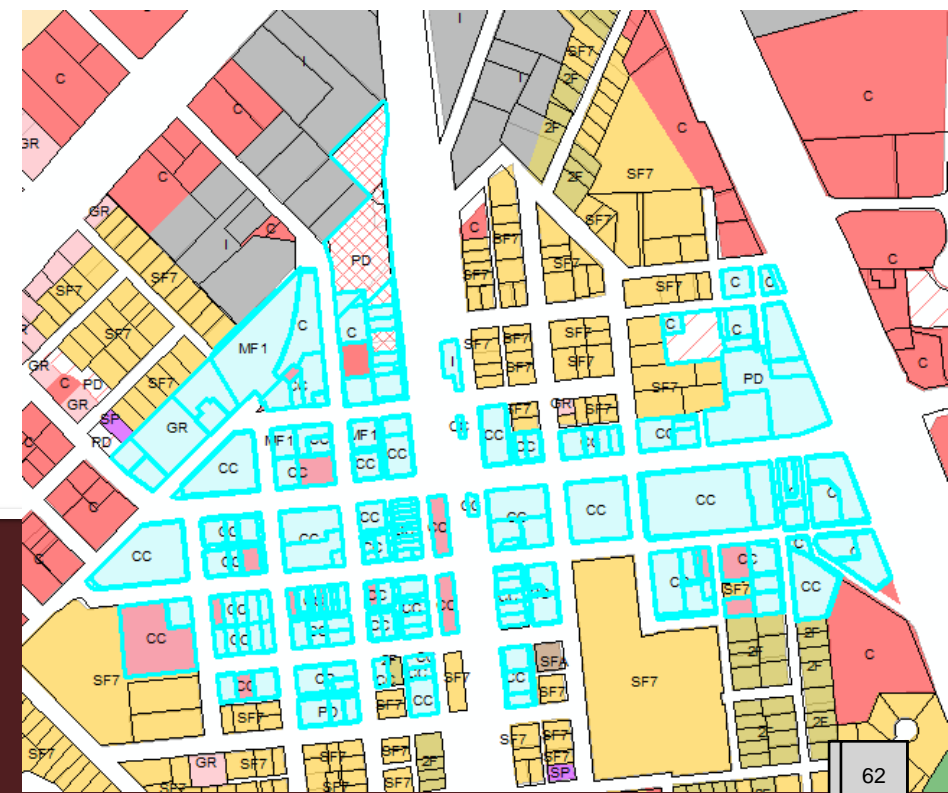
Wilshire Corridor (General Retail and Commercial)

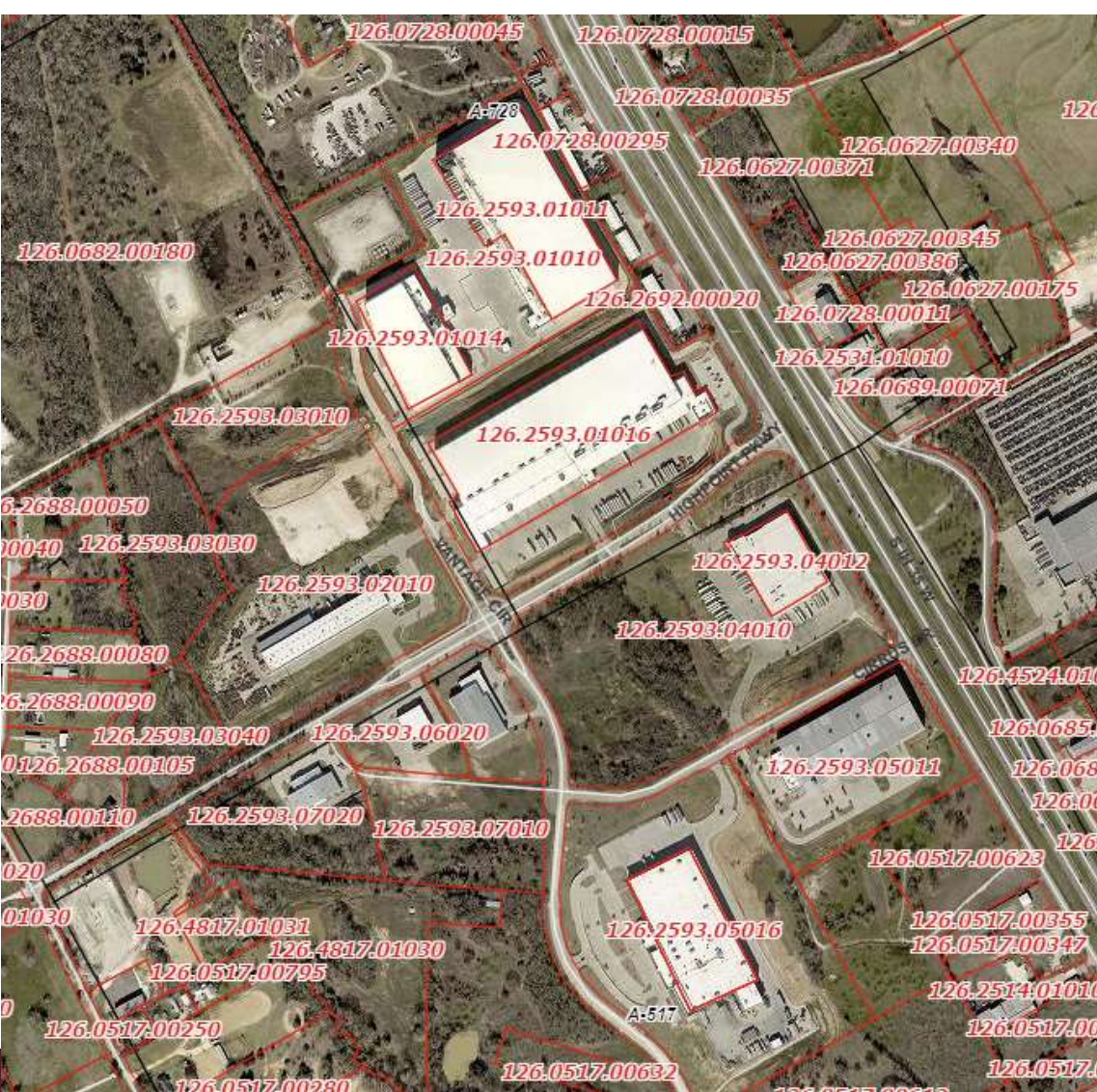
\$782,883.76 per acre





Old Town area
\$1,341,396.47 per acre
(Includes parcels not zoned CC,
but does exclude SF7 parcels)





Highpoint Business Park
Acres selected (developed parcels)
144.104 Acres

JCAD Market Value
Total \$19,409, 377
\$134,690.06 per acre

JCAD Appraised Value
Total \$20,801,262
\$144,348.96 per acre

Item A.



Defining Density

Low-density housing:

Characterized by fewer housing units per acre, often with single-family homes and yards.

Medium-density housing:

Includes a mix of housing types like single-family homes, duplexes, townhouses, and small apartment buildings.

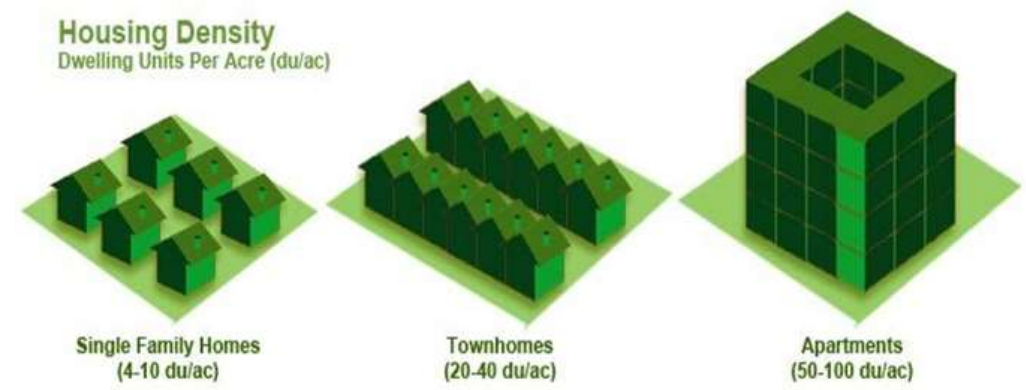
High-density housing:

Features many housing units per acre, often found in apartment complexes or high-rise buildings.

Zoning District	Du/per acre	Minimum Lot size
SFE, Single-family Estate	1	1 acre / min 1,800 sq ft home
SF-16, Single-family	2.3	16,000 sq ft lot / min 1,800 sq ft home
SF-10, Single-family	2.8	10,000 sf ft lot / min. 1,500 sq ft home
SF-7, Single-family	4.25	7,000 sq ft lot / min. 1,200 sq ft home
SFA, Single-family attached	Not defined	2,500 sq ft lot / min 1000 sq ft home
2F, Two-family	Not defined	3,500 sq ft / min. 1,000 sq ft home
MF-1. Multi-family	12	Minimum sq ft.
MF-2, Multi-family	24	Efficiency unit, 500 sq ft 1-bedroom unit, 600 sq ft 2-bedroom unit, 850 sq ft 3-bedroom unit, 1,000 sq ft

Item A.

- High density development can benefit communities by promoting efficient land use, reducing infrastructure costs, encourage sustainable living, and fostering vibrant, diverse communities.
- Low density housing, while offering space and privacy, can lead to an increased reliance on cars, higher infrastructure costs, and potentially social and economic inequalities.



	City wide	Old Town (SF & townhomes)	Hidden Vistas (SF detached)	Reverie (SF and MF)	Depot on Main (MF)
# of properties	17,495	450	256	122	2
Acres	16,640	305	115	43	4.55
Dwelling units per acre (Density)	1.05	1.48	2.23	2.84	56.22
Avg parcel size	.951 acres (41,426 sq ft)	.677 acres (29,490 sq ft)	.449 acres (19,558 sq ft)	.352 acres (15,333 sq ft)	2.275 acres (99,099)
Taxable value	\$5,650,000,000	\$122,250,009	\$94,610,000	\$34,100,000	\$21,790,000
Avg/property	\$323,000	\$237,000	\$370,000	\$280,000	\$10,800,000
Market value / acre	\$393,543	\$400,819	\$822,695	\$793,023	\$4,789,011

Potential Impacts of Density

Item A.

- **Urban Sprawl** - Public roads, services, and utilities are much more expensive to maintain when homes and business are spread apart. Greater distances require more material to build and more crews to maintain than more compact footprints. Similarly, public services like effective police, fire, and EMS departments are less costly when service areas are smaller.
- **Density** - Low density developments often do not provide a large enough tax base to cover the costs of public services. Mixed use developments with retail and apartments tend to pay a higher commercial tax rate and provide more services privately than communities made up of single family homes.
- **Variety of Housing types** - Employers want to be where their workforce is, rather than try to attract workers to come to them. Communities that are convenient to work and lifestyle are thus more attractive for both employers and their workforce.
- **Community Character** - When there is a strong sense of community, or lots of amenities within a neighborhood, density and diversity can add a value of their own.
- **Auto-oriented** - While residents of low-density single-family communities often have two or more cars per household, residents of high-density apartments and condominiums tend to have only one car per household.
- **Sustainability** - To conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. To promote walkability, and transportation efficiency and reduce vehicle distance traveled.

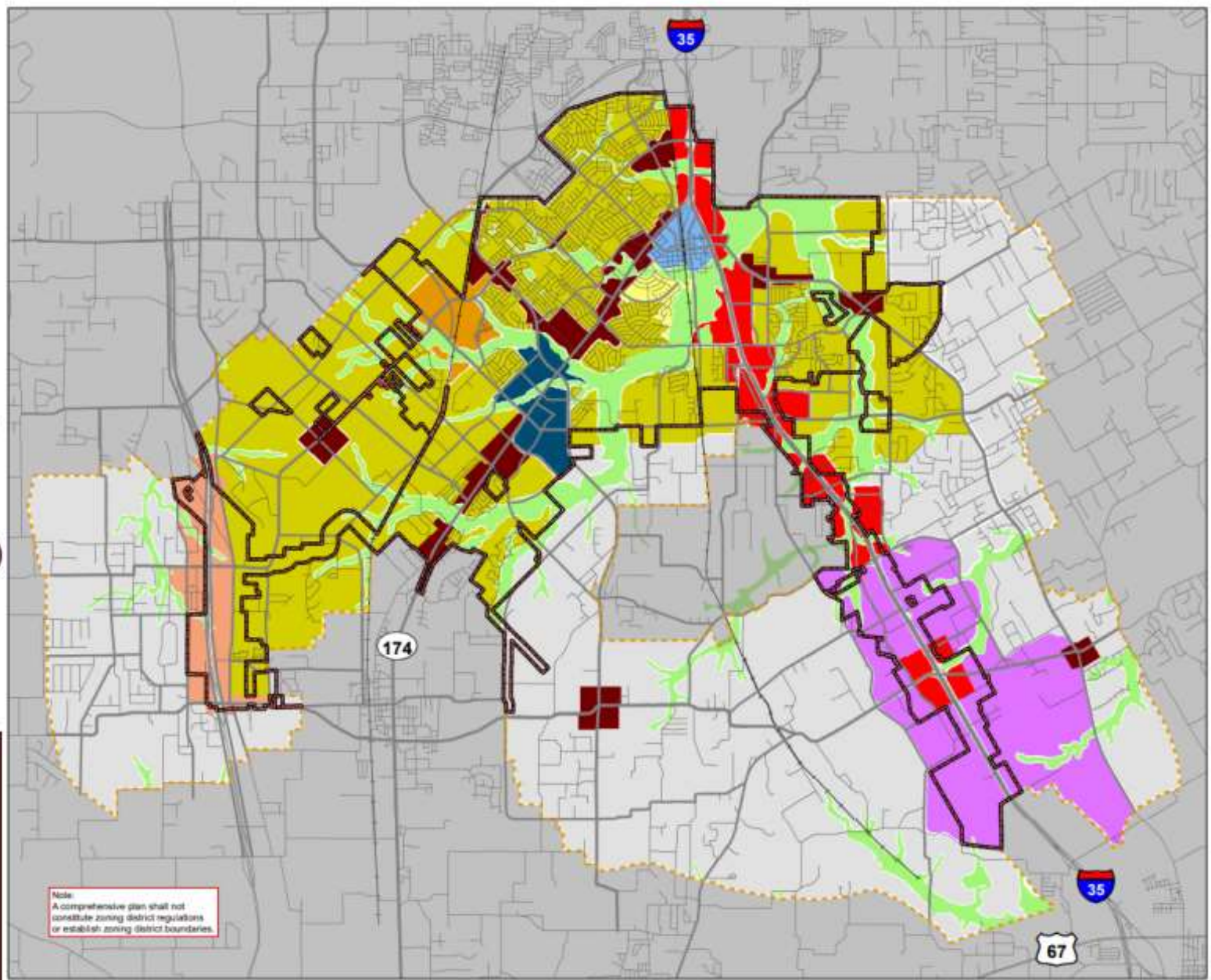
According to the Metrotex Association of Realtors traffic and suburban sprawl are straining our resources. To assist in offsetting this planners are proposing to in-fill urban centers with high density developments.

Current Comprehensive Plan - 2010

Item A.

Issues with current plan:

- Neighborhoods category (broad –does not define urban/suburban/rural)
- Transit Oriented District obsolete (rail project canceled)
- City can no longer involuntarily annex (remove ETJ /future development sections and establish voluntary annexation policy)
- Zoning codes do not reflect future land use development patterns



- 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
 - City Limit
 - ETJ
 - Railroad

Actions and Implementation:

Item A.

Zoning code update options:

1. Full update to include zoning map
2. Text amendment update only
3. Update development standards outside of the zoning code (landscaping, sign code, screening, etc.)

Comprehensive Plan update options:

1. Mid-point (minor) update or adenium (staff level – no fiscal impact)
2. Full update (fiscal impact potential to exceed \$500,000 for 3rd party consultant)

Additional considerations and Growth strategies:

- Reduce infrastructure requirements such as allowing narrower streets and reducing minimum parking counts
- Remove or reduce minimum house sizes which can arbitrarily inflate costs
- Reduce sprawl by growing from the core of city outward / consider cluster zoning if developing along city peripheries
- Updated standards related to ADUs and lot coverage
- Consider allowance of cottage courts and other middle housing stock in appropriate locations such as infill or older subdivisions
- Allow condominiums as part of mixed-use commercial development or redevelopment proposals

Back up slides

Market Value Per Acre Case Study

Item A.



The eleven old and blighted lots represent some of the most undesirable commercial property in the city arranged in the traditional development pattern along the incompatible, major arterial of Highway 210 have a combined tax base of \$1,136,500.

To compare, the new fast food property the one that is not only shiny and new but configured precisely as the city code desires the old and blighted properties to someday be have a total valuation of only \$803,200.

Market Value Per Acre Case Study

Item A.



Two years after these numbers were calculated, the value of the fast food spot had dropped by nearly \$200,000. The old and blighted block now outperforms the shiny and new by a staggering 78%. To add insult to injury, the fast food restaurant received a 26-year Tax Increment Financing subsidy. At this rate, there will be no value left by the time the city is ready to start collecting taxes. That kind of rapid drop-off in valuation is consistent with can be seen with this type of development in other cities.

Imagine how much more valuable this traditional block would be if the businesses were simply given some relief from the speed of the road-induced traffic and/or provided some connectivity to the adjacent neighborhood.

TAXING ENTITIES	AVERAGE HOME VALUES																
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
ALVARADO ISD	293,762	204,956	146,167	134,221	110,026	103,696	95,990	82,939	77,203	75,761	80,877	87,045	87,806	88,315	89,048	88,887	85,958
BURLESON ISD*	340,518	333,485	280,903	236,282	219,717	209,117	196,571	179,218	156,294	143,170	135,607	127,591	125,808	127,870	127,669	129,110	126,694
CLEBURNE ISD	217,192	220,562	183,796	164,629	136,723	132,659	110,433	105,072	95,489	93,140	90,583	91,597	92,437	94,107	93,896	94,635	91,661
CROWLEY ISD*	392,386	283,464	263,886	216,587	197,676	197,869	166,050	162,365	146,298	141,170	146,126	145,740	146,145	151,647	151,842	155,272	155,383
GODLEY ISD*	345,044	333,174	258,537	209,519	171,724	126,069	108,585	91,432	77,272	72,831	78,419	85,020	85,373	85,974	86,978	90,480	89,874
GRANBURY ISD*	458,723	467,167	240,565	230,903	222,185	219,964	199,631	200,071	192,258	188,545	187,493	194,398	192,025	196,687	193,380	118,674	111,983
GRANDVIEW ISD*	296,429	311,677	226,466	175,985	156,505	147,214	110,449	99,405	94,811	90,454	88,924	88,631	88,271	89,970	90,177	89,133	87,012
JOSHUA ISD	312,074	286,454	237,619	203,279	175,892	163,798	150,214	136,754	122,490	117,337	118,084	118,704	118,909	119,446	120,589	120,756	118,218
KEENE ISD	223,590	222,718	178,398	148,419	144,825	112,994	100,408	91,688	90,422	90,399	89,599	89,540	89,078	89,056	91,088	94,325	93,570
MANSFIELD ISD*	468,743	453,065	355,366	293,784	244,474	221,031	178,327	165,349	148,636	133,804	124,808	123,574	123,371	126,418	126,638	128,043	130,754
RIO VISTA ISD*	265,111	242,544	196,000	179,743	167,346	158,835	130,352	110,168	107,143	101,345	92,147	89,597	88,652	87,267	86,866	85,422	83,090
VENUS ISD	229,950	216,294	186,071	128,700	107,679	97,092	82,942	72,908	65,367	70,871	65,566	67,156	68,544	75,635	75,568	75,600	74,164
CITY OF ALVARADO	271,439	246,321	166,424	148,650	123,003	117,755	105,794	86,230	74,592	73,351	69,525	70,188	71,864	71,991	72,684	71,923	69,320
CITY OF BURLESON*	342,266	333,429	280,493	234,026	216,994	205,754	193,864	173,686	153,337	137,693	130,270	120,849	119,468	121,371	121,209	123,151	120,420
CITY OF CLEBURNE	228,690	220,231	186,680	166,304	137,853	134,119	111,039	105,739	95,203	92,636	89,490	89,437	90,459	92,010	91,797	91,264	88,590
CITY OF CROWLEY*	346,185	330,315	285,077	207,699	207,699	207,699	207,699	222,113	217,435	217,435	217,435	209,304	211,541	219,836	222,548	222,823	225,743
CITY OF GODLEY	349,868	346,544	253,890	199,352	158,844	118,855	101,200	86,936	80,475	77,463	77,054	77,988	77,923	77,252	77,927	78,195	76,861
CITY OF GRANDVIEW	252,982	252,278	181,203	145,535	139,171	138,392	103,795	93,585	89,928	85,174	80,708	79,448	79,610	79,911	78,823	77,143	75,578
CITY OF JOSHUA	313,340	289,463	245,812	211,295	186,526	177,911	164,053	155,252	138,153	133,335	124,982	123,688	124,017	124,674	124,773	126,399	123,898
CITY OF KEENE	229,189	225,244	179,533	153,307	144,790	118,956	105,063	98,522	94,313	94,179	93,238	93,241	93,467	93,286	94,789	92,718	92,271
CITY OF MANSFIELD*	515,288	507,075	404,209	339,783	293,301	270,358	212,533	192,506	164,522	126,699	114,537	111,127	111,312	117,336	114,560	117,230	113,624
CITY OF RIO VISTA	190,898	180,212	134,553	127,937	122,232	121,134	99,414	81,459	79,260	76,396	73,594	73,039	71,321	70,454	71,916	70,319	67,816
CITY OF VENUS*	294,804	291,838	257,652	196,059	169,334	158,850	130,760	126,611	111,439	100,391	83,517	83,040	85,218	98,476	97,479	96,686	96,879
JOHNSON COUNTY	301,742	286,263	231,408	195,009	170,091	158,240	141,564	128,930	115,117	109,449	106,377	105,662	105,474	107,056	107,204	107,624	105,346
LATERAL ROAD	301,742	286,263	231,408	195,009	170,091	158,240	141,564	128,930	115,117	109,449	106,377	105,662	105,474	107,056	107,204	107,624	105,346
JOHNSON CO EMERGENCY	281,932	263,662	209,401	176,759	152,733	139,095	125,340	114,518	103,449	102,410	102,298	105,182	105,100	106,583	107,149	107,433	105,718
HILL COLLEGE ALVARADO ISD	233,837	204,956	146,167	134,221	110,026	103,696	95,990	82,939	77,203	75,761	80,877	87,045	87,806	88,315	89,048	88,887	85,958
HILL COLLEGE CLEBURNE ISD	229,502	220,562	183,796	164,629	136,723	132,659	110,433	105,072	95,489	93,140	90,583	91,597	92,437	94,107	93,896	94,635	91,661
HILL COLLEGE GODLEY ISD	345,044	333,174	258,537	209,519	171,724	126,069	108,585	91,432	77,272	72,831	78,419	85,020	85,373	85,974	86,978	90,480	89,874
HILL COLLEGE GRANDVIEW ISD*	296,429	311,677	226,466	175,985	156,505	147,214	110,449	99,405	94,811	90,454	88,924	88,631	88,271	89,970	90,177	89,133	87,012
HILL COLLEGE JOSHUA ISD	312,074	286,454	237,619	203,279	175,892	163,798	150,214	136,754	122,490	117,337	118,084	118,704	118,909	119,446	120,589	120,756	118,218
HILL COLLEGE KEENE ISD	223,590	222,718	178,398	148,419	144,825	112,994	100,408	91,688	90,422	90,399	89,599	89,540	89,078	89,056	91,088	94,326	93,570
HILL COLLEGE RIO VISTA ISD*	265,111	242,544	196,000	179,743	167,346	158,835	130,352	110,168	107,143	101,345	92,147	89,597	88,652	87,267	86,866	85,422	83,090
HILL COLLEGE VENUS ISD	229,950	216,294	186,071	128,700	107,679	97,092	82,942	72,908	65,367	70,871	65,566	67,156	68,544	75,635	75,568	75,600	74,164

Growth strategy recommendations

Item A.

Prioritizing and coordinating economic development, housing, and CIP investments into infill and redevelopment in downtown and the adjacent neighborhoods is the fastest way to close a city's resource gap.

Minimize new growth on the periphery of the city that would add to the city's overall infrastructure and service cost burden (making the resource gap larger).
Prioritize development in existing infrastructure service zones first.

Additional Recommendation(s):

Item A.

Update zoning code to incorporate new zoning districts specific to the Chisholm Trail Parkway corridor and Interstate 35

- Chisholm Trail Corridor District: would include additional standards related to open space, density maximization (Cluster zoning options for residential) and commercial uses to maintain desired community character on western gateways and combat urban heat islands from rapid development from the north (Fort Worth) southbound down the parkway.
- Interstate 35W Corridor District: would have reduced parking standards to maximize property value and limit expansive areas of underutilized concrete ground cover. Establish increased landscape standards to mitigate urban heat island effects. Allow for mixed-use developments that incorporate multifamily, retail, and commercial on the same lot.

Draft and implement an ETJ voluntary annexation policy that establishes minimum standards for a subdivision or mixed-use development that will need to be met prior to City Council consideration of granting annexation requests.

The county requires minimum 1 acre lots in the ETJ. If a development requests to come into the city limits require:

- A rural lot standard of 1-2 acres with rural road sections; or
- Cluster development for higher density with a calculation for minimum open space and green belts required as a buffer between the City and ETJ based on average lot size requested for the overall development.