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

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

1. CALL TO ORDER

Invocation - Bob Massey, Secretary Burleson Christian Ministerial Alliance (BCMA)

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- A Proclamation recognizing "Constitution Week" in the City of Burleson (*Recipient: Betsy Ruffin*)

B. Presentations

C. Community Interest Items

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

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

3. CHANGES TO POSTED AGENDA

A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.

4. CITIZENS APPEARANCES

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

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

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

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

5. **CONSENT AGENDA**

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

- A. Consider and take possible action on the minutes from the September 8, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*
- B. Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing a contract for a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas. *(Staff Contact: Tony D. McIlwain, Development Services Director)*
- C. Consider and take possible action on a Cooperative Purchasing Agreement with Sames Auto Group through TIPS Cooperative (Contract # 240901) for the purchase of five replacement vehicles in the amount of \$414,686.89. *(Staff Contact: Tray Gee, Fleet Superintendent)*
- D. Consider and take possible action a resolution ratifying the appointments of chairpersons and vice-chairpersons of the City of Burleson Boards, Commissions, and Committees. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*
- E. Consider and take possible action on an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSCs reasonable ratemaking expenses. (Final Reading) *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*
- F. Consider and take possible action on a valet services agreement with Elite Valet Services in the amount of \$63,000. *(Staff Contact: Alex Philips, Director of Economic Development)*

6. **DEVELOPMENT APPLICATIONS**

- A. 1540 E Renfro Street (ZC26-009): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 1.793 acres of land from A, Agriculture district to C, Commercial district located at 1540 E Renfro Street. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended approval 7-0)

- B. Crunch Fitness located at 1551 Greenridge Drive (VAR26-013): *Consider and take possible action on a resolution for variances to Chapter 63; Sign Regulations, relating to the location of a monument that is taller and larger than allowed for Crunch Fitness located at 1551 Greenridge Drive. (Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director) (No Planning and Zoning Commission action was required for this item)*
- C. Hold a public hearing and consider and take possible action on an ordinance amending the text of the city's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by a vote of 7 to 0)*

7. GENERAL

- A. Consider and take possible action on a minute order appointing members to the City of Burleson boards, commissions, and committees for October 1, 2026 – September 30, 2029, terms and filling vacancies. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

8. REPORTS AND PRESENTATIONS

- A. Receive a report, hold a discussion, and provide staff feedback regarding the City's Capital Improvement Program. *(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)*
- B. Receive a report, hold a discussion, and provide staff direction regarding the 90th Texas Legislative session and the City's legislative program. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*

9. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS

10. RECESS INTO EXECUTIVE SESSION

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

- A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**
 - Deliberation regarding a deed between the City and Shannon Creek Apartments LLC and Shannon Creek Apartments II LLC for approximately 9.737 acres of land in Johnson County, Texas
 - Deliberation regarding possible parkland dedication on property near 454 E Renfro St in Johnson County, Texas
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
 - Deliberation regarding the purchase, exchange, lease, or value of real property in Johnson County for park purposes to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
 - Deliberation regarding the purchase, exchange, lease, or value of real property in Johnson County for sanitary sewer purposes to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties

- C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code**

-Project Street

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 10th of September 2026, by 6:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

BUDGET STATEMENT

*Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: *For a median-valued homestead property (\$301,997 for tax year 2025, \$297,979 for tax year 2026), the City's portion of the property tax bill in dollars for the current fiscal year (FY25-26) is \$2,180, the City's portion of the property tax bill for the upcoming fiscal year (FY26-27) for the same property if the proposed budget is adopted is estimated to be \$2,175, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY26-27) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,175. A copy of the proposed budget is accessible on the home page of the governmental body's Internet website (www.burlesontx.com).***

**The figures used in the statement are based on information received from the Johnson County Central Appraisal District and Tarrant Appraisal District.*

***The figures used in this statement are based on the budget ordinance approved by the city council on first reading on September 8, 2026.*

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.

City Council Regular Meeting

DEPARTMENT: City Secretary's Office
FROM: Monica Solko, Deputy City Secretary
MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on the minutes from the September 8, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The City Council duly and legally met on the September 8, 2026 regular council meeting.

RECOMMENDATION:

Council 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

**BURLESON CITY COUNCIL REGULAR MEETING
SEPTEMBER 8, 2026
DRAFT MINUTES**

ROLL CALL

COUNCIL PRESENT:

Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry H. Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present

Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Lisandra Leal, Assistant City Secretary
Allen Taylor, City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:31 p.m.**

Invocation led by Frank Pace, Minister of Wings of Hope

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- None.

B. Presentations

- **Presentation of a Certificate of Appreciation to the Athena Society of Burleson in honor of its support and lasting contributions to the Burleson community. (*Recipient: Patsy Dumas, Athena Society of Burleson Director*)**

C. Community Interest Items

- The Library is an important resource in our community and offers a variety of programming and services, including digital resources, audiobooks, and monthly

reading recommendations. Please stop by the Library and take advantage of the many resources and programs available.

- Keep Burleson Beautiful recognizes residents through its Best BTX Yard Award, highlighting different areas throughout the community. Visit the city's website to learn more and see the recognized yards.
- TxDOT Projects, several TxDOT projects will begin in October, including the installation of light poles. Work on Highway 174 is anticipated to begin in January. The construction will begin at Oak Drive and Wicker Hill. Residents should expect increased traffic and delays and are encouraged to plan ahead and find alternate routes.
- On the Rocks is a new Italian restaurant located on the Plaza. There is free valet parking.
- Join us for Be Healthy Burleson, Saturday, September 19, starting at 8 a.m.
- Join us for Trash Bash, Saturday, September 12, 8 a.m.- 12 noon, Warren Park.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**
 - None.
- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
 - None.

4. CITIZEN APPEARANCES

- Jameye Jones, PO Box 519, spoke regarding the Pioneer and Old Settler's event scheduled for October 7–10.
- Frank Pace, 10321 CR 1020, spoke regarding Alsbury construction and concerns with the road closure, detour distance, and traffic management.
- Cheryl Stanton, 705 Verde Drive, spoke regarding safety concerns on County Road 914 and requested consideration of solutions to address increased traffic and detour impacts
- Matt Cobb, 1323 Shelley Drive, spoke regarding the completion of the Church of Jesus Christ of Latter-day Saints Temple and the upcoming community open house scheduled for November 5–21. He invited community leaders and residents to tour the facility and learn more about the temple.

10. RECESS INTO EXECUTIVE SESSION - ADD

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

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

- Receive a report and hold a discussion regarding the purchase, exchange, lease, or value of real property in Johnson County for park purposes
- *Lott v. City of Burleson, Texas*, Original Petition and Application for Writ of Mandamus, in the District Court, ____ Judicial District, Johnson County, Texas
- Texas Municipal League Intergovernmental Risk Pool Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233
- Economic Development Agreement between Windmill Properties, LLC, and the City of Burleson, Texas

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

- Deliberation regarding the purchase, exchange, lease, or value of real property in Johnson County for park purposes to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

- Project Polka
- Project Paris

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 6:02 p.m.

Mayor Fletcher announced that the Council would reconvene into open session.
Time: 6:35 p.m.

5. CONSENT AGENDA

A. Minutes from the August 10, 2026 special council meeting and August 17, 2026 regular council meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

B. Ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the

attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses. (First Reading) (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- C. CSO#6249-09-2026, ordinance approving the 2026-2027 annual update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District. (Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- D. Cso#6250-09-2026, resolution authorizing street closures for an annual homecoming parade hosted by Burleson ISD on September 21, 2026. (Staff Contact: Joni Van Noy, Economic Development Coordinator)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- E. CSO#6251-09-2026, resolution authorizing street closures for an annual Fall Festival hosted by Open Door Church on October 23, 2026. (Staff Contact: Joni Van Noy, Economic Development Coordinator)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- F. CSO#6252-09-2026, Letter of No Objection (LONO) for an encroachment on easement with Energy Transfer Fuel, LP for the Stone Rd. / Village Creek Parkway Widening and Reconstruction Project (ST2309). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- G. CSO#6253-09-2026, contract with CommFit for the purchase and installation of fitness equipment for the Burleson Recreation Center (BRiCK), through the BuyBoard Purchasing Cooperative, in the amount of \$146,333.26. (Staff Contact: Eric Oscarson, Deputy City Manager)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- H. CSO#6254-09-2026, minute order authorizing the expenditure to Taylor, Olson, Adkins, Sralla, & Elam, LLP, for legal services in the amount of \$75,000. (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- I. CSO#6255-09-2026, professional services agreement with Terracon Consultants, Inc. for geotechnical material testing services on Burleson Legacy Park - Phase 1 in the amount \$120,815.00, with a project contingency of \$12,081.50, for a total amount of \$132,896.50 (Project PK2311). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- J. CSO#6256-09-2026, Amendment No. 3 to the professional services agreement (CSO#5051-03-2023) with TNP, Inc. for additional professional services associated with the Hulen Street Widening project in an amount not to exceed \$144,340.00, with a contingency amount of \$30,000.00, for a total authorization of \$174,340.00 and a revised total contract amount of \$2,360,020.00 (Project ST2306). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering).**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- K. CSO#6257-09-2026, ordinance amending the Comprehensive Plan 2020 Midpoint Update. (Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (Planning and Zoning Commission recommend approval by a vote of 8 to 0)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

- L. CSO#6258-09-2026, resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Police Headquarters Expansion Project. (FA2301) (Staff Contact: Eric Oscarson, Deputy City Manager)**

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

6. BUDGET AND TAX RATE

Amanda Campos, City Secretary, announced that all items under 6 Budget and Tax Rate will be presented as one presentation. Items 6A-6E will have public hearings and Items 6F-6O will have action that will be voted on separately.

- A. Public hearing on the Fiscal Year 2026-2027 proposed annual budget. This budget will raise more total property taxes than last year's budget by an amount of \$991,712, which is a 2.12 percent increase, and of that amount \$543,173 is tax revenue to be raised from new property added to the tax roll this year. (Staff Contact: Kevin Hennessey, Director of Finance)**

Kevin Hennessey, Director of Finance, presented items 6A-6M as one presentation. Mr. Hennessey provided an overview of the proposed annual budget, property tax rate options, proposed City fees, the City Manager's proposed budget, including the five-year forecast, fund impacts, and budget modifications. Council discussion focused on the need to increase public safety staffing as the community continues to grow. It was noted that if staffing does not keep pace with growth, service levels could decline. Council discussed the addition of two public safety positions and the need to increase the tax rate from 0.7218 to 0.7298 to support the positions.

Mayor Fletcher opened the public hearing. **Time: 7:11 p.m.**

Mr. Phillips Sanders spoke in opposition to increased fees, taxes, and spending, including the proposed stormwater fee, and requested greater transparency regarding

revenues, expenditures, and remaining funds. He encouraged the city to manage expenses, pay down debt, limit borrowing, and reduce taxes.

Diane Shelton, 205 SE Newton, Drive, spoke in opposition to the proposed stormwater and water fees.

Kevin Fisk, LKQ Corporation, spoke in opposition to the proposed stormwater fee, stating the property was designed with drainage features and stormwater management measures and does not utilize the City's stormwater system. He requested that the fee be adjusted accordingly.

Bill Janunsh, 116 NE Clinton Street, spoke in support of the proposed stormwater fees.

Mayor Fletcher closed the public hearing. **Time: 7:35 p.m.**

Amanda Campos, City Secretary, announced "the City Council will not adopt the proposed tax rate tonight following the public hearing. The final reading of the ordinance adopting the tax rate will be at a City Council meeting on Monday, September 14, 2026, at 5:30 p.m. at Burleson City Hall, 141 W. Renfro Street, Burleson, Texas 76028".

- B. Public hearing on the proposed ad valorem tax rate for Tax Year 2026. The proposed tax rate is \$0.7298 per \$100 valuation. The proposed tax rate does not exceed the no-new-revenue tax rate. (Staff Contact: Kevin Hennessey, Director of Finance)**

Mayor Fletcher opened the public hearing. **Time: 7:11 p.m.**

There were no speakers.

Mayor Fletcher closed the public hearing. **Time: 7:35 p.m.**

- C. Public hearing on the City of Burleson's schedule of fees, including the reauthorization of building permit fees. (Staff Contact: Kevin Hennessey, Director of Finance)**

Mayor Fletcher opened the public hearing. **Time: 7:11 p.m.**

There were no speakers.

Mayor Fletcher closed the public hearing. **Time: 7:35 p.m.**

- D. Public hearing on an ordinance amending the Code of Ordinances by amending Chapter 82 "Utilities" to add Article VII "Municipal Drainage Utility System" Division 1 "Creation and Administration" to establish a Municipal Drainage**

Utility System; and providing for a drainage service, billing, exemptions, drainage charges, and appeals. (Staff Contact: Kevin Hennessey, Director of Finance)

Mayor Fletcher opened the public hearing. **Time: 7:11 p.m.**

There were no speakers.

Mayor Fletcher closed the public hearing. **Time: 7:35 p.m.**

- E. Public hearing on an ordinance amending the Code of Ordinances by amending Article VII "Municipal Drainage Utility System" of Chapter 82 "Utilities" to add Division 2, "Municipal Drainage Utility Schedule of Drainage Charges" establishing a municipal drainage utility system fee; and providing a schedule of drainage charges. (Staff Contact: Kevin Hennessey, Director of Finance)**

Mayor Fletcher opened the public hearing. **Time: 7:11 p.m.**

There were no speakers.

Mayor Fletcher closed the public hearing. **Time: 7:35 p.m.**

- F. Ordinance amending the Code of Ordinances by amending Chapter 82 "Utilities" to add Article VII "Municipal Drainage Utility System" Division 1 "Creation and Administration" to establish a Municipal Drainage Utility System; and providing for a drainage service, billing, exemptions, drainage charges, and appeals. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)**

Amanda Campos, City Secretary, called forward speakers for the item.

Philips Sanders requested that Council vote against the ordinance, to reduce city spending and allow citizens to vote on the proposed changes.

Motion made by Larry Scott and seconded by Dan McClendon to approve.

Motion passed 7-0.

- G. Ordinance amending the Code of Ordinances by amending Article VII "Municipal Drainage Utility System" of Chapter 82 "Utilities" to add Division 2, "Municipal Drainage Utility Schedule of Drainage Charges" establishing a municipal drainage utility system fee; and providing a schedule of drainage charges. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)**

Amanda Campos, City Secretary, called forward speakers for the item.

Phillips Sanders spoke in opposition to city fees and spending and requested financial relief for residents.

Council discussed detention ponds, possible credit for prevention, and volume of stormwater.

Motion made by Larry Scott and seconded by Adam Russell to approve with a maximum ERU cap of 260 per account.

Motion failed 3-4, with Victoria Johnson, Phil Anderson, Alexa Boedeker, and Dan McClendon voting against.

Motion made to Dan McClendon seconded by Alexa Boedeker to approve.

Motion passed 6-1, with Adam Russell voting against.

- H. Ordinance adopting the budget for Fiscal Year 2026-2027 beginning October 1, 2026, and terminating September 30, 2027, and making appropriations for each fund; repealing conflicting ordinances; providing a severability clause and an effective date; and finding that the meeting at which this ordinance is passed is open to the public. This budget will raise more total property taxes than last year's budget by an amount of \$991,712, which is a 2.12 percent increase, and of that amount \$543,173 is tax revenue to be raised from new property added to the tax roll this year. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)**

Amanda Campos, City Secretary, called forward speakers for the item.

There were no speakers.

Motion made by Victoria Johnson and seconded by Phil Anderson to approve an ordinance adopting the budget for FY 2026-2027 beginning October 1 and terminating September 30, 2027.

A record vote was taken with the following results:

For: Chris Fletcher, Mayor
Victoria Johnson, Place 1
Phil Anderson, Place 2
Alexa Boedeker, Place 3
Larry Scott, Place 4
Dan McClendon, Place 5
Adam Russell, Place 6

Against: None.

Abstain: None.

Absent: None.

Motion passed 7-0.

- I. Ordinance levying the ad valorem property tax of the City of Burleson for Tax Year 2026 on all taxable property within the corporate limits of the city on January 1, 2026, and adopting a tax rate of \$0.7298 per \$100 of valuation for Tax Year 2026; providing for revenues for payment of current municipal maintenance and operation expenses and payment of interest and principal on outstanding City of Burleson debt; providing for enforcement of collections; repealing conflicting ordinances; providing a severability clause and an effective date; and finding that the meeting at which this ordinance is passed is open to the public. The proposed tax rate does not exceed the no-new-revenue tax rate. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)**

Motion made by Victoria Johnson and seconded by Dan McClendon that the property tax rate be a tax rate of 0.7298 dollars per one hundred dollars valuation, and of that rate, 0.5013 dollars per one hundred dollars valuation is to fund maintenance and operations and 0.2285 dollars per one hundred dollars valuation is to fund the City's debt service.

A record vote was taken with the following results:

For: Chris Fletcher, Mayor
Victoria Johnson, Place 1
Phil Anderson, Place 2
Alexa Boedeker, Place 3
Larry Scott, Place 4
Dan McClendon, Place 5
Adam Russell, Place 6

Against: None.

Abstain: None.

Absent: None.

Motion passed 7-0.

- J. Ordinance providing a Fiscal Year 2026-2027 schedule of fees for various City of Burleson services. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)**

Motion made by Dan McClendon and seconded by Adam Russell to approve the fee ordinance for FY 2026-2027.

Motion passed 7-0.

K. Ordinance providing Fiscal Year 2026-2027 rates for water and wastewater service. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve.

Motion passed 7-0.

L. Ordinance providing Fiscal Year 2026-2027 rates for collection and disposal of residential and non-residential solid waste, recyclables, and trash. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

M. Ordinance adopting the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2027 to 2030-2031. (First Reading) (Staff Contact: Kevin Hennessey, Director of Finance)

Motion made by Dan McClendon and seconded by Victoria Johnson to approve.

Motion passed 7-0.

N. CSO#6259-09-2026, minute order ratifying the Burleson 4A Economic Development Corporation Board's action to adopt an annual budget for Fiscal Year 2026-2027. (Staff Contact: Kevin Hennessey, Director of Finance)

Kevin Hennessey, Finance Director, gave an overview of the 4A annual budget for FY 2026-2027 to the city council.

Motion made by Adam Russell and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

O. CSO#6260-09-2026, minute order ratifying the Burleson Community Service Development Corporation Board's action to adopt an annual budget for Fiscal Year 2026-2027. (Staff Contact: Kevin Hennessey, Director of Finance)

Kevin Hennessey, Finance Director, gave an overview of the 4B annual budget for FY 2026-2027 to the city council.

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve.

Motion passed 7-0.

7. DEVELOPMENT APPLICATIONS

- A. CSO#6261-09-2026, ordinance change request on approximately 2.315 acres of land from PD, Planned Development to SP, Site Plan District, with an underlying zoning district of GR, General Retail with the additional use of Auto Laundry/Car Wash generally located at 449 E Renfro St/217 Village Creek Pkwy (ZC26-004). (First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 4-1)**

Tony McIlwain, Development Services Director, presented a request to rezone approximately 2.315 acres. Staff determined the requested SP zoning district is appropriate for the location and consistent with the Comprehensive Plan.

Ben Williams, applicant, presented the proposed QuikTrip development and provided renderings of the proposed car wash.

Council discussed the building elevations and the convenience of offering fuel and car wash services at the same location. Council complimented the overall design of the proposed development.

Mayor Fletcher opened the public hearing. **Time: 8:05 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 8:05 p.m.**

Motion made by Dan McClendon and seconded by Alexa Boedeker to approve.

Motion passed 5-2, with Victoria Johnson and Adam Russell voting against.

8. GENERAL

- A. CSO#6262-09-2026, resolution regarding the Central Appraisal District of Johnson County's Building Acquisition Proposal to purchase a building for use as its office. (Staff Contact: Harlan Jefferson, Deputy City Manager)**

Tommy Ludwig, City Manager, announced that the item was withdrawn.

Adam Russell spoke on the item and urged City Council to take a formal vote to clearly indicate each member's position rather than taking no action, which could be perceived as support for the item.

Motion made by Alexa Boedeker and seconded by Victoria Johnson to deny.

Motion to deny passed 7-0.

B. CSO#6263-09-2026, resolution casting the City of Burleson's vote in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees 2026 Election. (Staff Contact: Janalea Hembree, Director of Strategy and Innovation)

Janalea Hembree, Director of Strategy and Innovation, presented the ballot for Places 1-4 on the TML Intergovernmental Risk Pool Board of Trustee 2026 election.

Motion made by Larry Scott and seconded by Adam Russell to nominate J.W. "Buzz" Fullen for Place 1, Emily Crawford for Place 2, Jim Holgersson for Place 3, and Austin Bleess for Place 4.

Motion passed 7-0.

C. CSO#6264-09-2026, resolution authorizing a joint agreement for administration of community development block grant with Tarrant County. (Staff Contact: Janalea Hembree, Director of Strategy and Innovation)

Janalea Hembree, Director of Strategy and Innovation, presented an overview of the Community Development Block Grant (CDBG) Entitlement Program, including the background, metropolitan city designation, funding options, and the proposed joint agreement with Tarrant County. Staff recommended Option 2, accepting CDBG Entitlement status and continuing participation with Tarrant County through a three-year Joint Agreement for FY 2027–2029. Under the agreement, approximately \$355,000 annually would be available with an 80/20 split, and Tarrant County would administer the program in accordance with applicable HUD requirements. The agreement would remain in effect until all funds are expended and activities are completed, with neither party permitted to terminate or withdraw during the three-year program period.

Options:

Option 1 – Independent Metropolitan City

Accept CDBG Entitlement status and administer the program independently.

Option 2 – Metropolitan City + Tarrant County Joint Agreement

Accept CDBG Entitlement status and continue participation with Tarrant County through a Joint Agreement.

Option 3 – Continue as Participating UGLG (current participation)

Defer CDBG Entitlement status and remain a participating unit of general local government (UGLG) within Tarrant County Consortium.

Option 4 – State CDBG Program

Defer CDBG Entitlement status, leave the Urban County program, and seek funding through the State CDBG Program as a non-entitlement community.

Council discussed whether the CDBG application would apply only to a specific area or to the entire City. Janalea Hembree clarified that the program would apply throughout the City of Burleson. City Manager Tommy Ludwig stated that, as this would be the City's first year as an entitlement community, staff would develop a list of eligible needs and make recommendations based on program qualifications rather than designating a specific area. Tony McIlwain, Development Services Director, stated that staff were reviewing the number of HUD-assisted homes within Burleson.

Motion made by Adam Russell and seconded by Victoria Johnson to approve option 2.

Motion passed 7-0.

9. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

10. RECESS INTO EXECUTIVE SESSION

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

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

- Receive a report and hold a discussion regarding the purchase, exchange, lease, or value of real property in Johnson County for park purposes
- *Lott v. City of Burleson, Texas*, Original Petition and Application for Writ of Mandamus, in the District Court, ____ Judicial District, Johnson County, Texas
- Texas Municipal League Intergovernmental Risk Pool Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233
- Economic Development Agreement between Windmill Properties, LLC, and the City of Burleson, Texas

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

- Deliberation regarding the purchase, exchange, lease, or value of real property in Johnson County for park purposes to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the

City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

- Project Polka
- Project Paris

Mayor Fletcher announced that the Council would convene into Executive Session.

Time: 8:34 p.m.

Mayor Fletcher announced that the Council would reconvene into open session.

Time: 9:16 p.m.

11. ADJOURNMENT

Motion made by Adam Russell and seconded by Dan McClendon to adjourn.

Motion passed 7-0.

Mayor Chris Fletcher adjourned the meeting.

Time: 9:16 p.m.

Monica Solko
Deputy City Secretary

City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park. This tract of land abuts public right-of way, which is favorable for real property development. The Burleson 4A Economic Development Corporation approved a resolution authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action; the zoning change was approved by the City Council on August 17, 2026. This action represents the last step in the land swap process.

On June 15, 2026, City Council approved an annexation application submitted by Justin Bond (with RA Development) on behalf of David Shanks (MCPC 18, LLC) for approximately 32.252 acres of land, including the subject 4.267 acre tract.

The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road frontage access for development along Lakewood Drive. The City would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019.

RECOMMENDATION:

Staff recommends approval of the minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing the land exchange.

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

June 7, 2021: City Council approved minute orders ratifying the 4A Economic Development Corporation Board's actions approving two unimproved property contracts with Hooper & Company, Inc. and Rayford Shelton and Mary Graves in amounts not to exceed \$4.2 million dollars and \$300,000 dollars respectively, for the purchase of approximately 106 acres in Johnson County, Texas.

October 4, 2022: City Council approved the annexation and PD, Planned Development zoning for Hopper Business Park.

June 15, 2026: The Burleson 4A Economic Development Corporation approved a resolution authorizing submittal of a zoning application involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park in association MCP18 LLC.

June 15, 2026: City Council approved a minute order ratifying the Burleson 4A Economic Development Corporation Board's action authorizing submittal of the zoning application.

August 17, 2026: City Council approved MF, Multifamily zoning for the subject 4.106 acres of land and an adjacent tract of privately owned property.

September 21, 2026: The Burleson 4A Economic Development Corporation approved a resolution authorizing the land exchange.

REFERENCE:

Insert CSO# 6153-06-2026

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

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

tmcilwain@burlesontx.com
817-426-9684



4A EDC/ MCP18 LLC Land Exchange

PRESENTED TO THE BURLESON CITY COUNCIL – SEPTEMBER 21, 2026

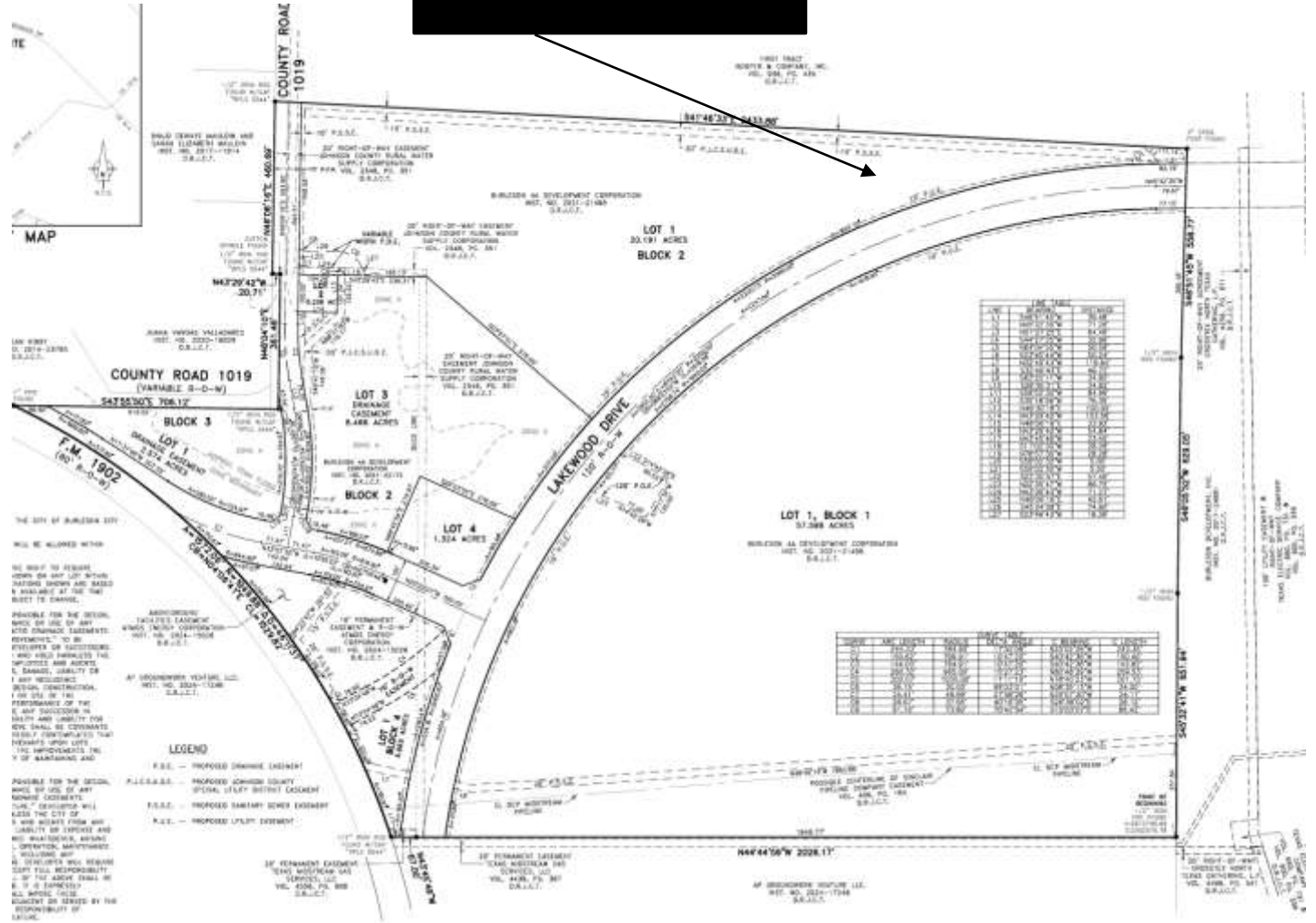
TONY D. MCILWAIN, AICP, CFM, DEVELOPMENT SERVICES DIRECTOR

4A EDC/ MCP18 LLC Land Exchange

- RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park.
- The Burleson 4A Economic Development Corporation approved a resolution authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action. City Council approved the zoning change on August 17th. This action represents the last step in the process.
- The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road frontage access for development along Lakewood Drive. The City would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019.

Lot 1, Block 2
Hooper
Business
Park plat

Subject Portion of Tract



4A EDC Tract



EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 3
PROPOSED ZONING - "MF-2"

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229 and the Martha A. Huff Survey, Abstract No. 353, City of Burleson, Johnson County, Texas, being part of Lot 1, Block 2 of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT) and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the East corner of said Hooper Business Park, the North corner of a called 62.131 acre tract described in a deed to Burleson Development, Inc., recorded in Instrument No. 2017-24891 (DRJCT), and being the the Southwest line of a called 127.399 acre tract described in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 (DRJCT);

THENCE South 46 deg. 51 min. 45 sec. West departing said southwest line, continue along the Southeast line of said Hooper Business Park and the Northwest line of said 62.131 acre tract, a distance of 39.48 feet to the most easterly Southeast corner of Lot 1, Block 2, and the North right-of-way line of Lakewood Drive of said Hooper Business Park;

THENCE North 45 deg. 32 min. 35 sec. West departing said Southeast and Northwest lines continue along the Southwest line of said Lot 1 and said North right-of-way line, a distance of 82.19 feet to a Point of Curvature of a tangent circular curve to the left, having a radius of 2,060.00 feet, a central angle of 28 deg. 32 min. 13 sec., and being subtended by a chord which bears North 59 deg. 48 min. 41 sec. West - 1,015.44 feet;

THENCE in a northwesterly direction along said Southwest line, North right-of-way line, and curve to the left, an arc distance of 1,026.01 feet;

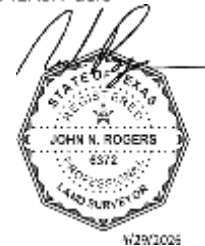
THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve and departing said Southwest line and North right-of-way line, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point in the Northeast line of said Hooper Business Park and the Southwest line of said 127.399 acre tract;

THENCE South 41 deg. 46 min. 33 sec. East along said Northeast and Southwest lines, a distance of 1,125.59 feet to the **POINT OF BEGINNING**, containing 178,844 square feet or 4.106 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2040.03	1326.01	28°50'13"	E89°48'41"W	1075.544

LINE TABLE

LINE #	BEARING	DISTANCE
L14	S46°51'45"W	39.48'
L15	N45°32'35"W	82.19'
L16	N15°51'29"E	147.52'
L17	N48°13'27"E	234.67'

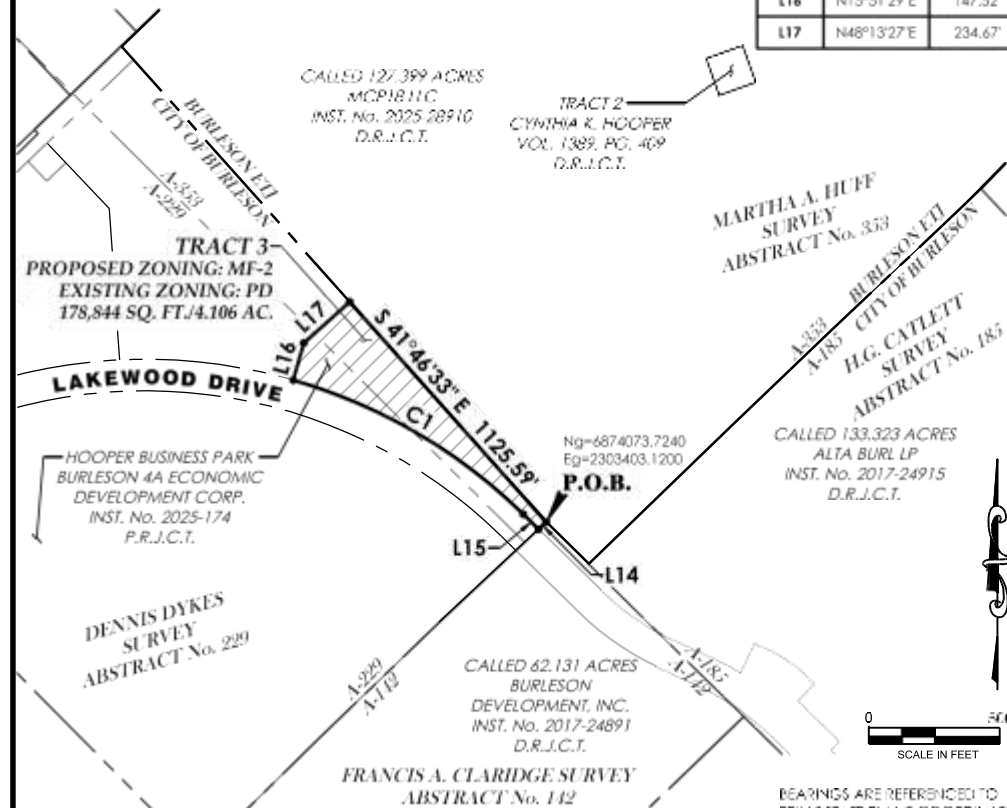
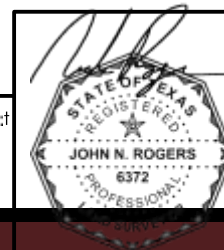


EXHIBIT "A" MAP SHOWING
PROPOSED ZONING MF-2 EXHIBIT,
SITUATED IN A PORTION OF THE
DENNIS DYKES SURVEY, ABSTRACT NO. 229 &
MARTHA A. HUFF SURVEY, ABSTRACT NO. 353
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE
NAD83(2011), U.S. SURVEY FEET, AS
DERIVED FROM GPS/OPUS
OBSERVATIONS.



Job No.:	10745	Scale:	1"=500'	Sheet:	1 of 1
Drafted:	T.A.D.	Checked:	J.N.R.		
Surveyed on the Ground:	08/29/2025				
Drawn/Plotted:	JUSTIN JONES				
Revised:		Revised:			
Date: As noted	9/29/2025				



\\branson-estates\lakeswood\COGO\ZONING\10745 MF ZONING.dwg

MCP18 LLC Tract

LEGAL DESCRIPTION FOR MCP18 LLC SWAP LAND



All that certain lot, tract, or parcel of land, situated in a portion of the J. G. Reavis Survey, Abstract No. 726, and the Martha A. Huff Survey, Abstract No. 353, Johnson County, Texas, being part of that certain called 127.399 acre tract described as Tract 1 in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" rebar capped found stamped "RPLS 5544" for the West corner of said 127.399 acre tract, the North corner of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT), being in the Southeast line of a called 5.00 acre tract as described in a deed to Donald Dewey Mauldin & Sarah Elizabeth Mauldin recorded in Instrument No. 2017-11914 (DRJCT), and being in the North right-of-way line of County Road 1019 (variable width right-of-way);

THENCE North 46 deg. 02 min. 41 sec. East along said Southeast line and North right-of-way line, at 80.23 feet pass a 1/2" rebar found for the Southeast corner said 5.00 acre tract and the Southwest corner of a called 12.0 acre tract as described in a deed to Jeffrey Alan Grove and Lora Jean Grove recorded in Volume 1705, Page 500 (DRJCT), continue along said North right-of-way line and the Southeast line of said 12.0 acre tract a total distance of 141.85 feet, from which a 5/8" rebar found for the most westerly Northwest corner of said 127.399 acre tract bears North 46 deg. 02 min. 41 sec. East - 1,279.92 feet;

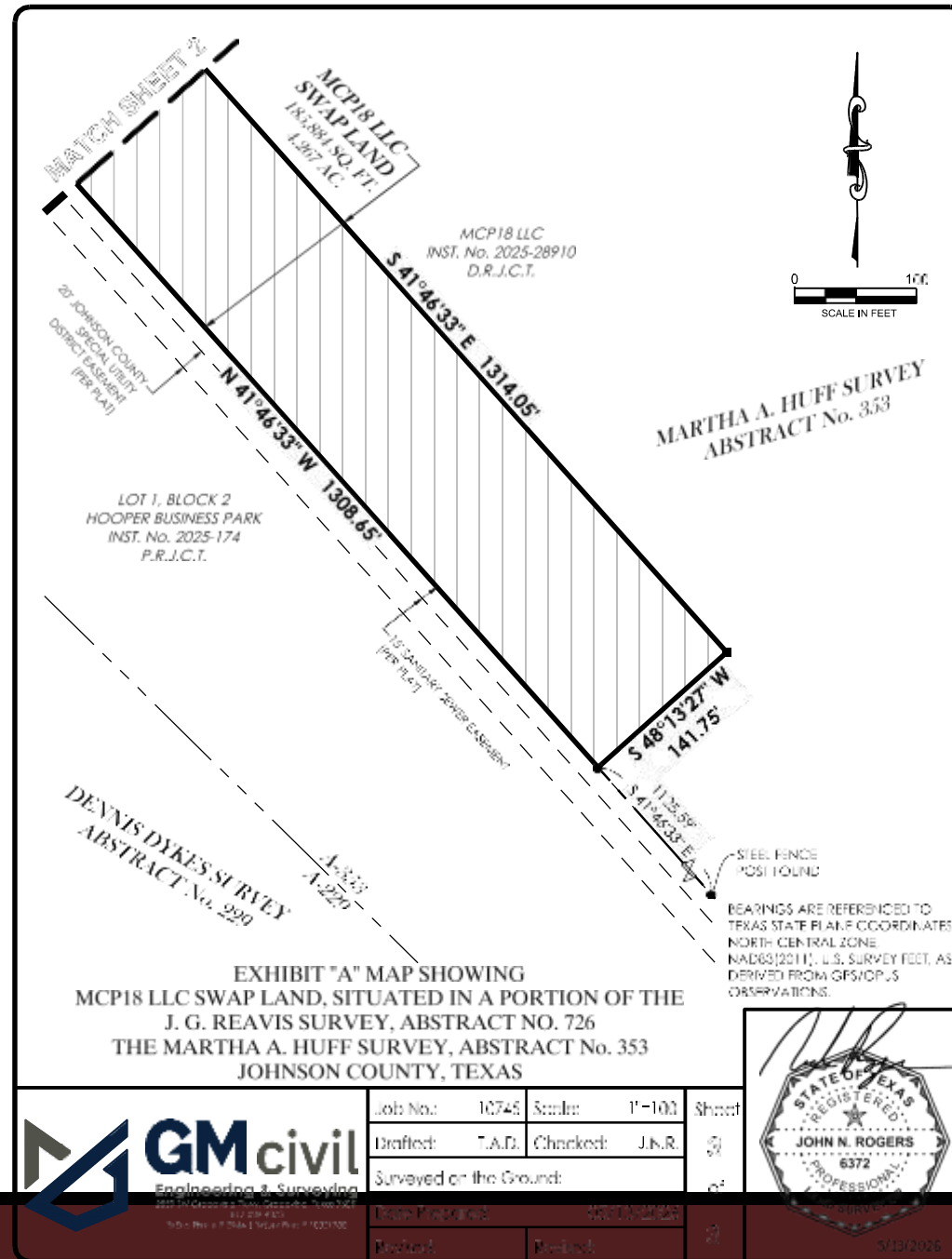
THENCE South 41 deg. 46 min. 33 sec. East departing said Southeast line and North right-of-way line, a distance of 1,314.05 feet;

THENCE South 48 deg. 13 min. 27 sec. West, a distance of 141.75 feet to the Southwest line of said 127.399 acre tract and the Northeast line of said Hooper Business Park, from which a steel post found for a corner in the Southwest line of said 127.399 acre tract and the East corner of said Hooper Business Park bears South 41 deg. 46 min. 33 sec. East - 1,125.59 feet;

THENCE North 41 deg. 46 min. 33 sec. West along said Northeast and Southwest lines, a distance of 1,308.65 feet to the **POINT OF BEGINNING**, containing 185,884 square feet or 4.267 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.





Job No.:	10745	Scale:	1"=100'	Sheet	5
Drafted:	T.A.D.	Checked:	J.N.R.		
Surveyed on the Ground:					
Drawn/Plotted:	J.N.R.				
Revised:		Revised:			



\\branson-estates\laserwood\CGO\YAD\10745 MCP18 SWAP EXHIBIT.dwg

Recommendation

- Staff recommends approval of a minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing the land exchange.

Questions / Comments

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

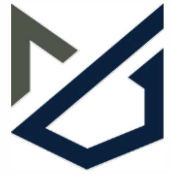


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LEGAL DESCRIPTION FOR
TRACT 3

PROPOSED ZONING – "MF-2"

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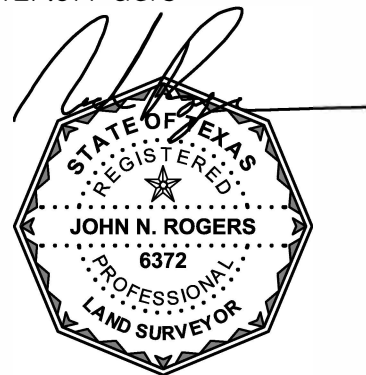
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Exhibit map attached and made a part hereof.



4/29/2026

CURVE TABLE

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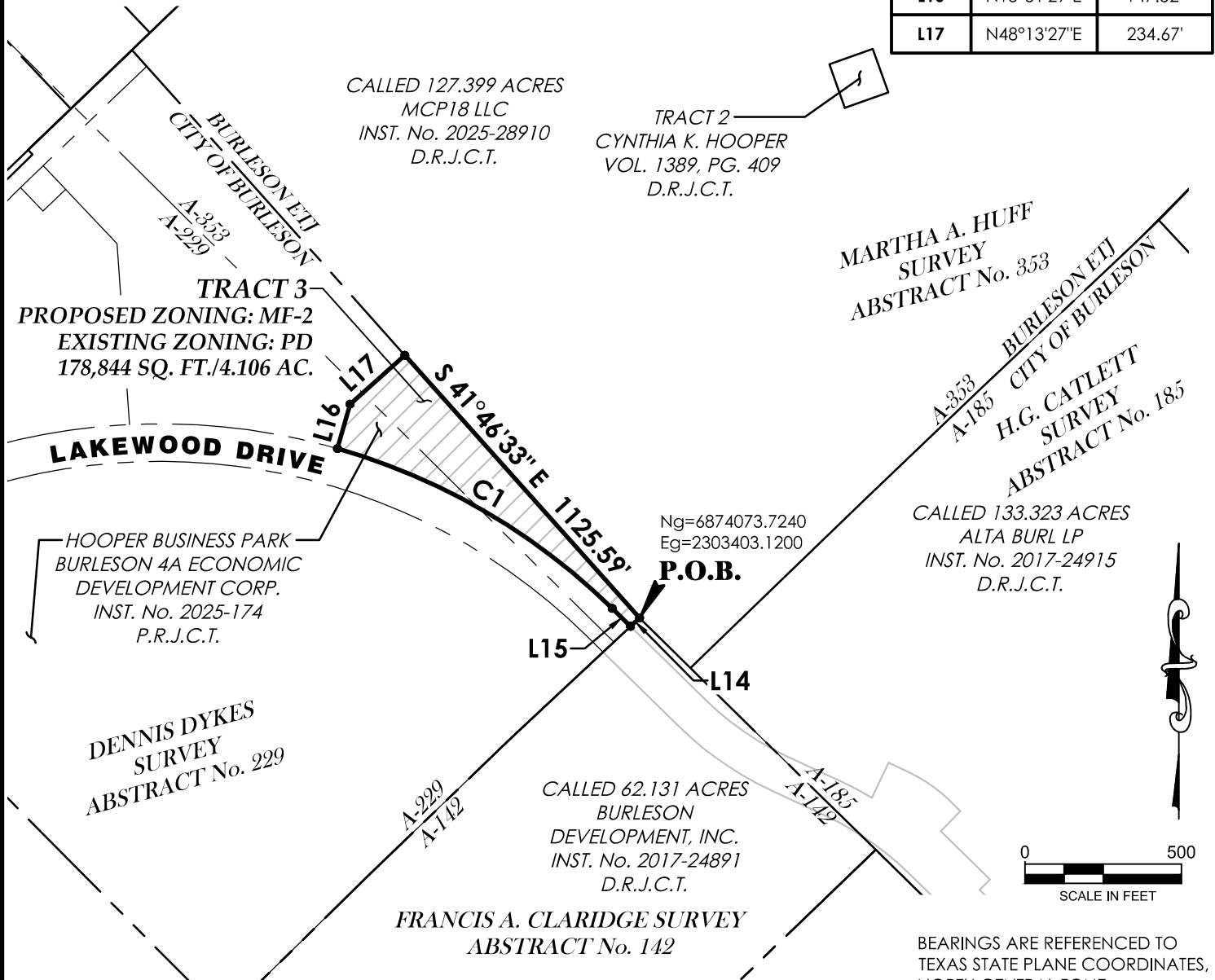
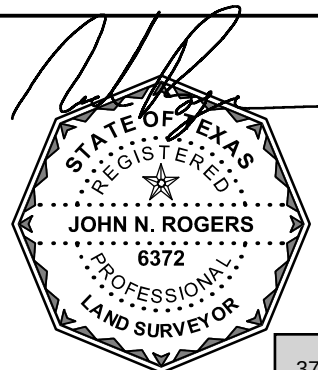


EXHIBIT "A" MAP SHOWING PROPOSED ZONING MF-2 EXHIBIT, SITUATED IN A PORTION OF THE

DENNIS DYKES SURVEY, ABSTRACT NO. 229 &
MARTHA A. HUFF SURVEY, ABSTRACT NO. 353
CITY OF BURLESON, JOHNSON COUNTY, TEXAS



Job No.:	10745	Scale:	1"=500'	Sheet
Drafted:	T.A.D.	Checked:	J.N.R.	8
Surveyed on the Ground:	08/29/2025			of
Date Prepared:	02/13/2026			8
Revised:	.	Revised:	.	



Date Signed: 4/29/20



LEGAL DESCRIPTION FOR
MCP18 LLC SWAP LAND

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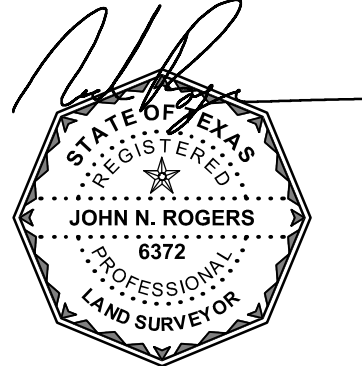
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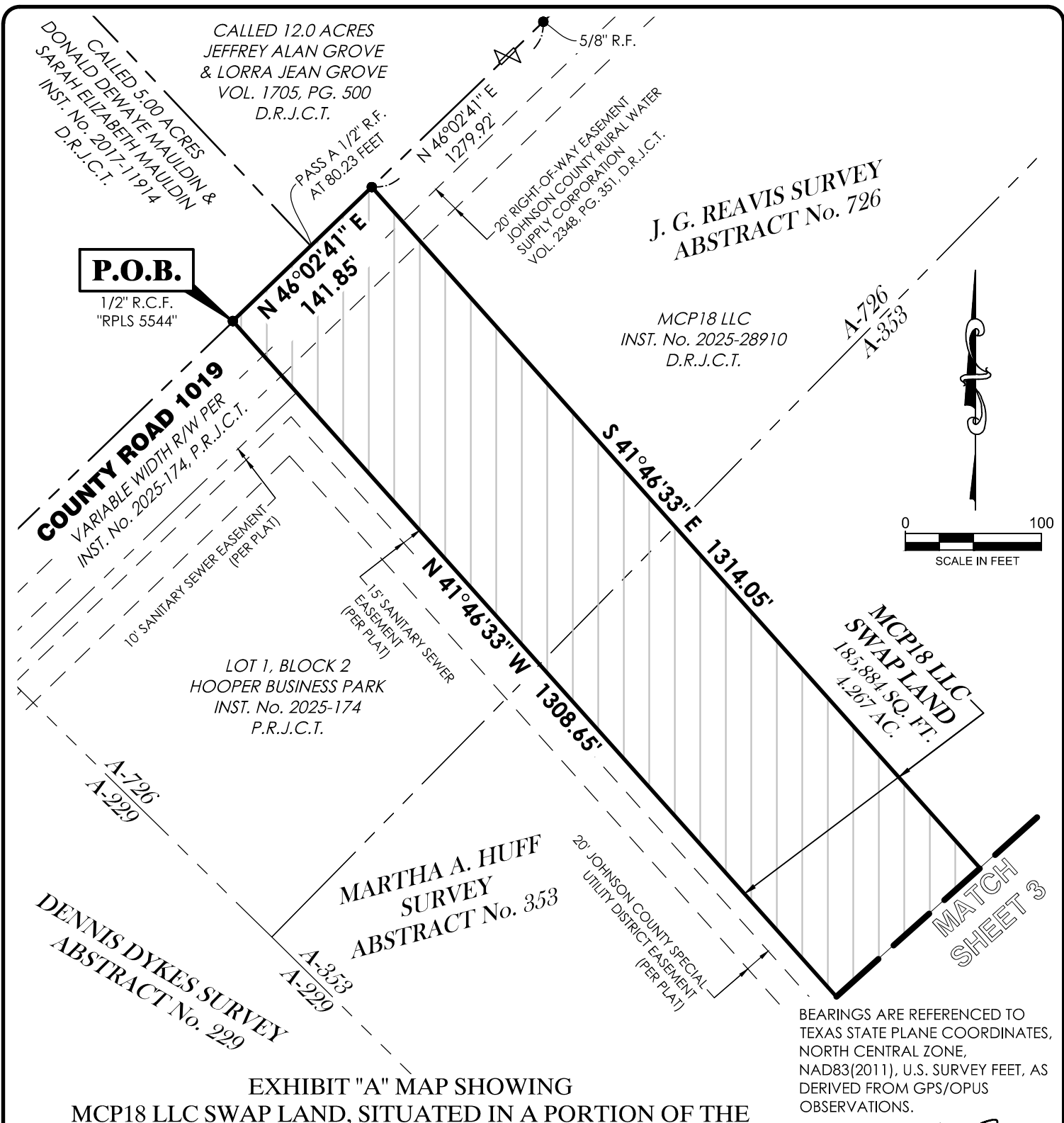
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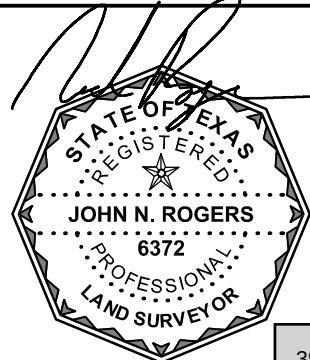


**EXHIBIT "A" MAP SHOWING
MCP18 LLC SWAP LAND, SITUATED IN A PORTION OF THE
J. G. REAVIS SURVEY, ABSTRACT NO. 726
THE MARTHA A. HUFF SURVEY, ABSTRACT No. 353
JOHNSON COUNTY, TEXAS**

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83(2011), U.S. SURVEY FEET, AS DERIVED FROM GPS/OPUS OBSERVATIONS.



Job No.:	10745	Scale:	1"=100'	Sheet 2 of 3
Drafted:	T.A.D.	Checked:	J.N.R.	
Surveyed on the Ground:				
Date Prepared:		05/13/2026		
Revised:	.	Revised:	.	



MATCH SHEET 2

MCP18 LLC
SWAP LAND
185,884 SQ. FT.
4.267 AC.

MCP18 LLC
INST. No. 2025-28910
D.R.J.C.T.

20' JOHNSON COUNTY
SPECIAL UTILITY
DISTRICT EASEMENT
(PER PLAT)

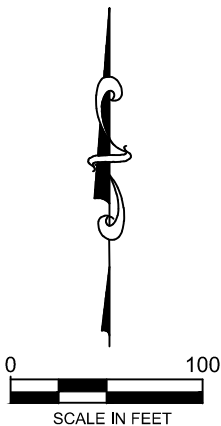
LOT 1, BLOCK 2
HOOPER BUSINESS PARK
INST. No. 2025-174
P.R.J.C.T.

15' SANITARY SEWER EASEMENT
(PER PLAT)

DENNIS DYKES SURVEY
ABSTRACT No. 229

A-353
A-229

MARTHA A. HUFF SURVEY
ABSTRACT No. 353



STEEL FENCE POST FOUND

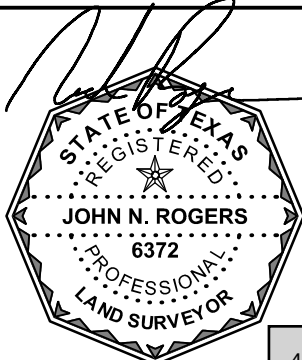
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MCP18 LLC SWAP LAND, SITUATED IN A PORTION OF THE
J. G. REAVIS SURVEY, ABSTRACT NO. 726
THE MARTHA A. HUFF SURVEY, ABSTRACT No. 353
JOHNSON COUNTY, TEXAS



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

Job No.:	10745	Scale:	1"=100'	Sheet 3 of 3
Drafted:	T.A.D.	Checked:	J.N.R.	
Surveyed on the Ground:				
Date Prepared: 05/13/2026				
Revised:	.	Revised:	.	



5/13/20

RESOLUTION 4A

A RESOLUTION OF THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING A CONTRACT FOR A LAND EXCHANGE INVOLVING APPROXIMATELY 4.106 ACRES OF LAND, BEING PART OF LOT 1, BLOCK 2, HOOPER BUSINESS PARK, AND A 4.267 ACRE TRACT OF LAND ADDRESSED AS 9028 CR 1019, BURLESON, JOHNSON COUNTY; AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL NECESSARY DOCUMENTS; AUTHORIZING THE EXPENDITURE OF FUNDS; REQUEST FOR BURLESON CITY COUNCIL RATIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Burleson 4A Economic Development Corporation, known as the “Type A Corporation”, incorporated and certified in October 2000 under the authorization of the Development Corporation Act of 1979; and

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, the Type A Corporation owns a 106 acre, more or less, tract of land in the City of Burleson, in Johnson County, Texas; and

WHEREAS, the Type A Corporation purchased said tract of land with the intention to develop the site as a premier business park known as the Hooper Business Park; and

WHEREAS, the Board of the Type A Corporation desires that a 4.106-acre portion of said 106 acre tract property be exchanged for 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas; and

WHEREAS, the Board of the Type A Corporations determines that closing on the Contract (as defined below) and exchanging the parcels of the tracts will help, better, and further the Hooper Business Park project; and

WHEREAS, the Board of the Type A Corporation desires that the Board President, Dan McClendon, execute the Contract (as defined below) and any and all documents on behalf of the Type A Corporation for the exchange of the afore-mentioned properties; and

WHEREAS, the Type A Corporation desires the City approve this action;

NOW, THEREFORE, BE IT RESOLVED BY THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS, THAT:

SECTION 1

The Type A Corporation hereby approved the real estate contract attached hereto as Exhibit A (the "Contract") and incorporated herein for all purposes. The Board President, Dan McClendon, is authorized: (a) to execute on behalf of the Type A Corporation the Contract and any documents necessary for the exchange of said tracts of land; and (b) to make expenditures pursuant to the Contract in accordance with this resolution.

SECTION 2

The foregoing recitals are adopted and incorporated herein for all purposes.

SECTION 3

The Type A Corporation hereby requests that the City Council of the City of Burleson ratify this resolution and actions of the Type A Corporation. Accordingly, this resolution shall take effect immediately after such ratification.

SECTION 4

That this ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND SO RESOLVED by the Board of Directors of the Burleson 4A Economic Development Corporation the _____ day of _____, 20____.

Dan McClendon, Board President
Burleson 4A Economic Development Corporation

ATTEST:

Amanda Campos, City Secretary

Exhibits:

Exhibit A - Real Estate Contract

Exhibit A – Real Estate Contract

City Council Regular Meeting

DEPARTMENT: Public Works
FROM: Tray Gee, Fleet Superintendent
MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on a Cooperative Purchasing Agreement with Sames Auto Group through TIPS Cooperative (Contract # 240901) for the purchase of five replacement vehicles in the amount of \$414,686.89. *(Staff Contact: Tray Gee, Fleet Superintendent)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Beautiful, Safe, & Vibrant Community	3.4 Ensure public safety equipment and personnel needs are being met

SUMMARY:

This item includes the purchase of five replacement Police Tahoe SUVs funded in the Governmental Equipment Replacement Fund for FY27. These units were approved for replacement by council action on June 15, 2026. They support daily public safety service delivery at a combined cost of \$414,686.89.

On February 17, 2025, City Council approved a resolution establishing the Equipment Replacement Fund (ERF) Program to support long-term financial sustainability and ensure sufficient funding for the timely replacement of vehicles and equipment. As part of this initiative, departments with ERF-covered assets, in collaboration with representatives from Finance, Purchasing, and the Fleet Division, participated in an internal review committee. The committee evaluated and prioritized vehicles for replacement based on the criteria outlined in the ERF policy.

The internal committee representatives consisted of:

1. Kevin Hennessey, Finance Department
2. Lieutenant Brandon Glass, Police Department
3. Tray Gee, Public Works (Fleet Maintenance)
4. Randy Morrison, Capital Engineering
5. Tony McIlwain, Development Services
6. Kim Peckler, Community Services
7. James Roberts, Parks & Recreation
8. Assistant Chief Brent Sauble, Fire Department
9. Lauren Seay, Purchasing Division
10. Errick Thompson, Public Works

Over the course of several meetings between January and March 2026, the ERF Committee reviewed its role and objectives, finalized replacement request forms, coordinated with departments regarding eligible replacement units, and evaluated all submitted requests. Following detailed discussion of each submission, committee members independently ranked the requests by replacement priority, and the results were compiled into an average prioritization ranking for each unit.

The compiled rankings were presented to the City Manager on April 20 and May 4, 2026. Based on this input, the City Manager developed a recommended list of replacements for review by the City Council Finance Committee. City Council approved the list of vehicles and equipment on June 15, 2026.

RECOMMENDATION:

Approve a Cooperative Purchasing Agreement with Sames Auto Group through TIPS Cooperative (Contract # 240901) for the purchase of five replacement vehicles in the amount of \$414,686.89.

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

May 27, 2026 – City Council Finance Committee recommended full council approval of the FY27 replacement list and funding for the Governmental Equipment Replacement Fund

June 15, 2026 – City Council approved the FY27 replacement list and funding for the Governmental Equipment Replacement Fund

REFERENCE:

CSO#6159-06-2026

FISCAL IMPACT:

Proposed Expenditure: \$414,686.89
Account Number(s): 602-10-13-1302-0000-71001
Fund: Governmental Equipment Replacement Fund
Account Description: ERF Equipment

PROCUREMENT METHOD:

These purchases are being made through The TIPS Cooperative, contract number 240901, in accordance with Texas Local Government Code Chapter 271, Subchapter F. Cooperative contracts are competitively solicited on behalf of multiple governmental entities, and the City may utilize these contracts to achieve cost savings and efficiency. Staff has confirmed that the cooperative contract was procured in compliance with applicable requirements. In addition, staff compared the proposed vendor's pricing with available cooperative contracts, and concluded that the recommended vendor offers the most competitive pricing available to the City.

STAFF CONTACT:

Tray Gee
Fleet Superintendent
fgee@burllesontx.com
817-426-9600

Acquisition of Replacement Police Tahoe SUVs

City Council
September 21, 2026

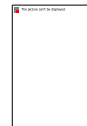
Background



- May 27, 2026: City Council Finance Committee reviewed and recommended proceeding to City Council with the replacements presented
- June 15, 2026: City Council approved replacements and funding as recommended by the Finance Committee
- June – August 2026: Administrative procurement of approved replacements not requiring council action

Fleet Purchases

This agenda item is for the purchase of five replacement Tahoe SUVs for the Police Department included in the previously approved FY27 ERF Replacement List at a combined cost of \$414,686.89



Recommendations / Actions Requested



Approve Cooperative Purchasing Agreement with Sames Auto Group through TIPS Cooperative (Contract # 240901) for the purchase of five replacement vehicles in the amount of \$414,686.89

Fire and Public Works continue to work through requested changes to specifications to better meet operational needs and corresponding pricing for the final two FY27 replacement vehicles. Additional council action is anticipated in October for these units to complete the FY27 replacements.

Questions / Discussion

City Council Regular Meeting

DEPARTMENT: City Secretary's Office

FROM: Lisandra Leal, Assistant City Secretary

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action a resolution ratifying the appointments of chairpersons and vice-chairpersons of the City of Burleson Boards, Commissions, and Committees. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The purpose of this item is to consider a resolution to ratify the appointments of chairpersons and vice-chairpersons of the City of Burleson Boards, Commissions and Committees.

Pursuant to Section 2-32 - Chairpersons; vice-chairpersons of the City of Burleson Code of Ordinances, each board, commission or committee must nominate from among its members a member to serve as chair and another member to serve as vice-chair. The city council shall ratify the chair and vice-chair prior to October 1 each year. The city council must continue to use the qualification for ratification of the chair and vice-chair in the enabling ordinance that created the board or commission. All chairpersons are appointed for a duration of one year and must be reappointed annually, but if not reappointed will continue to serve until a successor is appointed.

The following boards have nominated their chair and vice-chair for ratification:

Park Board

- Matthew Quinn, Chair
- Shannan Sutter, Vice-Chair

Public Spaces & Cultural Heritage Board

- Payton Byrd, Chair
- John Zamaripa, Vice-Chair

RECOMMENDATION:

Approve resolution

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Lisandra Leal
Assistant City Secretary
lleal@burlesontx.com
817-426-9687

City of Burleson Boards & Commissions Chair

Presented to the city Council – September 21, 2026

Lisandra Leal, Assistant City Secretary

Chapter 2 Article II Section 2-32; Chairperson, Vice-Chairperson



- Each Board, Commission, and Committee select from its members a Chair and Vice-Chair
- All Chairpersons and Vice-Chairpersons serve for 1 year and must be reappointed annually, but if not reappointed will continue to serve until a successor is appointed
- All Chairpersons and Vice-Chairpersons selection must be ratified by the City Council prior to October 1
- Council ratifies all Chairperson and Vice-Chairperson in an open meeting of the council by Resolution

Nominated Chair and Vice-Chair

Parks & Recreation Board

- Matthew Quinn, Chair
- Shannan Sutter, Vice-Chair

Public Spaces & Cultural Heritage Board

- Payton Byrd, Chair
- John Zamaripa, Vice-Chair

Questions / Comments

Lisandra Leal
Assistant City Secretary
lleal@burlesontx.com
817.426.9687

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, RATIFYING THE CHAIRPERSONS AND VICE-CHAIR PERSONS OF THE BURLESON BOARDS, COMMISSIONS AND COMMITTEES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson Code of Ordinances Chapter 2, Article II, Section 2-32 establishes the chairperson and vice-chairperson for all boards, commissions and committees of the city;

WHEREAS, City Council appoints members of the public to serve on various boards, commissions and committee; and

WHEREAS, appointed members nominate from among its members a member to serve as chair and another member to serve as vice-chair; and

WHEREAS, city council shall ratify the chair and vice-chair prior to October 1 each year, and

WHEREAS, all chairpersons are appointed for a duration of one-year and must be reappointed annually, and

WHEREAS, all chairpersons serve until their successor has been duly appointed and qualified; and

WHEREAS, all chairpersons have been submitted for consideration by the City Council.

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

SECTION 1. The following chairpersons have been submitted for ratification by a majority of the City Council, and the City Council hereby ratifies the same.

Parks Board

- Matthew Quinn, Chair
- Shannan Sutter, Vice-chair

Public Spaces & Cultural Heritage Board

- Payton Byrd, Chair
- John Zamaripa, Vice-chair

PASSED, APPROVED AND SO RESOVED by the City Council of the City of Burleson, Texas, on the 21st day of September, 2026.

CITY OF BURLESON

Chris Fletcher, Mayor

ATTEST:

(City Seal)

Amanda Campos, City Secretary

City Council Regular Meeting

DEPARTMENT: Legal

FROM: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services

MEETING: September 14, 2026

SUBJECT:

Consider and take possible action on an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSCs reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC’s legal counsel. (Final Reading) (Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)

SUMMARY:

INTRO

The City of Burleson, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). ACSC undertakes activities on behalf of its city members and their citizens, including participation in rate cases. The City has been a longtime member of ACSC, and in 2023 passed a resolution to continue its membership.

2026 ATMOS RATE REQUEST

In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On

or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$291.1 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$253.4 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of \$30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

MONTHLY BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$66.18	-
DARR:	\$66.07	\$0.11
ATM Cities:	\$67.02	(\$0.84)
Environs:	\$66.07	\$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$291.1 million in additional system-wide revenues, the RRM settlement at \$260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Ordinance before October 1, 2026. New rates become effective October 1, 2026.

OPTIONS:

- 1) Approve the ordinance; or
- 2) Deny the ordinance.

RECOMMENDATION:

Approve the ordinance

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

The City Council considered this Ordinance on first reading on September 8, 2026.

FISCAL IMPACT:

n/a

STAFF CONTACT:

Matt Ribitzki
Sr. Deputy City Attorney/Director of Legal Services
mribitzki@burlesontx.com
817-426-9664

Ordinance Approving the Settlement Agreement Between the Atmos Cities Steering Committee and Atmos

PRESENTED TO THE CITY COUNCIL

- The city is a regulatory authority over Atmos Energy Corp., Mid-Tex Division with an interest in the rates and charges of Atmos
- The city has been a longtime member of the Atmos Cities Steering Committee (ACSC)
- ACSC is a coalition of 181 other cities that undertakes activities on behalf of its city members and their citizens, including participation in rate cases
- On April 1, 2026, Atmos filed a rate request pursuant to the rate review process requesting additional system-wide revenues of \$291.1 million
- After discovery and several meetings, ACSC and Atmos agreed to settle the case for \$260.5 million, a reduction of \$30 million

- The impact of the settlement on average residential usage is an increase of \$13.37 on a monthly basis, or 14.15%
- The impact of the settlement on average commercial usage is an increase of \$44.82 on a monthly basis, or 9.90%
- ACSC believes the \$260.5 million settlement is fair and reasonable
- The ACSC Executive Committee urges all ACSC members to pass an ordinance approving the settlement before October 1, 2026
- New rates will become effective October 1, 2026

Action Requested:

- Approve an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSCs reasonable ratemaking expenses.
- Staff recommends approval

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Burleson, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026 Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2025; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED the ____ day of _____, 20____.

First Reading: the ____ day of _____, 20____.

Final Reading: the ____ day of _____, 20____.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2026.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXTariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

Choose an item.

DEPARTMENT: Economic Development

FROM: Alex Philips, Director of Economic Development

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on a valet services agreement with Elite Valet Services in the amount of \$63,000. *(Staff Contact: Alex Philips, Director of Economic Development)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.3 Enhance connectivity and improve mobility

SUMMARY:

The City solicited proposals from qualified vendors to provide valet parking services within the Old Town District. Services will be provided Thursday through Saturday, from 5:00 p.m. to 12:00 a.m., for a period of twelve (12) months.

The valet services will be provided at no cost to patrons. The valet stand will be located near the intersection of Wilson St. and Ellison St. and vehicles will be parked in designated parking areas west of SouthState Bank and south of First Baptist Church.

The initial term of the contract will be for one (1) year, with an option for renewal for up to two (2) additional one-year terms with the same terms and conditions.

RECOMMENDATION:

Staff recommends approval of the contract as presented.

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$63,000

Account Number(s): 2154201-66100

Fund: TIF

Account Description: Misc. Expense

STAFF CONTACT:

Alex Philips

Director of Economic Development

aphilips@burlesontx.com

817-426-9613

Valet Services in Old Town

CITY COUNCIL- SEPTEMBER 21, 2026

Request for Proposal

- The City issued a request for proposals (RFP 2-27-027) for Old Town valet services on June 24, 2026 with a deadline submission of July 16, 2026.
- One (1) submission was received
- The following Evaluation criterion were considered:

CRITERIA	WEIGHT
Operational Approach and Staffing Plan	25%
Relevant Experience and Qualifications	20%
Key Personnel and References	15%
Customer Service and Safety Program	10%
Price	30%
Total	100%

Summary of Services

- Twelve (12) month contract with Elite Valet Services; Beginning in October
- Hours of Operation: Thursday-Saturday; 5p-12a
- Two (2) valet personnel on Thursdays; Three (3) valet personnel on Fridays and Saturdays; One on-site supervisor at all times
- Pick up/Drop off location: on-street parking stalls at intersection of Ellison St./Wilson St. (near Heritage Museum)
- Service is free to general public. Tips are accepted, but not required
- Cost: \$63,000 (\$5,250/month)

NOTE: Cost would be a one (1) time expense funded from TIF as a supplemental in FY2027 budget

Professional Experience

Plaza at Preston Center- Dallas, TX

Watters Creek Village- Allen, TX

West Plano Village- Plano, TX

Shops at Central Park- Bedford, TX

Omni Hotel- Fort Worth, TX

George Bush Presidential Center- Dallas, TX



Approve a contract in the amount of \$63,000 with Elite Valet Services for valet parking for a period of twelve (12) months



Deny

Staff recommends approval as presented

Questions / Comments

Alex Philips
Director of Economic Development
aphilips@burlesontx.com
817.426.9613

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: September 21, 2026

SUBJECT:

1540 E Renfro Street (ZC26-009): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 1.793 acres of land from A, Agriculture district to C, Commercial district located at 1540 E Renfro Street. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 7-0)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On July 20, 2026, an application was submitted by Cynthia Rivera with Manley's Boiler Holdings (owner) to change the zoning of approximately 1.793 acres of land from "A" Agriculture to "C" Commercial to develop a future company headquarters.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and civil plan review will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the "C" Commercial district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agriculture	Undeveloped
North	A, Agriculture	Undeveloped
East	C, Commercial	Auto Repair
South	A, Agriculture	Undeveloped
West	C, Commercial	Contractor's Office

This site is designated in the Comprehensive Plan as Community Commercial.

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. Corresponding zoning districts may include (but not limited to) NS, Neighborhood Services and GR, General Retail.

Staff has determined the requested zoning change of C, Commercial aligns with the Comprehensive Plan and the surrounding land uses.

RECOMMENDATION:

Recommend approval of the ordinance for the zoning change to C, Commercial.

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

8.25.2026: The Planning and Zoning Commission recommended approval 7-0.

REFERENCE:

<https://ecode360.com/39939092>

FISCAL IMPACT:

None.

STAFF CONTACT:

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



Case ZC26-009

PRESENTED TO CITY COUNCIL– 9.21.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC26-009– 1540 E Renfro St

Location:

- 1540 E Renfro Street

Applicant:

- Cynthia Rivera with Manley's Boiler Holdings (Owner)

Item for approval:

Zoning Change from “A” Agriculture to “C” Commercial district (Case ZC26-009).

Zoning

Agriculture



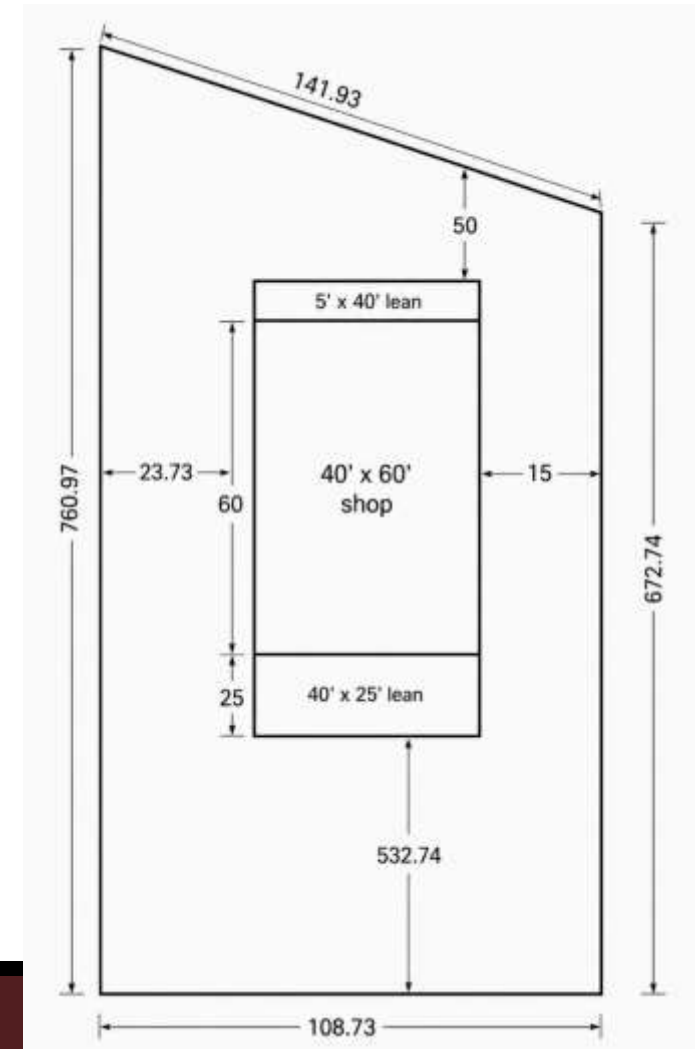
Comprehensive

Community / Commercial



ZC26-009 – 1540 E Renfro St

Concept Plan and Future Building



ZC26-009 – 1540 E Renfro St

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.

Properties within 300' of Case ZC26-009



ZC26-009 – 1540 E Renfro St

P&Z Summary:

- No discussion
- No speakers
- Recommended Approval 7-0

Staff Recommendation:

- Staff has determined that the requested zoning district of Commercial is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Community Commercial

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.

Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability. Cross-access between developments and visibility from adjacent streets are important components to the success of developments in these areas.

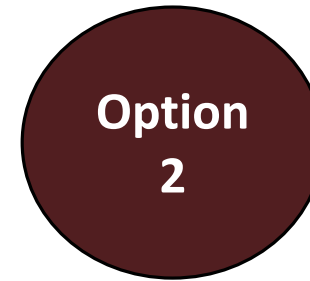
Mixed-use development should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods. Node locations will be identified during the upcoming review of the City's zoning ordinance and addressed through the creation of a form-based code.

Corresponding zoning districts may include (but are not limited to):

- NS, Neighborhood Services
- GR, General Retail



Approve



Deny



Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 1.793 ACRE TRACT OF LAND SITUATED IN THE JOSE M. ZAMBRANO SURVEY, ABSTRACT NUMBER 934, JOHNSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO BENNETT FAMILY BROPERTIES, LLC, IN THE DEED RECORDED IN VOLUME 4085, PAGE 607, DEED RECORDS, JOHNSON COUNTY TEXAS, FROM "A" AGRICULTURE TO "C" COMMERCIAL DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the "Zoning Ordinance and Map"); and

WHEREAS, an application for a zoning change was filed by Cynthia Rivera on behalf of Manley's Boiler Holdings on July 20, 2026, under Case Number ZC26-009, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted 7 to 0 to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of Agriculture (A) to Commercial (C); and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in

the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agriculture (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural district to the C, Commercial district for a commercial development.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS:

A tract of land situated in the JOSE M. ZAMBRANO SURVEY, ABSTRACT NUMBER 934, Johnson County, Texas, being all of that certain tract of land conveyed to Bennett Family Properties, LLC, in that deed recorded in Volume 4085, Page 607, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a TXDOT Monument found in the Southwesterly right-of-way line of East Renfro Street (140' R-OW) for the Northwesterly corner of said Bennett Tract; Thence S 51°45'00" E along said Southwesterly right-of-way line of said Bennett Tract, a distance of 141.93 feet to a TXDOT Monument found; Thence leaving said Southwesterly right-of-way line S 01°27'31" E along the Easterly line of said Bennett tract, a distance of 672.74 feet to a 5/8" iron rod found for the Southeasterly corner of said Bennett tract; Thence S 89°49'40" W along the Southerly line of said Bennett Tract, a distance of 108.73 feet to a 5/8" iron rod found for the Southwesterly corner of said Bennett Tract; Thence N 01°29'41" W along the Westerly line of said Bennett Tract, a distance of 760.97 feet to the point of beginning and containing 1.793 acres of land, more or less.

City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: September 21, 2026

SUBJECT:

Crunch Fitness located at 1551 Greenridge Drive (VAR26-013): Consider and take possible action on a resolution for variances to Chapter 63; Sign Regulations, relating to the location of a monument that is taller and larger than allowed for Crunch Fitness located at 1551 Greenridge Drive. (Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director) (No Planning and Zoning Commission action was required for this item)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On July 20, 2026, an application was submitted by Katherine Moltz representing Pattison ID, on behalf of Essential Burleson LP, for variances to allow:

- 1) Placement of a monument sign that is approximately 6 inches from the north property line where 10 feet is required.
- 2) Placement of a monument sign that is 189 square feet in sign area where only 150 square feet is allowed.
- 3) Placement of a 29' tall monument sign where only a 12' tall monument sign is allowed.

Planning Analysis

Sign regulations; Section 63-50 (Generally)

(a) All freestanding signs shall be setback a minimum ten feet from the property line.

Section 63-54 (Monument Sign):

(b). Area.

(4) Maximum 150 square feet for multi-tenant sign constructed along all other roadways.

(c) Height.

(4) Maximum 12 feet for multi-tenant sign constructed along all other roadways. Where the average grade of the lot on which a sign is placed is at or above the adjacent street grade, the sign shall be measured from the grade level adjacent to the sign. Where the average grade of the lot is below the adjacent street grade, the sign height shall be measured from the adjacent street grade.

The requested monument sign is not allowed by Chapter 63 Sign Code. There are multi-tenant signs along John Jones Drive that were approved and installed prior to the current pylon sign code restrictions. Those signs include the multi-tenant signs located at HEB, Target, Kroger and Home Depot.

Staff has significant safety concerns with the distance from the Right-of-Way that the proposed monument sign would be located. It will create a hazard for motorist turning into and out of the shopping center.

The applicant's justification for approval in granting the variances has been attached as Exhibit 3.

Approval Standards in Granting a Variance.

(Chapter 63-Sign Regulations, Section 63-12(b) - Variances):

Consideration
<i>Special conditions</i> exist that are <i>peculiar to the land, structure or building</i> involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The <i>strict interpretation</i> of the chapter would <i>deprive the applicant of rights commonly enjoyed by other properties</i> in the vicinity under the terms of this chapter.

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.

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.

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 this chapter; and

Granting the variance will be in harmony with the ***spirit and purpose*** of this chapter.

RECOMMENDATION:

Staff recommends denial of the variances for the requested monument sign.

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

N/A

REFERENCE:

<https://ecode360.com/39934213>

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684



Crunch Fitness Signage (VAR26-013)

PRESENTED TO CITY COUNCIL– 9.21.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

VAR – 1551 GREENRIDGE DRIVE

Location:

- 1551 Greenridge Drive

Applicant:

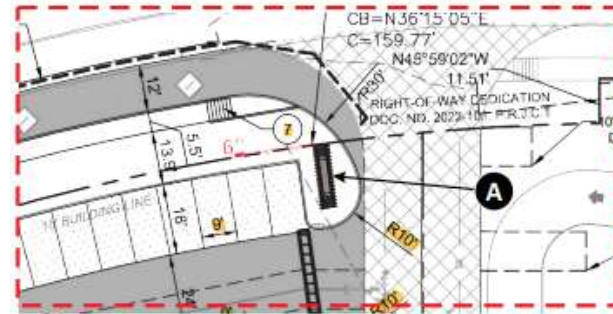
- Katherine Moltz (Pattison ID)
- Doug Florance/Essential Burleson LP (Owner)

Item for approval:

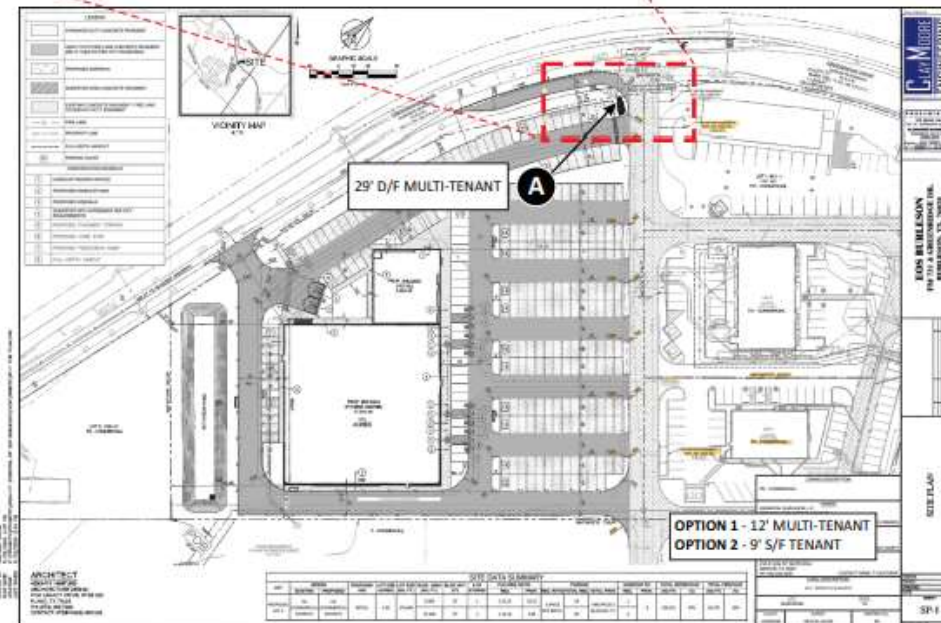
Resolution for variances to a monument sign that is placed on the property line and that is taller and larger than allowed.



PROPOSED SIGN LOCATION

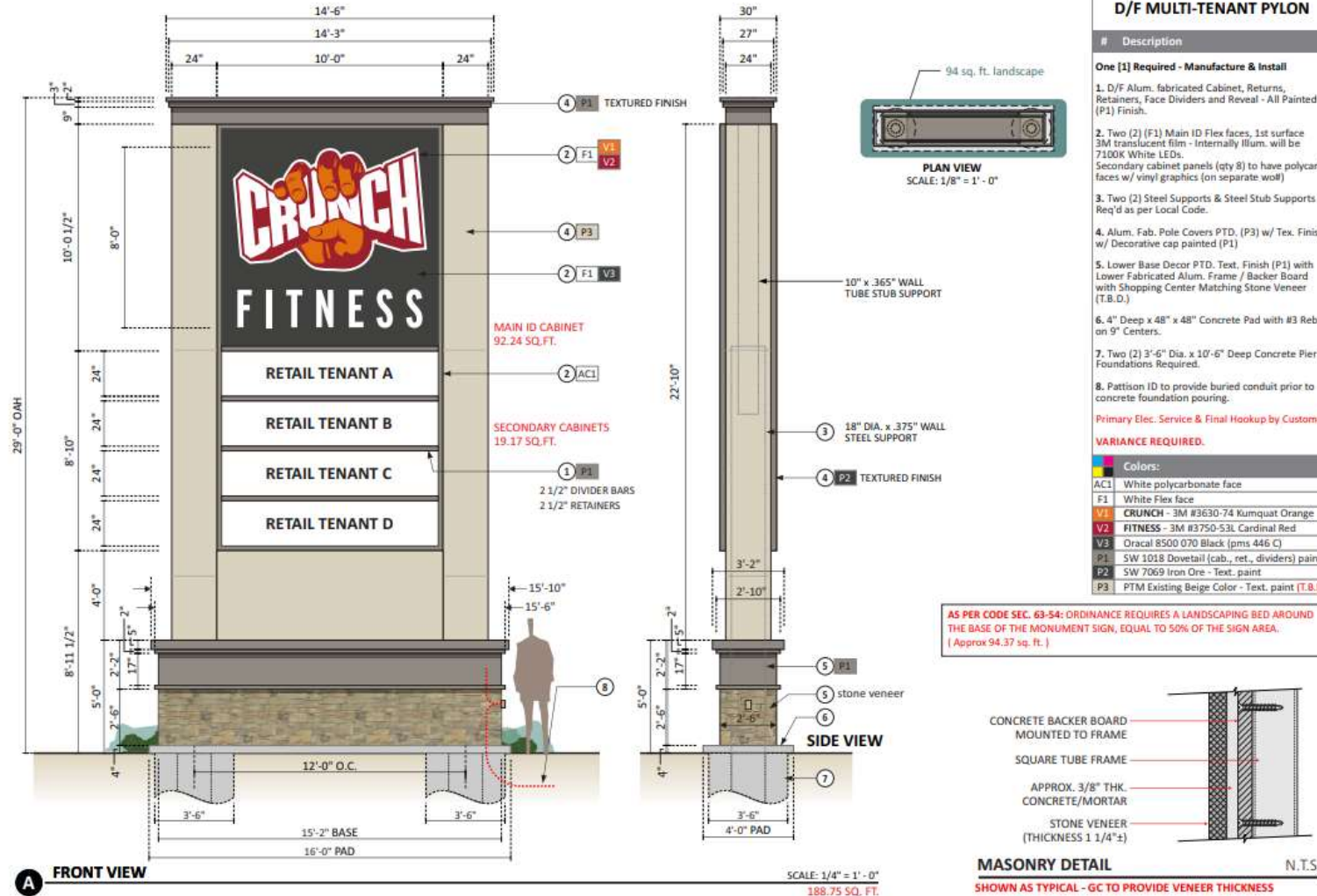


DETAIL
SCALE 1/32" = 1'-0"



SCALE 1/128" = 1'-0"

PROPOSED SIGN



STAFF FINDINGS

Variance Requested	Staff's Findings
<i>Chapter 63, Sign Regulation, Section 63-50 Generally.</i> <i>Requesting minimum setback of approximately 6 inches</i> Chapter 63, Sign Regulations, Section 63-54 Monument Signs. <i>Requesting 189 square feet in area for a multi-tenant sign</i> <i>Requesting 29 feet in height</i>	Chapter 63, Sign Regulation, Section 63-50 Generally: (a) All freestanding signs shall be setback a minimum ten feet from the property line. Chapter 63-54,)Monument Sign) (b). Area. (4) Maximum 150 square feet for multi-tenant sign constructed along all other roadways. (c) Height. (4) Maximum 12 feet for multi-tenant sign constructed along all other roadways. Where the average grade of the lot on which a sign is placed is at or above the adjacent street grade, the sign shall be measured from the grade level adjacent to the sign. Where the average grade of the lot is below the adjacent street grade, the sign height shall be measured from the adjacent street grade.

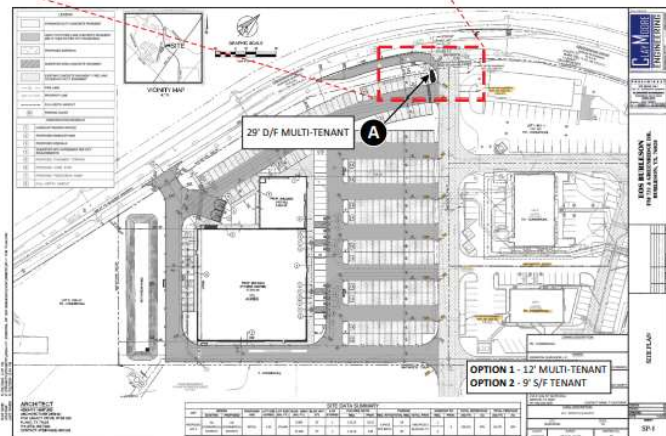
STAFF RECOMMENDATION

Staff Recommendation:

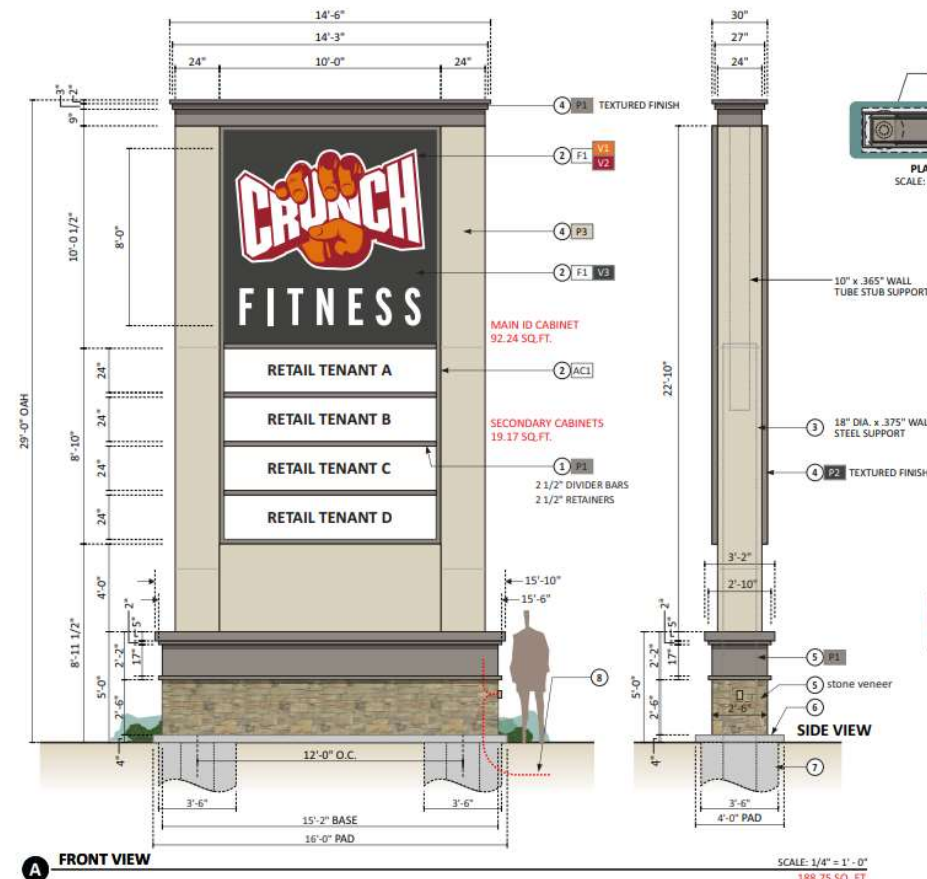
- Staff recommends denial of the variances as requested by the applicant.



DETAIL
SCALE 1/32" = 1'-0"



SCALE 1/128" = 1'-0"



A FRONT VIEW

SCALE: 1/4" = 1'-0"
188.75 SQ. FT.

D/F MULTI-TENANT PYLON

Description

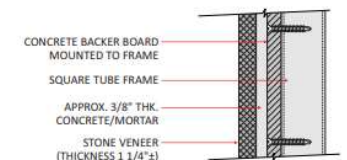
One [1] Required - Manufacture & Install

1. D/F Alum. fabricated Cabinet, Returns, Retainers, Face Dividers and Reveal - All Painted (P1) Finish.
2. Two (2) (F1) Main ID Flex faces, 1st surface 3M translucent film - Internally illum. will be 7100K White LEDs. Secondary cabinet panels (qty 8) to have polycarb. faces w/ vinyl graphics (on separate wall)
3. Two (2) Steel Supports & Steel Stub Supports Req'd as per Local Code.
4. Alum. Fab. Pole Covers PTD. (P3) w/ Tex. Finish. w/ Decorative cap painted (P1)
5. Lower Base Decor PTD. Text. Finish (P1) with Lower Fabricated Alum. Frame / Backer Board with Shopping Center Matching Stone Veneer (T.B.D.)
6. 4" Deep x 48" x 48" Concrete Pad with #3 Rebar on 9" Centers.
7. Two (2) 3'-6" Dia. x 10'-6" Deep Concrete Pier Foundations Required.
8. Partition ID to provide buried conduit prior to concrete foundation pouring.

Primary Elec. Service & Final Hookup by Customer.
VARIANCE REQUIRED.

Colors:	
AC1	White polycarbonate face
F1	White Flex face
V1	CRUNCH - 3M #3630-74 Kumquat Orange
V2	FITNESS - 3M #3750-53L Cardinal Red
V3	Oracal 8500 070 Black (pms 446 C)
P1	SW 1018 DoveTail (cab., ret., dividers) paint
P2	SW 7069 Iron Ore - Text. paint
P3	PTM Existing Beige Color - Text. paint (T.B.D.)

AS PER CODE SEC. 63-54: ORDINANCE REQUIRES A LANDSCAPING BED AROUND THE BASE OF THE MONUMENT SIGN, EQUAL TO 50% OF THE SIGN AREA.
(Approx 94.37 sq. ft.)



MASONRY DETAIL
SHOWN AS TYPICAL - GC TO PROVIDE VENEER THICKNESS
N.T.S.

Questions / Comments

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817.426.9684



Re: Justification for Approval of a Monument Sign

Dear City Council,

We respectfully submit a request for the consideration of a 29'-0" foot tall, 150 square foot monument sign located at 265 NW John Jones Dr. Burleson, TX 76028.

Due to the significant setback of the property from the major roadway (Greenridge Dr) and the limited placement opportunity, a sign larger than what is allowable by codes is needed. The property's distance from primary traffic substantially reduces the businesses' visibility, particularly for cars going the speed limits along the adjacent arterial routes.

The requested monument sign height of 29'-0" is necessary to ensure visibility, allowing drivers sufficient time to identify future businesses and make appropriate navigation decisions without abrupt maneuvers. The basis of the request is due to visibility, public safety, and overall need for the businesses.

We have designed the signage to maximize optimization for future businesses, to match other monument signs in the area, and to complement the building design.

We respectfully request your approval and appreciate your consideration.

Sincerely,

Deborah Moltz

Sales VP – Pattison ID

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF VARIANCES TO CHAPTER 63, SIGN REGULATIONS, TO REDUCE THE MINIMUM REQUIRED SIGN SETBACK FOR A MONUMENT SIGN; TO INCREASE THE MAXIMUM AREA OF A MULTI-TENANT MONUMENT SIGN AND TO INCREASE THE MAXIMUM HEIGHT OF A MONUMENT SIGN AT 1551 GREENRIDGE DRIVE.

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 sign permit with variances related to a monument sign was filed by Katherine Moltz on July 20, 2026, under Case Number VAR26-013, on property described herein below filed application with the City; and

WHEREAS, on September 21, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) regulates the location, size, construction, erection, duration, use, and maintenance of signs within the jurisdiction of the City; 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 63 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Chapter 63; 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 63; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 63; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Chapter 63.

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

Section 1.

City Council hereby grants a variance to Section 63-50(a) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring a minimum setback of ten feet from the property line, to allow a monument sign to be located at 1551 Greenridge Drive with the following conditions:

Setback: Monument sign setback shall be no less than 6-inches from northwest property line.

City Council hereby grants a variance to Section 63-54(b)(4) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring a maximum 150 square feet for a multi-tenant sign, to allow a monument sign located at 1551 Greenridge Drive with the following conditions:

Area: Monument sign shall not exceed 189 square feet in area.

City Council hereby grants a variance to Section 63-54(c)(4) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring a maximum of 12 feet for a multi-tenant sign, to allow a monument sign located at 1551 Greenridge Drive with the following conditions:

Height: Monument sign shall not exceed 29 feet in height.

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the signs at 1551 Greenridge Drive.

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

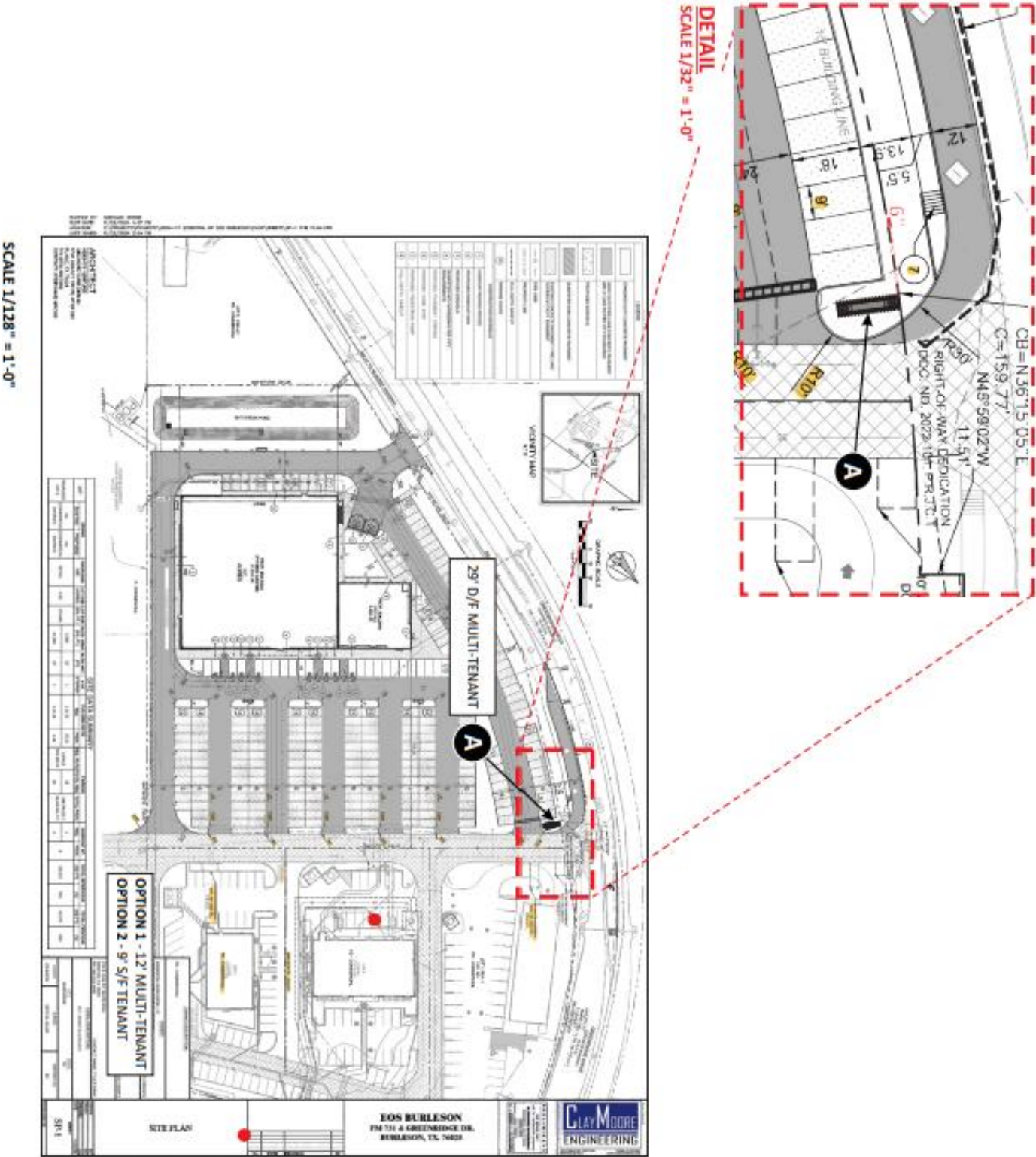
ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit "A"



[illegible]

City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: September 21, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the text of the city's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by a vote of 7 to 0)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

The City of Burleson's zoning regulations (i.e. Zoning Ordinance) contain land use and development requirements, which are separated into distinct classifications (i.e. zones), on all properties within the municipal boundaries. These zones provide specific standards that govern the purpose of land such as permitted uses, minimum yard sizes, height and bulk regulations, etc. This item proposes various amendments to provisions within the city's zoning ordinance. Highlights of some of the proposed changes include:

- new zoning definitions;
- auto laundry/ car wash site orientation standards
- New provisions to allow accessory dwelling units; and
- Updated Planned Development use regulations

Staff emailed a draft of the zoning code document to members of the development community and conducted a Developers Roundtable on June 26th. The previous draft contained new garage standards for SF-7 zoned properties and a new *MF-18 multi-family dwelling*, which was to replace the existing MF-1 and MF-2 zoning districts.

Members of the development community questioned the necessity for the proposed garage regulations. They expressed concerns that the garage criteria will negatively affect overall lot size, lot yield, residential density, and result in an increased cost burden that will be passed down to homebuyers. There is concern that the *MF-18 multi-family dwelling* district arbitrarily limits developer's choice between MF-1 and MF-2, and the density of 18 units per acre was contrary to the Council's expressed desire for more residential density where appropriate.

As a result of this feedback, staff has not included those proposed changes within these amendments.

Additionally, the previous draft of the zoning code amendments included multiple sections of changes, which if approved, would have resulted in significant non-conforming uses. While the City could elect to proceed with the previous proposed amendments, it would require a significant notification process, continued non-conforming use of property, or remedies to discontinue the use.

The remedies are: (1) payment for costs directly related to stopping the nonconforming use and payment for loss of market value of the property; or (2) continued nonconforming use of the property until the owner or lessee recovers the amount that would otherwise be payable under (1) through the continued business activities.

Staff's determination was to remove any subject sections that could expose the city to the remedies detailed above.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to the city's zoning code.

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

April 14, 2026: Proposed changes were presented and discussed at a Joint City Council and Planning and Zoning Commission meeting.

July 28, 2026: The Planning and Zoning Commission opened a public hearing, received feedback, and continued the public hearing to the meeting of August 25, 2026.

August 25, 2026: The Planning and Zoning Commission recommend approval of the proposed zoning amendments to the city's zoning code by a vote of 7 to 0.

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
817-426-9684

Zoning Code Update

CITY COUNCIL: 9.21.2026

Background

- The purpose of this effort is to update various provisions within the city's zoning ordinance.
- Staff has worked on the zoning code update over the last several months utilizing feedback from the City Council, Infrastructure and Development Council Committee and Planning and Zoning Commission.
- April 14, 2026: Proposed changes were presented and discussed at the Joint City Council and Planning and Zoning Commission meeting.
- July 28th and August 25th, 2026: The Planning and Zoning Commission conducted public hearings and received feedback.

Zoning Code Highlights

This item proposes various amendments to provisions within the city's zoning ordinance. Highlights of some of the proposed changes include:

- New zoning definitions;
- New site orientation standards for auto laundry/car wash;
- Updated Planned Development zoning criteria;
- New provisions to allow accessory dwelling units;
- The next several slides detail some of the changes.

Amended Auto Laundry/ Car Wash Definition

Includes following additional standards:

1. Tunnel or drive thru (automatic) auto laundry/car wash. Shall be oriented so that the entrance and exit of the car wash tunnel are not seen from the parkway. The tunnel should be oriented parallel to the parkway. For sites located on corner lots, the tunnel shall be oriented parallel to the street with the higher classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear of the primary structure.
2. Self-service or pull in bay (manual) auto laundry/car wash. Shall be oriented perpendicular to the parkway so that entrance and exit points to the bays are not seen from the parkway. For sites located on corner lots the bays shall be oriented so that the interior of the bays can only be seen from the street with the lower classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear or side of the primary structure. When vacuum areas are located in the side yard of the lot, they shall be screened so to not be seen from the street with the higher classification.

Mixed-Use Definition

MIXED-USE — Development that permits a broad range of commercial, institutional, and residential development at varying densities within one building, lot, or district. Mixed-use is generally categorized as one of the following:

- Vertical mixed-use allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential on top.
- Horizontal mixed-use allows distinct uses on separate parcels to be combined in a particular area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.
- Mixed-use walkable combines vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other.

Planned Development District (PD)

Use regulations:

Planned Development Districts shall be used in conjunction with base zoning district, unless changed by zoning amendment. Base districts or changes in existing base districts may be requested at the same time planned development districts are requested. Unless otherwise specified, all permitted uses in the base district are applicable for a planned development district.

In the PD District, uses shall conform to the standards and regulations of the base-zoning district to which it is most similar. The base zoning district shall be stated in the granting Ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Code (applications without this list will be considered incomplete) specifically any deviation not requested is deemed to comply with this Code even if shown graphically on a Site Plan. The Planned Development District shall conform to all other sections of this Code unless specifically excluded in the granting Ordinance.

Accessory Dwelling Unit (ADU) regulations

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.

Accessory Dwelling Unit (ADU) regulations

ADUs in the following zoning districts shall require approval of a specific use permit (SUP):

- MF-1, multiple-family dwelling district.

- MF-2, multiple-family dwelling district.

- NS, neighborhood service district.

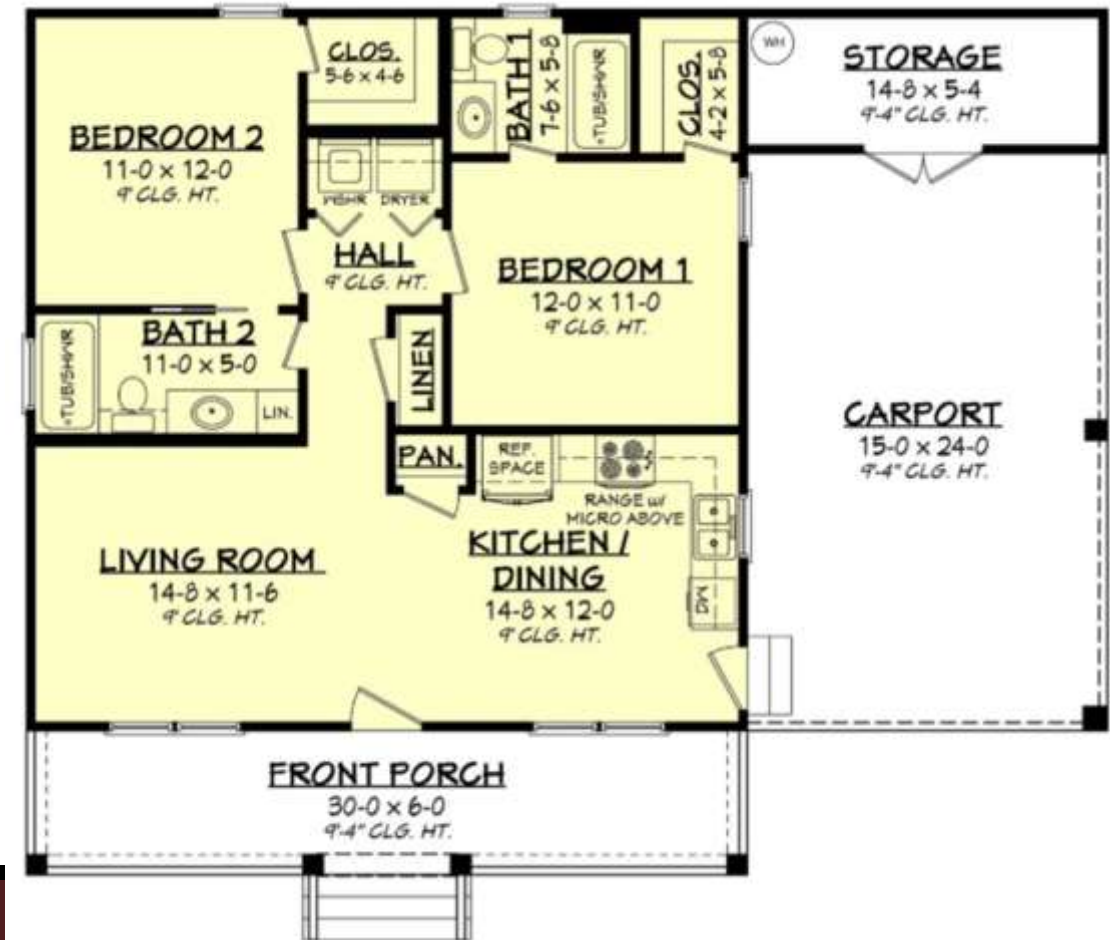
- GR, general retail district.

- CC, central commercial district.

- C, commercial district.

Additionally, ADUs approved per SUP shall be occupied by the building owner and shall require one dedicated parking spot.

Examples of a 900 sq. ft home



Developers Roundtable

- Staff emailed the draft zoning code document to members of the development community and conducted a Developers Roundtable on June 26th. The previous draft contained new garage standards for SF-7 zoned properties and a new *MF-18 multi-family dwelling*, which was to replace the existing MF-1 and MF-2 zoning districts.
- Participants questioned the necessity for the proposed garage regulations. They expressed concerns that the garage criteria will negatively affect overall lot size, lot yield, residential density, and result in an increased cost burden that will be passed down to homebuyers.
- There is concern that the *MF-18 multi-family dwelling* district arbitrarily limits developer's choice between MF-1 and MF-2, and the density of 18 units per acre was contrary to the Council's expressed desire for more residential density where appropriate.
- As a result of this feedback, staff has not included those proposed changes within these amendments.

SB 929

The previous draft of the zoning code amendments included multiple sections of changes, which if approved, would have resulted in significant non-conforming uses. While the City could elect to proceed with the previous proposed amendments, it would require a significant notification process, continued non-conforming use of property, or remedies to discontinue the use.

The remedies are: (1) payment for costs directly related to stopping the nonconforming use and payment for loss of market value of the property; or (2) continued nonconforming use of the property until the owner or lessee recovers the amount that would otherwise be payable under (1) through the continued business activities.

Staff's determination was to remove any subject sections that could expose the city to the remedies detailed above.

Supplemental Standards

- Staff brought forward additional zoning code amendments specific to various supplemental standards at the September 15th Planning and Zoning Commission meeting.
- Those proposed amendments involve:
 - ❖ commercial site plan requirements
 - ❖ accessory building and structure requirements
 - ❖ clarification of height measurements
 - ❖ amendments relating to mobile food vendors

Recommendation

- The Planning and Zoning Commission recommended approval of the proposed amendments to the city's zoning code by a vote of 7 to 0.
- Staff recommends approval of the proposed amendments to the city's zoning code.

ORDINANCE

AN ORDINANCE AMENDING APPENDIX B, "ZONING", OF THE CITY OF BURLESON, TEXAS CODE OF ORDINANCES BY AMENDING VARIOUS SECTIONS OF ARTICLE I "ADMINISTRATION", ARTICLE II, "DEFINITIONS," ARTICLE III "ZONING DISTRICTS," AND ARTICLE V "SUPPLEMENTAL REGULATIONS"; PROVIDING FOR THE INCORPORATION OF THE RECITALS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE CODICIATION INTO THE CODE OF ORDINANCES; FINDING THAT MEETINGS AT WHICH THIS ORDINANCE WERE PASSED COMPLIED WITH LAW; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the City Council of the City of Burleson has adopted Ordinance B-582 (A0508), being Appendix B - Zoning Ordinance, Code of Ordinances, City of Burleson, which establishes zoning regulations and districts in accordance with the City's comprehensive land use plan in order to promote health, safety, morals and the general welfare within the City of Burleson; and

WHEREAS, the City Council finds that this ordinance is a "proposed comprehensive zoning change" in that it will have the effect of allowing more residential development than the previous regulation; and will apply uniformly to each parcel in one or more zoning districts; and

WHEREAS, the City Council finds that the Planning and Zoning Commission of Burleson, Texas, held a public hearing, notice for said hearing having been given not less than ten (10) days before the date set for the hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality, and voted 7 to 0 to recommend approval to the City Council of Burleson, Texas, that the ordinance be approved; and

WHEREAS, the City Council finds that the City Council held a public hearing, said notice was given of the further public hearing to consider the advisability of amending the Zoning Ordinance as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality, and by posting such notice to the City's Internet website; and

WHEREAS, the City Council finds that the City has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

WHEREAS, the City Council finds that all citizens and parties at interest have been given

an opportunity to be heard on all the matter of the proposed zoning amendment and the City Council of the City of Burleson, Texas, have found and determined that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to amendments of the City's zoning ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1.

Section 2-100, "Zoning districts", of Section 2, "Zoning districts established", of Article I, "Administrative," of Appendix B, "Zoning," of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

"2-100 Zoning districts.

The city is hereby divided into 19 zoning districts. The use, height, and development regulations as established are uniform in each district. The 19 districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
A	Agricultural district
SFE	Single-family estate district
SF16	Single-family dwelling district-16
SF10	Single-family dwelling district-10
SF7	Single-family dwelling district-7
SFA	Single-family attached dwelling district
2F	Two-family dwelling district
MF1	Multiple-family one dwelling district
MF2	Multiple-family two dwelling district
MH	Manufactured housing dwelling district
MHP	Manufactured housing park district
NS	Neighborhood service district
GR	General retail district

CC	Central commercial district
C	Commercial district
HI	Heavy and high energy industrial district
I	Industrial district
SP	Site Plan district
PD	Planned development district
SFR	Single-family rural district”

SECTION 2.

Section 3-101, “Adoption”, of Section 3, “Zoning districts map”, of Article I, “Administrative,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“3-101 Adoption.

Original, official, and identical copies of the zoning district map are hereby adopted bearing the signature of the mayor and the attestation of the city secretary and shall be filed and maintained as follows:

- (a) One copy shall be filed with the city secretary and retained as the original record and shall not be changed in any manner.
- (b) One reproducible copy shall be filed with the development services director and shall be the official zoning district map and shall be maintained by posting on the map all changes and subsequent amendments after their enactment for the use of the planning and zoning commission.
- (c) One copy shall be filed with the building official and shall be maintained by posting on the map all changes and subsequent amendments.
- (d) Other sectional maps for interpretation purposes are approved by resolution by the city council.
- (e) Reproductions for information purposes may, from time to time, be made of the official zoning district map.”

SECTION 3.

Section 18-100, “Generally”, of Section 18, “Classification of new and unlisted uses”, of Article I, “Administrative,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“18-100 Generally.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

Development services director action.

The development services director or his her designee may refer the question concerning any new or unlisted use to the planning and zoning commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, hazardous or class 1 materials and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.”

SECTION 4.

Section 50-105, “Definitions”, of Section 50, “Definitions,” of Article II, “Definitions,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to add the following definitions without removing or otherwise altering the other definitions:

“50-105 Definitions.

...

ACCESSORY DWELLING UNIT — 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.

...

DEVELOPMENT SERVICES DIRECTOR — The person or group of persons or consultants that have been appointed development services director.

...

MANUFACTURED HOME — A structure that: 1) was constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; 2) was built on a permanent chassis; 3) was designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; 4) is transportable in one or more sections; 5) includes the plumbing, heating, air conditioning, and electrical systems of the home; and 6) does not include a recreational vehicle.

...

MIXED-USE — Development that permits a broad range of commercial, institutional, and residential development at varying densities within one building, lot, or district. Mixed-use is generally categorized as one of the following:

- **Vertical mixed-use** allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential on top.
- **Horizontal mixed-use** allows distinct uses on separate parcels to be combined in a particular area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.
- **Mixed-use walkable** combines vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other.

...

SECTION 5.

“Auto Laundry/Car Wash” of Section 50-105, “Definitions”, of Section 50, “Definitions,” of Article II, “Definitions,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“AUTO LAUNDRY/CAR WASH — An automated or motor assisted system or automotive washing device including assisted and coin-operated equipment.

Additional standards related to auto laundry/car wash:

1. **Tunnel or drive thru (automatic) auto laundry/car wash.** Shall be oriented so that the entrance and exit of the car wash tunnel are not seen from the parkway. The tunnel should be oriented parallel to the parkway. For sites located on corner lots, the tunnel shall be oriented parallel to the street with the higher classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear of the primary structure.
2. **Self-service or pull in bay (manual) auto laundry/car wash.** Shall be oriented perpendicular to the parkway so that entrance and exit points to the bays are not seen from the parkway. For sites located on corner lots the bays shall be oriented so that the interior of the bays can only be seen from the street with the lower classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear or side of the primary structure. When vacuum areas are located in the side yard of the lot, they shall be screened so to not be seen from the street with the higher classification.”

SECTION 6.

Subsection (b) of Section 52-105, “Primary uses allowed”, of Section 52, “A, agricultural district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“52-105 Primary uses allowed. In the A, agricultural district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
residential Accessory
building, agricultural
Accessory dwelling unit

Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool,
private”

SECTION 7.

Subsection (b) of Section 54-105, “Primary uses allowed”, of Section 54, “SFE, single-family estate district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“54-105 Primary uses allowed. In the SFE, single-family estate district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit

Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool, private
Stable or barn private”

SECTION 8.

Subsection (b) of Section 55-105, “Primary uses allowed”, of Section 55, “SF16, single-family dwelling district-16”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“55-105 Primary uses allowed. In the SF16 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool,
private”

SECTION 9.

Subsection (b) of Section 56-105, “Primary uses allowed”, of Section 56, “SF10, single-family dwelling district-10”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“56-105 Primary uses allowed. In the SF10 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Home occupation
Off-street parking
Swimming pool,
private”

SECTION 10.

Subsection (b) of Section 57-105, “Primary uses allowed”, of Section 57, “SF7, single-family dwelling district-7”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“57-105 Primary uses allowed. In the SF7 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Home occupation
Off-street parking
Swimming pool,
private”

SECTION 11.

Subsection (b) of Section 58-105, “Primary uses allowed”, of Section 58, “SFA, single-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“58-105 Primary uses allowed. In the SFA, single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Home occupation
Off-street parking
Swimming pool,
private”

SECTION 12.

Subsection (b) of Section 65-105, “Primary uses allowed”, of Section 65, “2F, two-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“65-105 Primary uses allowed. In the 2-F, two-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Home occupation
Off-street parking
Swimming pool,
private”

SECTION 13.

Section 66-110, “Specific use permit”, of Section 66, “MF1, multiple-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“66-110 Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site

plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

- (a) Uses allowed with a specific use

permit: Accessory dwelling unit.”

SECTION 14.

Section 67-110, “Specific use permit”, of Section 67, “MF2, multiple-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“67-110 Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

- (a) Uses allowed with a specific use

permit: Accessory dwelling unit.”

SECTION 15.

Subsection (b) of Section 68-105, “Primary uses allowed”, of Section 68, “MH, manufactured housing dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“68-105 Primary uses allowed. In the MH, manufactured home dwelling district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

- (b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Caretaker's or guard's
residence Home occupation
Off-street parking

Swimming pool,
private”

SECTION 16.

Subsection (b) of Section 69-105, “Primary uses allowed”, of Section 69, “MHP, manufactured housing park district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“69-105 Primary uses allowed. In the MHP, manufactured housing park district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
Accessory dwelling unit
Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool,
private”

SECTION 17.

Subsection (a) of Section 75-110, “Specific use permit”, of Section 75, “NS, neighborhood service district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“75-110 Specific use permit.

Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a regular public hearing meeting the requirements of section 9, public hearing, before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Accessory dwelling unit
Community center, private
Convenience store with automotive fuel
sales Drapery, sewing or weaving shop
Drugstore or pharmacy
See conditions in subsection (b)
below. Laundry/clean self service
Office, business and
professional Office, medical
or dental
Pet shop
See conditions in 75-110(b) below.
Restaurant or cafeteria (not of drive-in
type) See conditions in 75-110(b) below.
Retail shop, apparel, gift and accessories and similar
items See conditions in 75-110(b) below.
Studio, artist and/or
photographer See conditions in
75-110(b) below. Studio, health
and fitness
See conditions in 75-110(b)
below. Studio, music, dance,
and/or drama See conditions in
75-110(b) below. Travel bureau
or consultant
See conditions in 75-110(b)
below. Variety or similar retail
store
See conditions in 75-110(b) below.”

...

SECTION 18.

Subsection (a) of Section 76-110, “Specific use permit”, of Section 76, “GR, general retail district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances,

City of Burleson, Texas, is hereby amended to read as follows:

“76-110 Specific use permit.

Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations. A public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit:

(a) Uses allowed with a specific use permit:

Accessory dwelling unit

Amusement, commercial (indoor)

Automobile/truck rental service, except no rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.

1. In considering whether to grant a specific use permit, the following shall be considered while granting an SUP:
 - a. Number and location of parking of rental units versus customer parking.
 - b. Type of vehicles and trailers to be let.
 - c. Traffic impact on surrounding areas.
 - d. Location and screening of outdoor service areas.
 - e. Screening from residentially zoned properties.
 - f. Hours of operation.
 - g. Lighting.

Automotive oil change and lubrication

shop (See conditions in 76-110(b)

below)

Batting cages

(See conditions in 76-110(b)

below) Community center, private

Fairgrounds or exhibition area

(See conditions in 76-110(b) below) Paint

shop Liquor store

1. In considering whether to grant a specific use permit, the following supplemental regulations must be met unless otherwise approved by City Council:
 - a. Shall not be located within the Old Town Overlay District or within

300 feet of IH-35 frontage without City Council approval.

- b. Minimum building size shall be 5,000 sq. ft.
- c. No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.
- d. A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.
- e. The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.
- f. All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.
- g. Shall provide additional landscaping between front facade and the parkway.
 - i. Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage.

Plumbing shop (with outside storage)

Taxidermy shop”

...

SECTION 19.

Subsection (a) of Section 77-110, “Specific use permit”, of Section 77, “CC, central commercial district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“77-110 Specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations and a public hearing are required before a recommendation is made by the planning and zoning commission and action taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

- (a) Uses allowed with a specific use permit:

Accessory dwelling unit

Amusement, commercial

(indoor) Child care center

Community center,

private Electrical

substation Electrical
transmission Engine
repair (small)
Exhibition area
Feed store
Greenhouse or plant nursery (on-premises sales)
Greenhouse or commercial nursery (off-premises
sales) Local franchise utility
Natural gas regulating station
Parking lot or structure, commercial
(auto) Radio, microwave, TV tower
Radio, television station
School, commercial trade
Sewage pumping station
Swimming pool,
commercial Taxidermy
Telephone exchange, switching, relay, or transmission station
Water pumping station
Water storage facility”

...

SECTION 20.

Subsection (a) of Section 78-110, “Specific use permit”, of Section 78, “C, commercial district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“78-110 Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, Site plan regulations and a public hearing are required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Accessory dwelling unit
Amusement, commercial (indoor)
Animal pound, private

1. Facilities adjacent to residentially zoned property shall have no outside animal pens.
2. Screening between residentially zoned property with a 20-foot buffer and trees planted on 20-foot centers.

Automobile/truck rental service, except no rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.

1. In considering whether to grant a specific use permit, the following shall be considered while granting an SUP:
 - a. Number and location of parking of rental units versus customer parking.
 - b. Type of vehicles and trailers to be let.
 - c. Traffic impact on surrounding areas.
 - d. Location and screening of outdoor service areas.
 - e. Screening from residentially zoned properties.
 - f. Hours of operation.
 - g. Lighting.

Community center,

private Kennel

(indoor)

Liquor store

1. In considering whether to grant a specific use permit, the following supplemental regulations must be met unless otherwise approved by City Council:
 - a. Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.
 - b. Minimum building size shall be 5,000 sq. ft.
 - c. No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.
 - d. A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.
 - e. The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.
 - f. All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.
 - g. Shall provide additional landscaping between front facade and the parkway.

- i. Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage

Miniwarehouse

1. No outside storage, sales, service or repair activities other than the rental of dead storage of units.
2. No stall or locker doors shall face any public streets or residentially zoned property.
3. Outdoor storage of trash receptacles shall be at the side or rear of the lot and completely screened by a wall or fence no less than six feet in height.

Miniature golf

course Petroleum

or gas well

Small tractor and farm equipment sales and repair

Tattoo studio

1. In considering whether to grant a specific use permit, the following shall be required:
 - a. Hours of operations (cannot commence application of a tattoo other than stated hours of operation)
 - i. No earlier than 10AM
 - ii. Sundays no later than 6PM
 - iii. All other days no later than Midnight
 - b. Tattoo Studios not allowed to operate in residential areas
 - c. Signage requirement
 - i. No flashing signs
 - ii. No neon signs
 - d. No loitering on permitted premises
2. In considering whether to grant a specific use permit, the following shall be considered in addition to the other factors to be considered while granting an SUP:
 - a. Distance to residentially zoned areas, churches, schools, day-care facilities, and other tattoo studios.
3. The application for a building permit shall be accompanied by a copy of the applicant's state license.
4. After five affirmative findings of violations of either state or local regulations relating to the operations of the tattoo studio the specific use permit will be automatically terminated.

Taxidermy Zoo, public”

...

SECTION 21.

Section 85-105, “Use regulations”, of Section 85, “PD, planned development district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“85-105 Use regulations. The permitted use or uses of property located in the PD district shall be determined at the time the district is approved. A PD district may include a combination of different dwelling types and/or a variety of residential and nonresidential land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity.

Planned Development Districts shall be used in conjunction with base zoning district, unless changed by zoning amendment. Base districts or changes in existing base districts may be requested at the same time planned development districts are requested. Unless otherwise specified, all permitted uses in the base district are applicable for a planned development district.

In the PD District, uses shall conform to the standards and regulations of the base-zoning district to which it is most similar. The base zoning district shall be stated in the granting Ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Code (applications without this list will be considered incomplete) specifically any deviation not requested is deemed to comply with this Code even if shown graphically on a Site Plan. The Planned Development District shall conform to all other sections of this Code unless specifically excluded in the granting Ordinance.”

Section 132, “General yard requirements”, of Article V, “Supplemental Regulations,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to add Section 132-116, “Accessory dwelling unit (ADU) regulations”, to read as follows:

“132-116 Accessory dwelling unit (ADU) regulations.

- (a) There is a limit of one (1) accessory dwelling unit per lot.
- (b) 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.
- (c) 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.
- (d) Either the primary residence or ADU shall be occupied by the property

owner.

(e) Short-term rental (STR) permits will not be issued for ADUs.

(f) One additional off-street parking space, accessible from the current driveway, shall be required prior to approval of the final inspection for the ADU.

(g) Additional utility meters and the issuance of separate addresses for the ADU are prohibited.

(f) ADUs in the following zoning districts shall require approval of a specific use permit (SUP):

1. MF-1, multiple-family dwelling district.
2. MF-2, multiple-family dwelling district.
3. NS, neighborhood service district.
4. GR, general retail district.
5. CC, central commercial district.
6. C, commercial district.

Additionally, ADUs approved per SUP shall be occupied by the building owner and shall require one dedicated parking spot.”

SECTION 22.

The recitals of this Ordinance are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 23.

This Ordinance shall be cumulative of all provisions of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 24.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

SECTION 25.

Any complaint, notice, notice of violation, action, cause of action, hearing request, appeal, or claim which prior to the effective date of this Ordinance that has been initiated or arisen under or pursuant to any other ordinance(s) shall continue to be governed by the provision of that ordinance or ordinances, and for that purpose that ordinance or ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 26.

It is the intention of the City Council and is hereby ordained that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Burleson, and that the sections of this ordinance may be renumbered or relettered to accomplish such intention.

SECTION 27.

It is hereby officially found and determined that the meetings at which this ordinance is passed were open to the public and that public notice of the time, place, and purpose of said meetings were given as required by law.

SECTION 28.

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 29.

Pursuant to Section 36 of the Charter of the City of Burleson, that this ordinance shall take effect after its passage and publication, and that the City Secretary is hereby directed to give notice of the passage of this ordinance by causing the caption or title and the penalty clause of this ordinance to be published once in a newspaper of general circulation in the city and on the city's website.

AND IT SO ORDAINED.

PASSED AND APPROVED: the _____ day of _____, 20____.

First Reading: the _____ day of _____, 20____.

Final Reading: the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

E. Allen Taylor, Jr., City Attorney

ORDINANCE

AN ORDINANCE AMENDING APPENDIX B, "ZONING", OF THE CITY OF BURLESON, TEXAS CODE OF ORDINANCES BY AMENDING VARIOUS SECTIONS OF ARTICLE I "ADMINISTRATION", ARTICLE II, "DEFINITIONS," ARTICLE III "ZONING DISTRICTS," AND ARTICLE V "SUPPLEMENTAL REGULATIONS"; PROVIDING FOR THE INCORPORATION OF THE RECITALS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE CODICIATION INTO THE CODE OF ORDINANCES; FINDING THAT MEETINGS AT WHICH THIS ORDINANCE WERE PASSED COMPLIED WITH LAW; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the City Council of the City of Burleson has adopted Ordinance B-582 (A0508), being Appendix B - Zoning Ordinance, Code of Ordinances, City of Burleson, which establishes zoning regulations and districts in accordance with the City's comprehensive land use plan in order to promote health, safety, morals and the general welfare within the City of Burleson; and

WHEREAS, the City Council finds that this ordinance is a "proposed comprehensive zoning change" in that it will have the effect of allowing more residential development than the previous regulation; and will apply uniformly to each parcel in one or more zoning districts; and

WHEREAS, the City Council finds that the Planning and Zoning Commission of Burleson, Texas, held a public hearing, notice for said hearing having been given not less than ten (10) days before the date set for the hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality, and voted ___ to ___ to recommend approval to the City Council of Burleson, Texas, that the ordinance be approved; and

WHEREAS, the City Council finds that the City Council held a public hearing, said notice was given of the further public hearing to consider the advisability of amending the Zoning Ordinance as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality, and by posting such notice to the City's Internet website; and

WHEREAS, the City Council finds that the City has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

WHEREAS, the City Council finds that all citizens and parties at interest have been given

an opportunity to be heard on all the matter of the proposed zoning amendment and the City Council of the City of Burleson, Texas, have found and determined that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to amendments of the City's zoning ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1.

Section 2-100, "Zoning districts", of Section 2, "Zoning districts established", of Article I, "Administrative," of Appendix B, "Zoning," of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

"2-100 Zoning districts.

The city is hereby divided into 19 zoning districts. The use, height, and development regulations as established are uniform in each district. The 19 districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
A	Agricultural district
SFE	Single-family estate district
SF16	Single-family dwelling district-16
SF10	Single-family dwelling district-10
SF7	Single-family dwelling district-7
SFA	Single-family attached dwelling district
2F	Two-family dwelling district
MF1	Multiple-family one dwelling district
MF2	Multiple-family two dwelling district
MH	Manufactured housing dwelling district
MHP	Manufactured housing park district
NS	Neighborhood service district
GR	General retail district

CC	Central commercial district
C	Commercial district
HI	Heavy and high energy industrial district
I	Industrial district
SP	Site Plan district
PD	Planned development district
SFR	Single-family rural district”

SECTION 2.

Section 3-101, “Adoption”, of Section 3, “Zoning districts map”, of Article I, “Administrative,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“3-101 Adoption.

Original, official, and identical copies of the zoning district map are hereby adopted bearing the signature of the mayor and the attestation of the city secretary and shall be filed and maintained as follows:

- (a) One copy shall be filed with the city secretary and retained as the original record and shall not be changed in any manner.
- (b) One reproducible copy shall be filed with the ~~director of community~~ development [services director](#) and shall be the official zoning district map and shall be maintained by posting on the map all changes and subsequent amendments after their enactment for the use of the planning and zoning commission.
- (c) One copy shall be filed with the building official and shall be maintained by posting on the map all changes and subsequent amendments.
- (d) Other sectional maps for interpretation purposes are approved by resolution by the city council.
- (e) Reproductions for information purposes may, from time to time, be made of the official zoning district map.”

SECTION 3.

Section 18-100, “Generally”, of Section 18, “Classification of new and unlisted uses”, of Article I, “Administrative,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“18-100 Generally.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

(a) ~~Community d~~Development services director action.

The ~~community~~ development services director or his her designee may refer the question concerning any new or unlisted use to the planning and zoning commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, hazardous or class 1 materials and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.”

SECTION 4.

Section 50-105, “Definitions”, of Section 50, “Definitions,” of Article II, “Definitions,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to add the following definitions without removing or otherwise altering the other definitions:

“50-105 Definitions.

...

ACCESSORY DWELLING UNIT — 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.

~~...APARTMENT HOUSE — Any building or portion of a building which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.~~

~~APARTMENT, LOFT — A dwelling unit consisting of a single room or a series of rooms, which is attached to but secondary to a main nonresidential structure and is generally located above the first floor of the structure.~~

~~APARTMENT, STUDIO — A dwelling unit which has, as an integral part of the unit, a work area generally associated with the creative arts and which may consist of a single room or series of rooms~~
~~BOARD — The zoning board of adjustment.~~

DEVELOPMENT SERVICES ~~DIRECTOR-OF COMMUNITY DEVELOPMENT~~
— The person or group of persons or consultants that have been appointed ~~director of community~~ development services director.

...

MANUFACTURED HOME — A structure that: 1) was constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; 2) was built on a permanent chassis; 3) was designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; 4) is transportable in one or more sections; 5) includes the plumbing, heating, air conditioning, and electrical systems of the home; and 6) does not include a recreational vehicle.

...

MIXED-USE — Development that permits a broad range of commercial, institutional, and residential development at varying densities within one building, lot, or district. Mixed-use is generally categorized as one of the following:

- Vertical mixed-use allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential on top.
- Horizontal mixed-use allows distinct uses on separate parcels to be combined in a particular area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.
- Mixed-use walkable combines vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other.

...

SECTION 5.

“Auto Laundry/Car Wash” of Section 50-105, “Definitions”, of Section 50, “Definitions,” of Article II, “Definitions,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“AUTO LAUNDRY/CAR WASH — An automated or motor assisted system or automotive washing device including assisted and coin-operated equipment.

Additional standards related to auto laundry/car wash:

1. Tunnel or drive thru (automatic) auto laundry/car wash. Shall be oriented so that the entrance and exit of the car wash tunnel are not seen from the parkway. The tunnel should be oriented parallel to the parkway. For sites located on corner lots, the tunnel shall be oriented parallel to the street with the

higher classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear of the primary structure.

2. Self-service or pull in bay (manual) auto laundry/car wash. Shall be oriented perpendicular to the parkway so that entrance and exit points to the bays are not seen from the parkway. For sites located on corner lots the bays shall be oriented so that the interior of the bays can only be seen from the street with the lower classification in accordance with the master thoroughfare plan. Vacuums and self-service cleaning areas shall be located to the rear or side of the primary structure. When vacuum areas are located in the side yard of the lot, they shall be screened so to not be seen from the street with the higher classification.”

SECTION 6.

Subsection (b) of Section 52-105, “Primary uses allowed”, of Section 52, “A, agricultural district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“52-105 Primary uses allowed. In the A, agricultural district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,

residential Accessory

building, agricultural

Accessory dwelling unit

Caretaker's or guard's

residence Home occupation

Off-street parking

Swimming pool,

private”

SECTION 7.

Subsection (b) of Section 54-105, “Primary uses allowed”, of Section 54, “SFE, single-family estate district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“54-105 Primary uses allowed. In the SFE, single-family estate district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool, private
Stable or barn private”

SECTION 8.

Subsection (b) of Section 55-105, “Primary uses allowed”, of Section 55, “SF16, single-family dwelling district-16”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“55-105 Primary uses allowed. In the SF16 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool,
private”

SECTION 9.

Subsection (b) of Section 56-105, “Primary uses allowed”, of Section 56, “SF10, single-family dwelling district-10”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“56-105 Primary uses allowed. In the SF10 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Home occupation
Off-street parking
Swimming pool,
private”

SECTION 10.

Subsection (b) of Section 57-105, “Primary uses allowed”, of Section 57, “SF7, single-family dwelling district-7”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“57-105 Primary uses allowed. In the SF7 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Home occupation
Off-street parking
Swimming pool,

private”

SECTION 11.

Subsection (b) of Section 58-105, “Primary uses allowed”, of Section 58, “SFA, single-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“58-105 Primary uses allowed. In the SFA, single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Home occupation
Off-street parking
Swimming pool,
private”

SECTION 12.

Subsection (b) of Section 65-105, “Primary uses allowed”, of Section 65, “2F, two-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“65-105 Primary uses allowed. In the 2-F, two-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Home occupation

Off-street parking
Swimming pool,
private”

SECTION 13.

Section 66-110, “Specific use permit”, of Section 66, “MF1, multiple-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“66-110 Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

- (a) Uses allowed with a specific use

permit: [Accessory dwelling](#)

[unit](#)None-allowed.”

SECTION 14.

Section 67-110, “Specific use permit”, of Section 67, “MF2, multiple-family attached dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“67-110 Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

- (a) Uses allowed with a specific use

permit: [Accessory dwelling](#)

[unit](#)None-allowed.”

SECTION 15.

Subsection (b) of Section 68-105, “Primary uses allowed”, of Section 68, “MH, manufactured housing dwelling district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“68-105 Primary uses allowed. In the MH, manufactured home dwelling district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool,
private”

SECTION 16.

Subsection (b) of Section 69-105, “Primary uses allowed”, of Section 69, “MHP, manufactured housing park district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“69-105 Primary uses allowed. In the MHP, manufactured housing park district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

...

(b) Accessory uses allowed:

Accessory building,
agricultural Accessory
building, residential
[Accessory dwelling unit](#)
Caretaker's or guard's
residence Home occupation
Off-street parking
Swimming pool,
private”

SECTION 17.

Subsection (a) of Section 75-110, “Specific use permit”, of Section 75, “NS, neighborhood service district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“75-110 Specific use permit.

Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a regular public hearing meeting the requirements of section 9, public hearing, before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

[Accessory dwelling unit](#)

Community center, private

Convenience store with automotive fuel
sales Drapery, sewing or weaving shop

Drugstore or pharmacy

See conditions in subsection (b)

below. Laundry/clean self service

Office, business and
professional Office, medical
or dental

Pet shop

See conditions in 75-110(b) below.

Restaurant or cafeteria (not of drive-in
type) See conditions in 75-110(b) below.

Retail shop, apparel, gift and accessories and similar
items See conditions in 75-110(b) below.

Studio, artist and/or
photographer See conditions in
75-110(b) below. Studio, health
and fitness

See conditions in 75-110(b)
below. Studio, music, dance,

and/or drama See conditions in
75-110(b) below. Travel bureau
or consultant
See conditions in 75-110(b)
below. Variety or similar retail
store
See conditions in 75-110(b) below.”

...

SECTION 18.

Subsection (a) of Section 76-110, “Specific use permit”, of Section 76, “GR, general retail district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“76-110 Specific use permit.

Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations. A public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit:

(a) Uses allowed with a specific use permit:

Accessory dwelling unit

Amusement, commercial (indoor)

Automobile/truck rental service, except no rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.

1. In considering whether to grant a specific use permit, the following shall be considered while granting an SUP:
 - a. Number and location of parking of rental units versus customer parking.
 - b. Type of vehicles and trailers to be let.
 - c. Traffic impact on surrounding areas.
 - d. Location and screening of outdoor service areas.
 - e. Screening from residentially zoned properties.
 - f. Hours of operation.
 - g. Lighting.

Automotive oil change and lubrication
shop (See conditions in 76-110(b)
below)

Batting cages
(See conditions in 76-110(b)

below) Community center, private

Fairgrounds or exhibition area
(See conditions in 76-110(b) below) Paint

shop Liquor store

1. In considering whether to grant a specific use permit, the following supplemental regulations must be met unless otherwise approved by City Council:
 - a. Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.
 - b. Minimum building size shall be 5,000 sq. ft.
 - c. No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.
 - d. A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.
 - e. The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.
 - f. All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.
 - g. Shall provide additional landscaping between front facade and the parkway.
 - i. Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage.

Plumbing shop (with outside storage)

Taxidermy shop”

...

SECTION 19.

Subsection (a) of Section 77-110, “Specific use permit”, of Section 77, “CC, central

commercial district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“77-110 Specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations and a public hearing are required before a recommendation is made by the planning and zoning commission and action taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Accessory dwelling unit

Amusement, commercial

(indoor) Child care center

Community center,

private Electrical

substation Electrical

transmission Engine

repair (small)

Exhibition area

Feed store

Greenhouse or plant nursery (on-premises sales)

Greenhouse or commercial nursery (off-premises
sales) Local franchise utility

Natural gas regulating station

Parking lot or structure, commercial

(auto) Radio, microwave, TV tower

Radio, television station

School, commercial trade

Sewage pumping station

Swimming pool,

commercial Taxidermy

Telephone exchange, switching, relay, or transmission station

Water pumping station

Water storage facility”

...

SECTION 20.

Subsection (a) of Section 78-110, “Specific use permit”, of Section 78, “C, commercial district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“78-110 Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, Site plan regulations and a public hearing are required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Accessory dwelling unit

Amusement, commercial (indoor)

Animal pound, private

1. Facilities adjacent to residentially zoned property shall have no outside animal pens.
2. Screening between residentially zoned property with a 20-foot buffer and trees planted on 20-foot centers.

Automobile/truck rental service, except no rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.

1. In considering whether to grant a specific use permit, the following shall be considered while granting an SUP:
 - a. Number and location of parking of rental units versus customer parking.
 - b. Type of vehicles and trailers to be let.
 - c. Traffic impact on surrounding areas.
 - d. Location and screening of outdoor service areas.
 - e. Screening from residentially zoned properties.
 - f. Hours of operation.
 - g. Lighting.

Community center,

private Kennel

(indoor)

Liquor store

1. In considering whether to grant a specific use permit, the following supplemental regulations must be met unless otherwise approved by City Council:
 - a. Shall not be located within the Old Town Overlay District or within

300 feet of IH-35 frontage without City Council approval.

- b. Minimum building size shall be 5,000 sq. ft.
- c. No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.
- d. A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.
- e. The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.
- f. All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.
- g. Shall provide additional landscaping between front facade and the parkway.
 - i. Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage

Miniwarehouse

- 1. No outside storage, sales, service or repair activities other than the rental of dead storage of units.
- 2. No stall or locker doors shall face any public streets or residentially zoned property.
- 3. Outdoor storage of trash receptacles shall be at the side or rear of the lot and completely screened by a wall or fence no less than six feet in height.

Miniature golf

course Petroleum

or gas well

Small tractor and farm equipment sales and repair

Tattoo studio

- 1. In considering whether to grant a specific use permit, the following shall be required:
 - a. Hours of operations (cannot commence application of a tattoo other than stated hours of operation)
 - i. No earlier than 10AM
 - ii. Sundays no later than 6PM
 - iii. All other days no later than Midnight

- b. Tattoo Studios not allowed to operate in residential areas
 - c. Signage requirement
 - i. No flashing signs
 - ii. No neon signs
 - d. No loitering on permitted premises
2. In considering whether to grant a specific use permit, the following shall be considered in addition to the other factors to be considered while granting an SUP:
 - a. Distance to residentially zoned areas, churches, schools, day-care facilities, and other tattoo studios.
 3. The application for a building permit shall be accompanied by a copy of the applicant's state license.
 4. After five affirmative findings of violations of either state or local regulations relating to the operations of the tattoo studio the specific use permit will be automatically terminated.

Taxidermy Zoo, public”

...

SECTION 21.

Section 85-105, “Use regulations”, of Section 85, “PD, planned development district”, of Article III, “Zoning Districts,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

“85-105 Use regulations. The permitted use or uses of property located in the PD district shall be determined at the time the district is approved. A PD district may include a combination of different dwelling types and/or a variety of residential and nonresidential land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity.

Planned Development Districts shall be used in conjunction with base zoning district, unless changed by zoning amendment. Base districts or changes in existing base districts may be requested at the same time planned development districts are requested. Unless otherwise specified, all permitted uses in the base district are applicable for a planned development district.

In the PD District, uses shall conform to the standards and regulations of the base-zoning district to which it is most similar. The base zoning district shall be stated in the granting Ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Code (applications without this list will be considered incomplete) specifically any deviation not requested is deemed to comply with this Code even if shown graphically on a Site Plan. The Planned Development District shall conform to all

other sections of this Code unless specifically excluded in the granting Ordinance.”

Section 132, “General yard requirements”, of Article V, “Supplemental Regulations,” of Appendix B, “Zoning,” of the Code of Ordinances, City of Burleson, Texas, is hereby amended to add Section 132-116, “Accessory dwelling unit (ADU) regulations”, to read as follows:

“132-116 Accessory dwelling unit (ADU) regulations.

- (a) There is a limit of one (1) accessory dwelling unit per lot.
- (b) 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.
- (c) 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.
- (d) Either the primary residence or ADU shall be occupied by the property owner.
- (e) Short-term rental (STR) permits will not be issued for ADUs.
- (f) One additional off-street parking space, accessible from the current driveway, shall be required prior to approval of the final inspection for the ADU.
- (g) Additional utility meters and the issuance of separate addresses for the ADU are prohibited.
- (f) ADUs in the following zoning districts shall require approval of a specific use permit (SUP):
 - 1. MF-1, multiple-family dwelling district.
 - 2. MF-2, multiple-family dwelling district.
 - 3. NS, neighborhood service district.
 - 4. GR, general retail district.
 - 5. CC, central commercial district.
 - 6. C, commercial district.

Additionally, ADUs approved per SUP shall be occupied by the building owner and shall require one dedicated parking spot.”

SECTION 22.

The recitals of this Ordinance are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 23.

This Ordinance shall be cumulative of all provisions of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 24.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

SECTION 25.

Any complaint, notice, notice of violation, action, cause of action, hearing request, appeal, or claim which prior to the effective date of this Ordinance that has been initiated or arisen under or pursuant to any other ordinance(s) shall continue to be governed by the provision of that ordinance or ordinances, and for that purpose that ordinance or ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 26.

It is the intention of the City Council and is hereby ordained that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Burleson, and that the sections of this ordinance may be renumbered or relettered to accomplish such intention.

SECTION 27.

It is hereby officially found and determined that the meetings at which this ordinance is passed were open to the public and that public notice of the time, place, and purpose of said meetings were given as required by law.

SECTION 28.

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint

filed.

SECTION 29.

Pursuant to Section 36 of the Charter of the City of Burleson, that this ordinance shall take effect after its passage and publication, and that the City Secretary is hereby directed to give notice of the passage of this ordinance by causing the caption or title and the penalty clause of this ordinance to be published once in a newspaper of general circulation in the city and on the city's website.

AND IT SO ORDAINED.

PASSED AND APPROVED: the _____ day of _____, 20____.

First Reading: the _____ day of _____, 20____.

Final Reading: the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: City Secretary's Office

FROM: Lisandra Leal, Assistant City Secretary

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on a minute order appointing members to the City of Burleson boards, commissions, and committees for October 1, 2026 – September 30, 2029, terms and filling vacancies. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

On August 5, 2026, the Community & Intergovernmental Relations Committee met to review applicants for appointments or reappointments to various boards and commissions. In addition, the Committee recommended that the board requirements for the Building Code & Standards Board be brought before the Council Policy and Valuation Committee for review prior to appointing members to the board. Following that meeting, a previously recommended nominee became unavailable to serve on the Planning & Zoning Commission (Youth -Ex-Officio) and the Burleson Community Services Corporation (4B). There also remained a vacancy on the Capital Improvement Program Advisory, Place 7 – Real Estate.

On September 2, 2026 the Committee met to make recommendations to fill the vacancies. After reviewing all applications, the Committee recommended tabling the Planning & Zoning Commission (Youth- Ex-Officio) appointment for consideration at the next meeting. The Committee also made the following recommendations for the remaining appointments.

Advisory Committee on People with Disabilities

Place	Members	Appt.	Term
2 (Ord. Sec 2-36c)	Jordan Smelley	Partial Term	2024-2027
9 (Youth – non student voting member)	Beverly Moore	Appoint	2026-2027

Animal Shelter Advisory Committee

Place	Members	Appt.	Term
4 (Youth – non student voting member)	Faviola Carinci	Appoint	2026-2027
5 (Animal Welfare Representative)	Donna Riggs	Partial Term	2025-2028

Capital Improvement Program Advisory Committee

Place	Members	Appt.	Term
6	Morris Hairell Jr	Partial Term	2024-2027
7 – Real Estate	Payton L. Byrd	Partial Term	2025-2028

Library Board

Place	Members	Appt.	Term
2 (Youth)	Madison Kahan	Reappoint	2026-2027
3	Jennifer Yarbrough	Partial Term	2025-2028

Old Town Design Standards Review Committee

Place	Members	Appt.	Term
2 (Youth)	Jessica Shrauner	Reappoint	2026-2027

Park and Recreation Board

Place	Members	Appt.	Term
2 (Youth)	Addison Oscarson	Reappoint	2026-2027
5	Lori Pouncy	Partial Term	2025-2028

Planning and Zoning Commission

Place	Members	Appt.	Term
8 (Youth ex-officio)	Vacant	Partial Term	2025-2026

Public Spaces and Cultural Heritage Board

Place	Members	Appt.	Term
1	Joy Larabell	Partial Term	2025-2028
4 – Youth (non student voting member)	Naomi Jaramillo	Appoint	2026-2027

Burleson Type B Community Service Corporation

Place	Members	Appt.	Term
4	Dan McClendon	Reappoint	2026-2028
5	Beverly Moore	Appoint	2026-2028

RECOMMENDATION:

Approve recommendations for appointments

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

Community & Intergovernmental Relations Council Committee met on August 5, 2026 and September 5, 2026 and reviewed applications for vacancies.

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Lisandra Leal
 Assistant City Secretary
lleal@burlesontx.com
 817-426-9687

Boards & Commissions Appointments

Presented to the City Council
September 21, 2026



Background

The Community and Intergovernmental Relations Committee met on August 5, 2026, to review applicants for appointment or reappointment to various boards and commissions.

The Committee reviewed the following:

1. Full membership list of each board/commission
2. Board Attendance
3. Terms, requirements, board/commission make-up and any specific requirements
4. Applications categorized by board/commission, including the number of boards each applicant applied for and their ranking.

The Committee recommended that the board requirements for the Building Code & Standards Board be brought before the Council Policy and Valuation Committee for review prior to appointing members to the board.

Boards and Commissions Vacancies

Advisory Committee on People with Disabilities

Place	Members	Appt.	Term
2 (Ord. Sec 2-36c)	Vacant	Partial	2024-2027
9 (Youth)	Vacant	Appoint	2026-2027

Animal Shelter Advisory Committee

Place	Members	Appt.	Term
4 (Youth)	Vacant	Appoint	2026-2027
Place 5 - Animal Welfare Representative	Vacant	Partial	2024-2027

Building Code & Standards Board

Place	Members	Appt.	Term
Place 1 - Electrician	Vacant	Partial	2025-2028
Place 2 - Master Electrician	Vacant	Partial	2024-2027
Place 3 - Master Plumber	Vacant	Partial	2025-2028
Place 4 - Master Plumber	Vacant	Partial	2024-2027
Place 5 - Building Contractor	Vacant	Partial	2025-2028
Place 6 - TC Fire Protection	Vacant	Partial	2024-2027
Place 7 - Licensed HVAC	Vacant	Partial	2025-2028
Place 8	Vacant	Partial	2024-2027
Place 9	Vacant	Partial	2025-2028

Capital Improvement Program Advisory Committee

Place	Members	Appt.	Term
Place 6	Vacant	Partial	2024-2027
Place 7 - Real Estate	Vacant	Partial	2025-2028

Library Board

Place	Members	Appt.	Term
Place 2 (Youth)	Vacant	Appoint	2026-2027
Place 3	Vacant	Partial	2022-2025

Old Town Design Standards Review Committee

Place	Members	Appt.	Term
2 (Youth)	Vacant	Appoint	2026-2027

Park Board

Place	Members	Appt.	Term
Place 2 (Youth)	Vacant	Appoint	2026-2027
Place 4	Vacant	Partial	2024-2027

Planning and Zoning Commission

Place	Members	Appt.	Term
Place 8 (Youth)	Vacant	Appoint	2026-2027

Boards and Commissions Vacancies Continued

Public Spaces and Cultural Heritage Board

Place	Members	Appt.	Term
Place 1	Vacant	Partial	2024-2027
Place 4 (Youth)	Vacant	Appoint	2026-2027

Burleson Type B Community Service Corporation

Place	Members	Appt.	Term
Place 5 (At Large)	Vacant	Appoint	2026-2028

Tax Increment Finance Reinvestment Zone #2 (TIF #2)

Place	Members	Appt.	Term
Place 1	Alexa Boedeker	Partial	2025-2027
Place 2	Chris Fletcher	Partial	2025-2027
Place 3	Dan McClendon	Partial	2025-2027
Burleson Independent School District	Dr. Bret Jimerson	Partial	2025-2027
Johnson Count Commissioner Court	Kenny Howell	Partial	2025-2027

Background Continued

Following the August 5, 2026, committee meeting, a recommended nominee was no longer available to serve.

The committee met on September 2, 2026, to review additional applicants and make recommendations to fill the remaining vacancies.



The committee made the following recommendations:

Advisory Committee on People with Disabilities

Place	Members	Appt.	Term
2 (Ord. Sec 2-36c)	Jordan Smelley	Partial Term	2024-2027
9 (Youth – <u>non student</u> voting member)	Beverly Moore	Appoint	2026-2027

Animal Shelter Advisory Committee

Place	Members	Appt.	Term
4 (Youth – <u>non student</u> voting member)	Faviola Carinci	Appoint	2026-2027
5 (Animal Welfare Representative)	Donna Riggs	Partial Term	2025-2028

Capital Improvement Program Advisory Committee

Place	Members	Appt.	Term
6	Morris Hairell Jr	Partial Term	2024-2027
7 – Real Estate	Payton L. Byrd	Partial Term	2025-2028

Library Board

Place	Members	Appt.	Term
2 (Youth)	Madison Kahan	Reappoint	2026-2027
3	Jennifer Yarbrough	Partial Term	2025-2028

Old Town Design Standards Review Committee

Place	Members	Appt.	Term
2 (Youth)	Jessica Shrauner	Reappoint	2026-2027

Park and Recreation Board

Place	Members	Appt.	Term
2 (Youth)	Addison Oscarson	Reappoint	2026-2027
5	Lori Pouncy	Partial Term	2025-2028

Planning and Zoning Commission

Place	Members	Appt.	Term
8 (Youth ex-officio)	Vacant	Partial Term	2025-2026

Public Spaces and Cultural Heritage Board

Place	Members	Appt.	Term
1	Joy Larabell	Partial Term	2025-2028
4 – Youth (<u>non student</u> voting member)	Naomi Jaramillo	Appoint	2026-2027

Burleson Type B Community Service Corporation

Place	Members	Appt.	Term
4	Dan McClendon	Reappoint	2026-2028
5	Beverly Moore	Appoint	2026-2028

Questions / Comments

Lisandra Leal
Assistant City Secretary
lleal@burlesontx.com
817.426.9687

City Council Regular Meeting

DEPARTMENT: Capital Engineering

FROM: Randy Morrison, P.E., Director of Capital Engineering

MEETING: September 21, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff feedback regarding the City's Capital Improvement Program. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services

SUMMARY:

Staff is providing an update on the active projects within the City's Capital Improvement Program.

RECOMMENDATION:

N/A

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612



CAPITAL ENGINEERING

Capital Improvement Program Update

Randy Morrison, PE , Director of Capital Engineering

September 21, 2026

Latest CIP

As adopted August 03, 2026

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	\$22,287,307	\$41,545,314	\$7,652,000	\$7,883,497	\$14,443,000	\$93,811,118
Water Bonds	\$7,166,436	\$22,871,368	\$6,005,204	\$7,832,671	\$2,000,000	\$45,875,679
Sewer Bonds	\$30,729,606	\$18,741,654	\$10,245,000	\$5,310,000	\$7,462,500	\$72,488,760
TIF 2 Bonds	\$0	\$0	\$0	\$0	\$0	\$0
4A Bonds	\$12,612,019	\$0	\$9,000,000	\$15,000,000	\$0	\$36,612,019
4B Bonds	\$990,376	\$1,301,312	\$1,751,636	\$1,806,000	\$180,556	\$6,029,881
Cash / Other Funding	\$14,298,289	\$742,000	\$0	\$0	\$0	\$15,040,289
Total	\$88,084,033	\$85,201,648	\$34,653,840	\$37,832,168	\$24,086,056	\$269,857,746

FY 2026 Highlights

- Police HQ Expansion
- Industrial Blvd. Pump Station Expansion
- Neighborhood Street and Water/Sewer Rehab
- Town Creek Trunk Relief Sewer
- Hulen St. Widening from SH174 to Candler

FY27-31 CIP Fund Summary

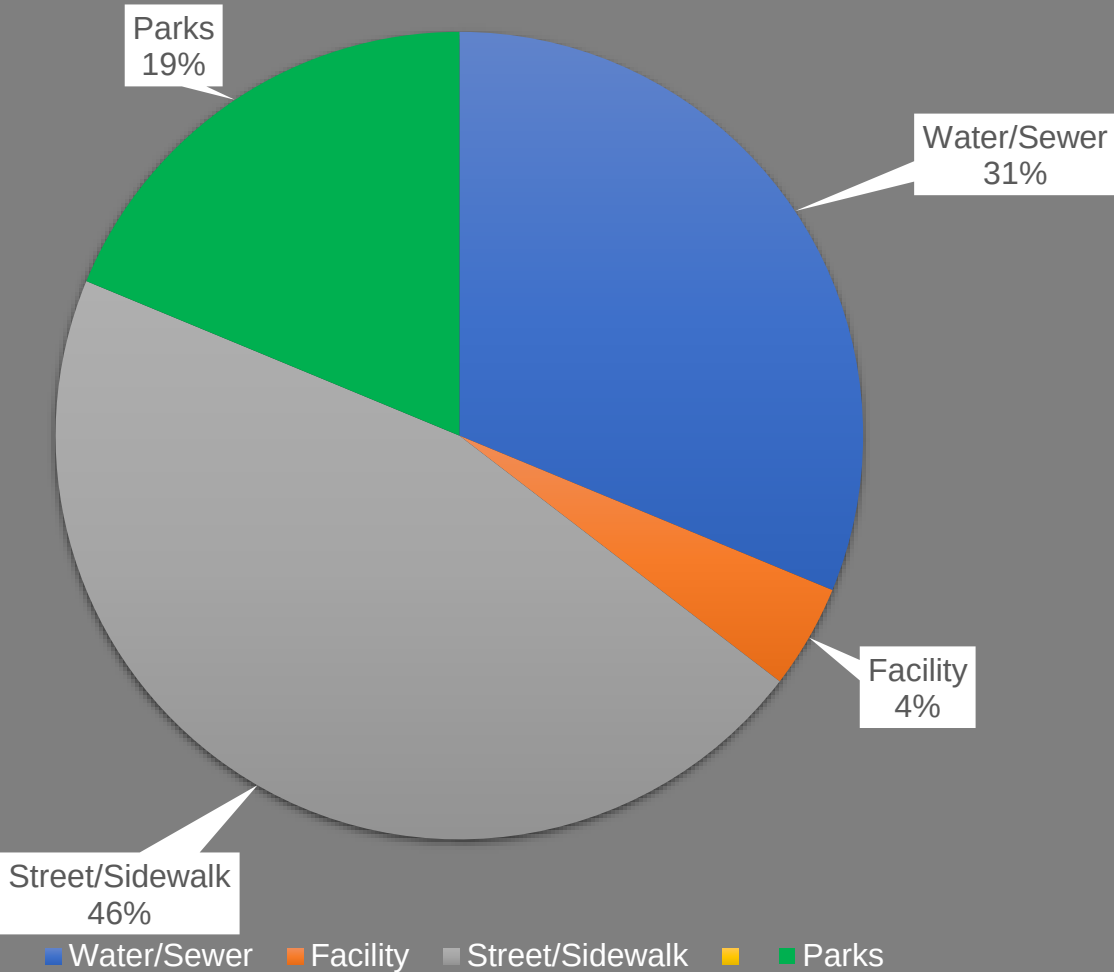
5-YEAR CAPITAL IMPROVEMENT FUND SUMMARY

	2027	2028	2029	2030	2031	5-yr Total
GO Bond	\$ 21,969,607	\$ 4,439,901	\$ 1,130,015	\$ 13,443,000	\$ -	\$ 40,982,523
CO Bond	\$ 18,491,234	\$ 4,402,000	\$ 6,753,482	\$ 1,000,000	\$ 1,000,000	\$ 31,646,716
Water Bond (CO Bond)	\$ 21,420,116	\$ 2,698,978	\$ 2,637,171	\$ 1,838,600	\$ 9,078,100	\$ 37,672,965
Sewer Bond (CO Bond)	\$ 16,942,612	\$ 1,901,180	\$ 1,800,000	\$ 1,800,000	\$ 8,450,700	\$ 30,894,492
4A Bond (CO Bond)	\$ 13,252,400	\$ 9,000,000	\$ 15,000,000	\$ -	\$ -	\$ 37,252,400
4B Bond (CO Bond)	\$ 3,389,412	\$ 1,388,794	\$ 1,870,440	\$ 180,556	\$ -	\$ 6,829,202
TIF 2 (CO Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fee	\$ 4,570,319	\$ -	\$ -	\$ -	\$ -	\$ 4,570,319
Grant / ILA Reimbursement	\$ 6,855,848	\$ -	\$ -	\$ -	\$ -	\$ 6,855,848
Non-Bond/Cash	\$ 3,630,528	\$ 2,000,000	\$ 2,546,000	\$ 2,000,000	\$ 2,000,000	\$ 12,176,528
TOTAL	\$ 110,522,076	\$ 25,830,853	\$ 31,737,108	\$ 20,262,156	\$ 20,528,800	\$ 208,880,993
	2027	2028	2029	2030	2031	5-yr Total
GO Bond Total	\$ 21,969,607	\$ 4,439,901	\$ 1,130,015	\$ 13,443,000	\$ -	\$ 40,982,523
CO Bond Total	\$ 73,495,774	\$ 19,390,952	\$ 28,061,093	\$ 4,819,156	\$ 18,528,800	\$ 144,295,775
Cash / Other Total	\$ 15,056,695	\$ 2,000,000	\$ 2,546,000	\$ 2,000,000	\$ 2,000,000	\$ 23,602,695

FY 2027 Highlights

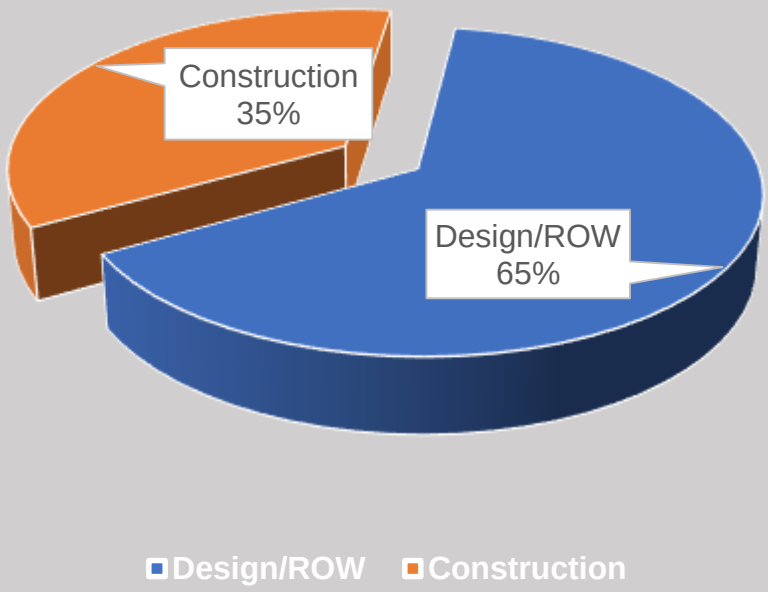
- Renfro & Johnson Pedestrian Improvements
- Hulen St. Widening from SH174 to Candler
- Hulen St. Extension from SH 174 to John Jones
- Chisholm West and FM 917/I35W Lift Stations
- BRiCk – Outdoor Pool Replaster, Locker Room Remodel and Alarm System ph. 2
- Burleson Legacy Park Playground

Current Active Projects - 48



*Certain Projects Include Multiple Types of Improvements

Current Phase



Regional Projects Map

1

I-35W

IH20 to S of Altamesa; SH 174 (I-35W) to Renfro; Renfro to US 67

\$1.6 Billion

2

I-35W Interchange Reconstruction at FM 917
\$70 Million

3

FM 917 Reconstruction
I-35W to N of CR 515
\$175.4 Million

4

FM 917 Grade Separation
Main St to E of SH174
\$57.1 Million

5

FM 3391/E Renfro St
I-35W to E of CR 602
\$91.1 Million

6

SH 174
N of Elk Dr to Wicker Hill Rd
\$22.6 Million

7

SH 174 Widening
Wicker Hill Rd to Main St
\$26.9 Million

8

FM 731/John Jones Dr Bridge Replacement & Widening
\$3.6 Million

9

Chisholm Trail Parkway
Fm 1187 to US 67
\$239.4 Million

10

FM 1902/Lakewood Dr Extension
Lakewood Dr to CR 915
\$52.2 Million

11

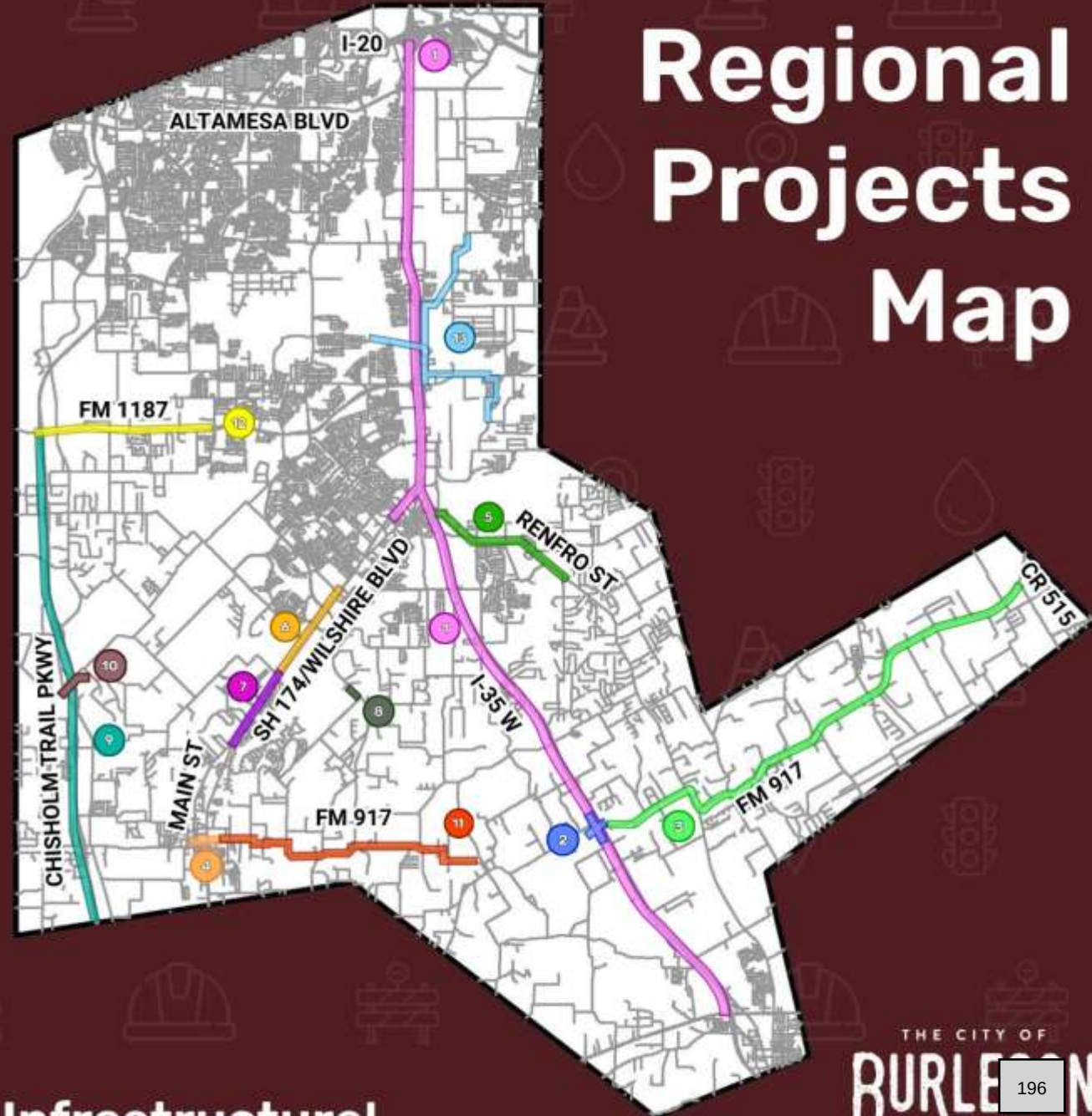
FM 917 Widening
Thomas St to Egan RR
\$25 Million

12

FM 1187
Chisholm Trl Pkwy to McCart Ave
\$85 Million

13

Offsite Water Supply from Fort Worth
\$62.9 Million



Over \$2.5 Billion Invested in Regional Infrastructure!

Ellison & Wilson ADA Improvements

Project Includes:

- Reconnect ADA access at the southeast corner of Ellison St. / Wilson St. and reconstruct ADA parking to make compliant

Funding:

- \$233 Thousand in TIF Funding

Status:

- Construction is Complete



Project Status

Construction

Current Phase
Project Progress

Progress 99%

Estimated Completion



Spring 2026

Total Project Cost



85 Thousand

Hillside Drive, Elk Drive & John Jones (FM731) Ped & Intersection Phase 1



Project Includes:

- Design & construction for an additional five foot-wide sidewalk on Elk Drive
- Also includes intersection enhancements to improve mobility at Elk and Hillside & Hillside and FM731 and intersection improvements at FM731

Funding:

- \$1.036 Million 2022 GO Bond
- \$705 Thousand CO Bond Funds

Status:

Construction is Complete



Project Status

Construction

Current Phase
Project Progress

Progress 99%

Estimated Completion
of Current Phase



Southern Elk- Spring 26
Elk, Hillside, FM731- Spring 27

Total Project Cost



286 Thousand

Old Town – Ellison Parking & Street Re-Alignment w/ Annex 3 Site 225 W. Renfro (OTB Lot 1, Block 56)

Project Includes:

- Re-development of 225 W. Renfro St., re-alignment and beautification of Ellison St., as well as reconstruction of on- street parking along Ellison St

Funding:

- \$1.6 Million TIF Funds
- \$1.6 Million 4A Bond Funds

Status:

- Ellison Realignment and Parking Lot Complete
- Building Demolition Complete
- Sidewalks, striping, and landscaping complete
- Final Walkthrough 9-4-26
- Plat in Process



Project Status

Construction

Current Phase
Project Progress

Progress 100%

Estimated Completion
of Current Phase



September 2026

Total Project Cost



3.6 Million

Police Headquarters Expansion

1161 SW Wilshire Blvd.



Project Includes:

- Expansion of police department headquarters
- Remodeling existing facility to re-purpose existing space for officers and staff

Funding:

- \$39.1 Million in GO Bond Public Safety Funds
- \$10.1 Million in CO Bond Funds
- \$986 Thousand in Non-Bond Funds

Status:

- Construction Underway



Project Status	Current Phase Project Progress	Estimated Completion of Current Phase	Total Project Cost
Construction	Progress 40%	 Fall 2027	\$ 50 Million

Project Includes:

- The project includes the complete renovation of the public restrooms at the Library.

Funding:

- \$224 Thousand in Non-Bond Funds

Status:

- Project Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 0%

Estimated Completion



Summer 2027

Total Project Cost



224 Thousand

Project Includes:

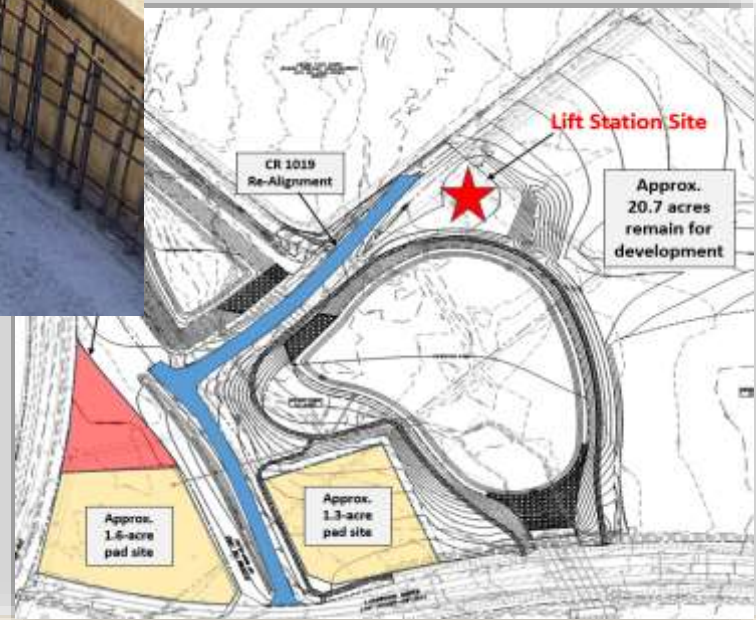
- Design and construction of retention ponds and realignment of CR1019
- Associated utility/electrical improvements

Funding:

- \$5.4 Million in 4A Bonds
- \$280 Thousand in Non-Bond Funds

Status:

- Major Construction Substantially Complete
- Electrical Utility Installation/Coordination Remaining
- Construction Road/Final Site Work to be Completed



Project Status

Construction

Current Phase
Project Progress

Progress 99%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



5.6 Million

Project Includes:

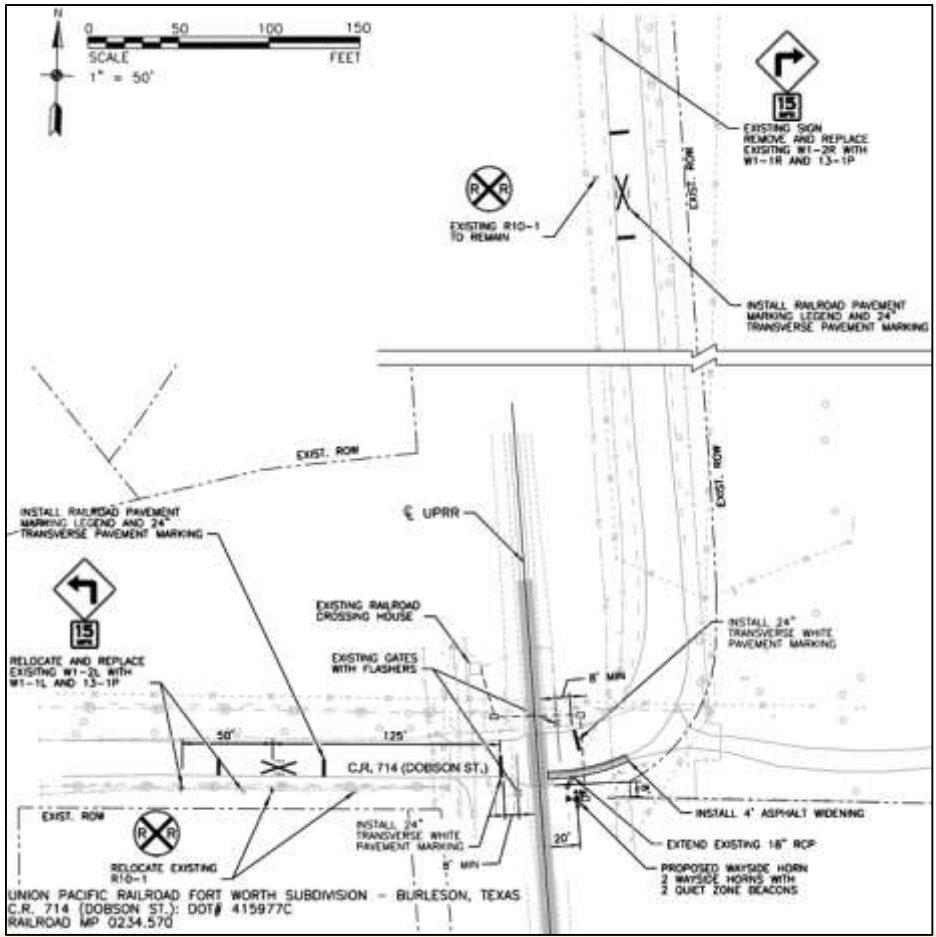
- Installation of Quiet Zone improvements at the CR 714 (Dobson Street) railroad crossing, including roadway widening, increased turning radii, additional lighting for improved safety, enhanced striping, drainage improvements, and other improvements required by Union Pacific Railroad.

Funding:

- \$2.4 Million in Street Bond Funds
- \$254 Thousand in Non-Bond Funds

Status:

- UPRR Consultant Reviewing Plans for Quiet Zone



Project Status

Design

Current Phase
Project Progress

Progress 60%

Estimated Completion
of Current Phase: Design

May 2027



Total Project Cost



\$2.7 Million

Project Includes:

- Widening SH174 (Wilshire Blvd.) to the inside from four to six lanes from Elk Dr. to Wicker Hill Rd.
- Project is shared between the City and TxDOT
 - City is managing and funding Design
 - TxDOT will be managing and funding Construction

Funding:

- \$1.7 Million City participation (design)
- \$5.9 Million Texas Department of Transportation (TxDOT) funding
- \$23.7 Million North Central Texas Council of Governments/Federal Grant funding

Status:

- TxDOT Reviewing Contractor Submittals
- Construction to Begin October 2026



Project Status	Current Phase Project Progress	Estimated Completion of Current Phase	Total Project Cost
Construction	Progress 1%	 Fall 2028	 31.3 Million Construction by TxDOT

Project Includes:

- Intersection improvements as recommended by traffic studies for increased intersection capacity and higher level of service

Funding:

- \$2.5 Million in CO Streets Bonds

Status:

- June 15, 2026, Council Award Construction Contract to GRod Construction LLC.
- Utility Relocation Underway
- Pre-Construction Activities and Submittals Underway



Project Status

Construction

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Summer 2027

Total Project Cost



2.5 Million

Project Includes:

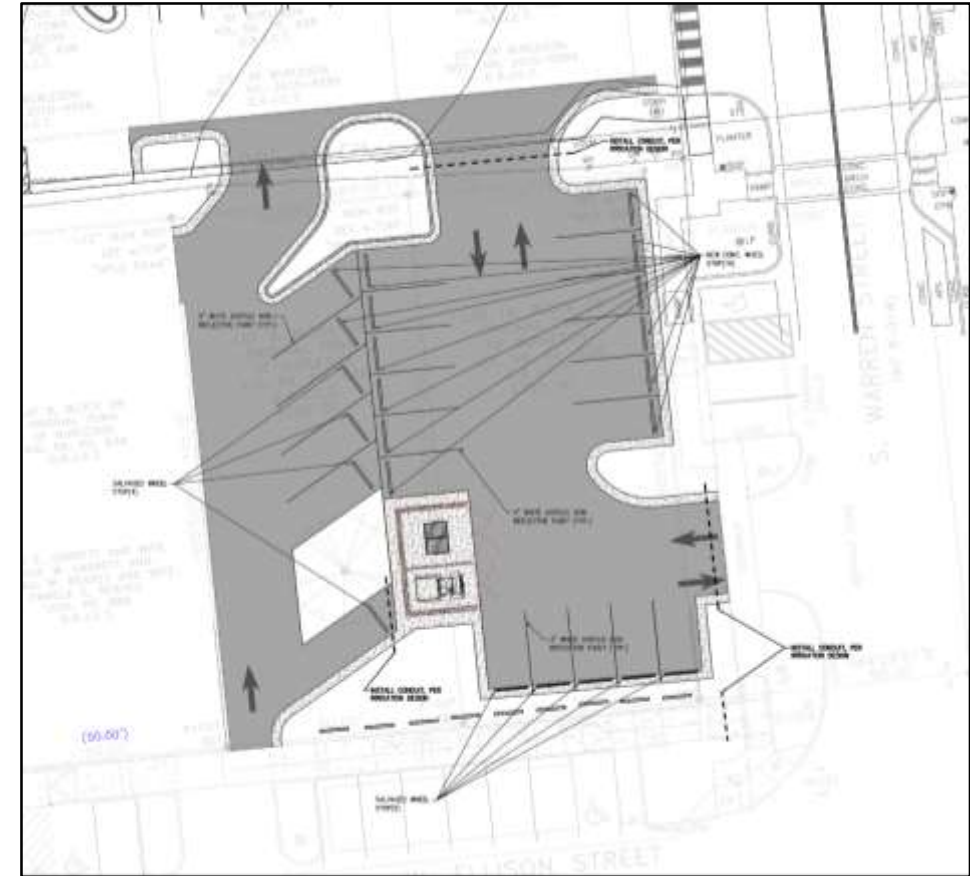
- Expansion of the City Hall West Parking Lot across the property at 116 S. Warren St.

Funding:

- \$490 Thousand in TIF Bond Funds

Status:

- Final Punch List Work Underway
- Change Order Work Underway to Remove Pecan Tree and Add Two Additional Parking Spaces



Project Status

Construction

Current Phase
Project Progress

Progress 99%

Estimated Completion
of Current Phase

Fall 2026

Total Project Cost



490 Thousand

Project Includes:

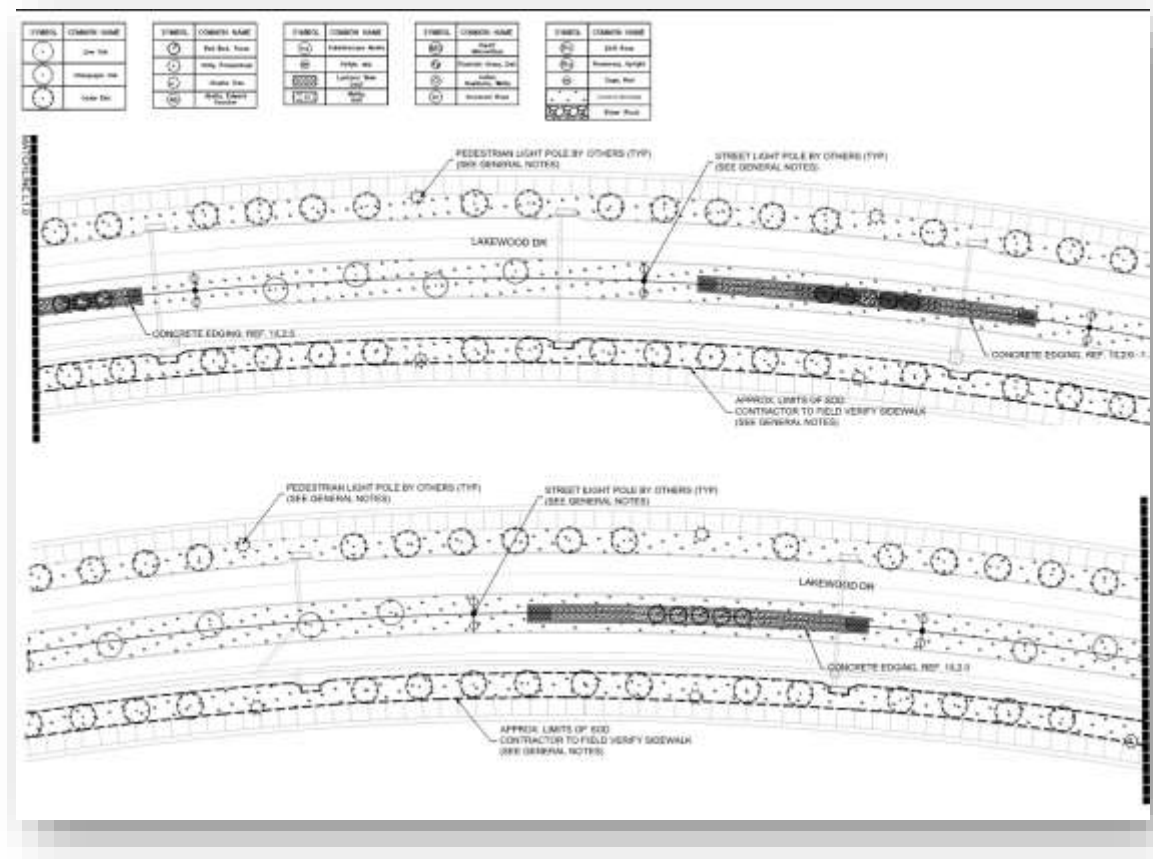
- Installation of landscape and irrigation along Lakewood Drive from FM1902 to CR1020 and within Hooper Business Park Detention Pond Property

Funding:

- \$2.96 Million in 4A Bond Funds

Status:

- Construction Contract Awarded
- Contractor Submittals in Progress
- Anticipated Construction to Begin Fall 2026



Project Status

Construction

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Summer 2027

Total Project Cost



2.96 Million

Project Includes:

- Design of Lakewood Dr. Extension to Chisholm Trail Parkway

Funding:

- \$1.3 Million in 4A Bond Funds

Status:

- 30% Schematic Design completed and submitted to TxDOT for review
- FM1902 and Lakewood's functional class updated by NCTCOG – needed to be eligible for federal funding
- Staff coordinating with TxDOT and NCTCOG on TIP funding
- Traffic Study updated to 2050 COG Model
- Intersection Capacity Evaluation (ICE Analysis) in progress



Project Status

Design

Current Phase Project Progress

Progress 30%

Estimated Completion of Current Phase



Spring 2028
(Design Only)

Total Project Cost

\$ 33.4 Million

Project Includes:

- Extension of Alsbury Boulevard from Hulen Street Roundabout to CR1020 - new section will be 4-lane divided roadway with turn lanes and drainage improvements

Funding:

- \$300 Thousand in W/S Bond Funds
- \$6.9 Million in 2022 GO Bond Funds
- \$2.4 Million in Streets CO Bonds

Status:

- Construction Started in September 2025
- Currently Scheduled to be Complete in November 2026



Project Status

Construction

Current Phase
Project Progress

Progress 60%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost

\$ 9.6 Million

CR 1020 Closure will be in affect between August 24, 2026 till November 15, 2026

- Box Culvert Construction
- Transition Paving
- Spot Pavement Reconstruction on CR 1020



Yellow: Limits of Closure
Orange: Previous Temp Road
Red: Limits of TCE
Grey: Proposed Roadway

Project Includes:

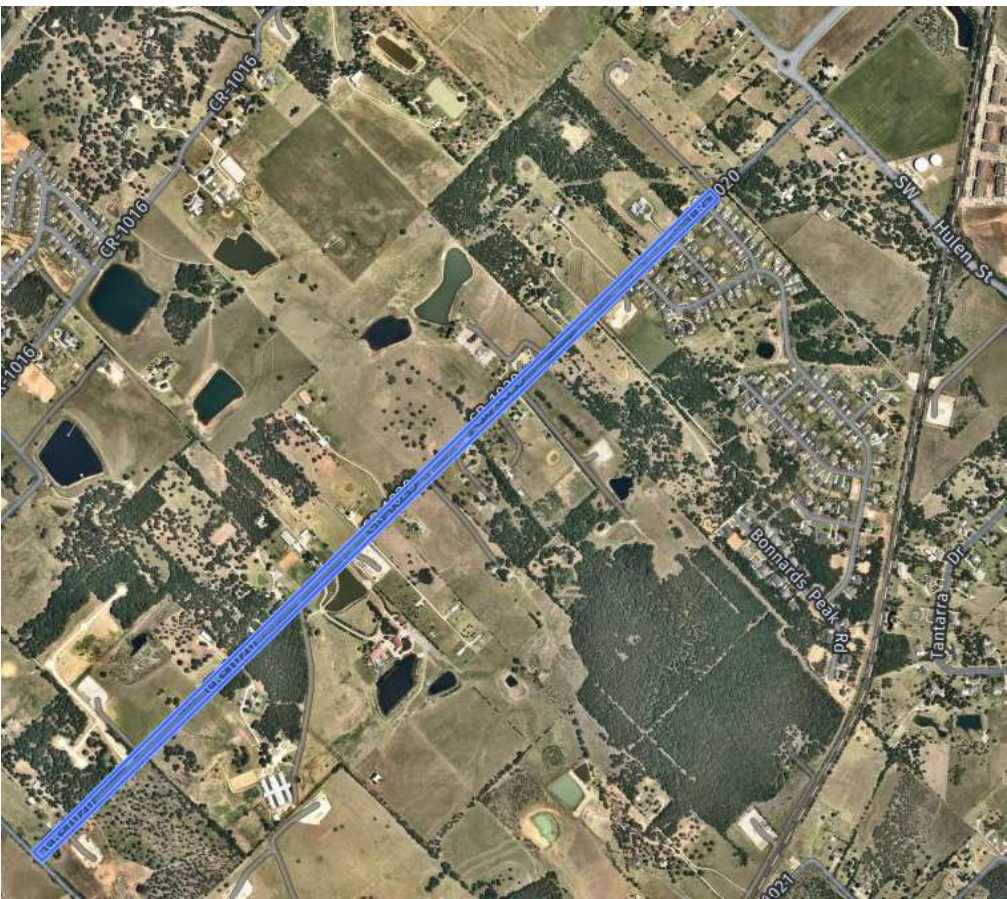
- Construction of two lanes of Alsbury Blvd (CR1020) from Hulen Roundabout to CR914
- Construction of 10' shared use path on each side

Funding:

- \$2.5 Million in 2022 GO Bonds
- \$14 Million in 4A Bonds

Status:

- Schematic Design Underway
- Initiating Coordination with TxDOT and NCTCOG
- Completing Study to Process Functional Classification Change



Project Status

Design

Current Phase
Project Progress

Progress 5%

Estimated Completion
of Current Phase



Fall 2028
(Design Only)

Total Project Cost

\$ 61.1 Million

Project Includes:

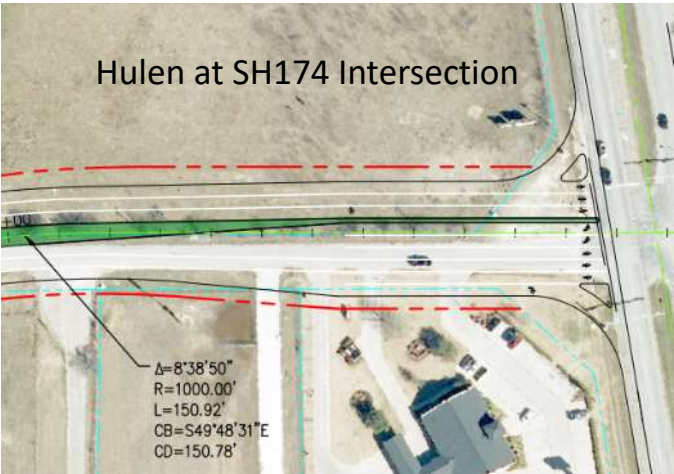
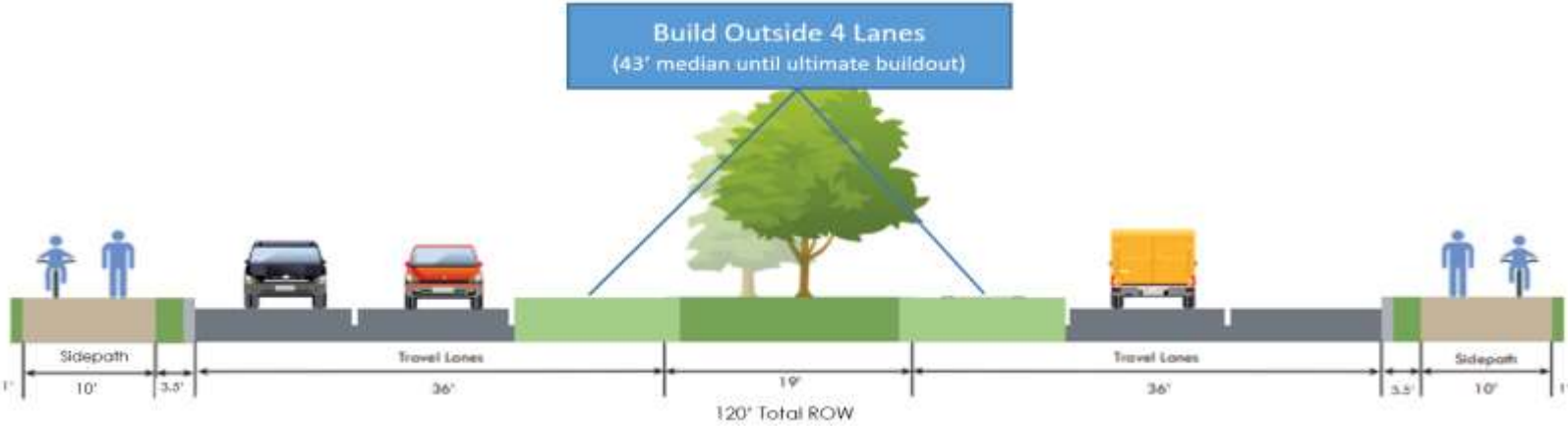
- Three northbound lanes, three southbound lanes, dual left turn lanes and one right-turn lane at SH174 intersection
- Hulen expansion from two lanes to 4-6 lanes within ultimate 6-lane right-of-way
- 10' shared use path on each side
- 16" waterline and sewer extensions
- Signalization of Candler and Hulen intersection

Funding:

- \$13.6 Million in CO Street Bond Funds
- \$7.0 Million in 2022 GO Bond Funds
- \$6.3 Million in Water/Sewer Bond Funds
- \$1.7 Million in Roadway Impact Fees
- \$2.8 Million in Non-Bond Funds

Status:

- Final Design (95%) in Process
- ROW Acquisition Underway
- Utility Coordination Underway



Project Status

Design

Current Phase
Project Progress

Progress 80%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost

\$ 31.4 Million

Sidewalk Program FY22 (Vaughn Dr.)



Project Includes:

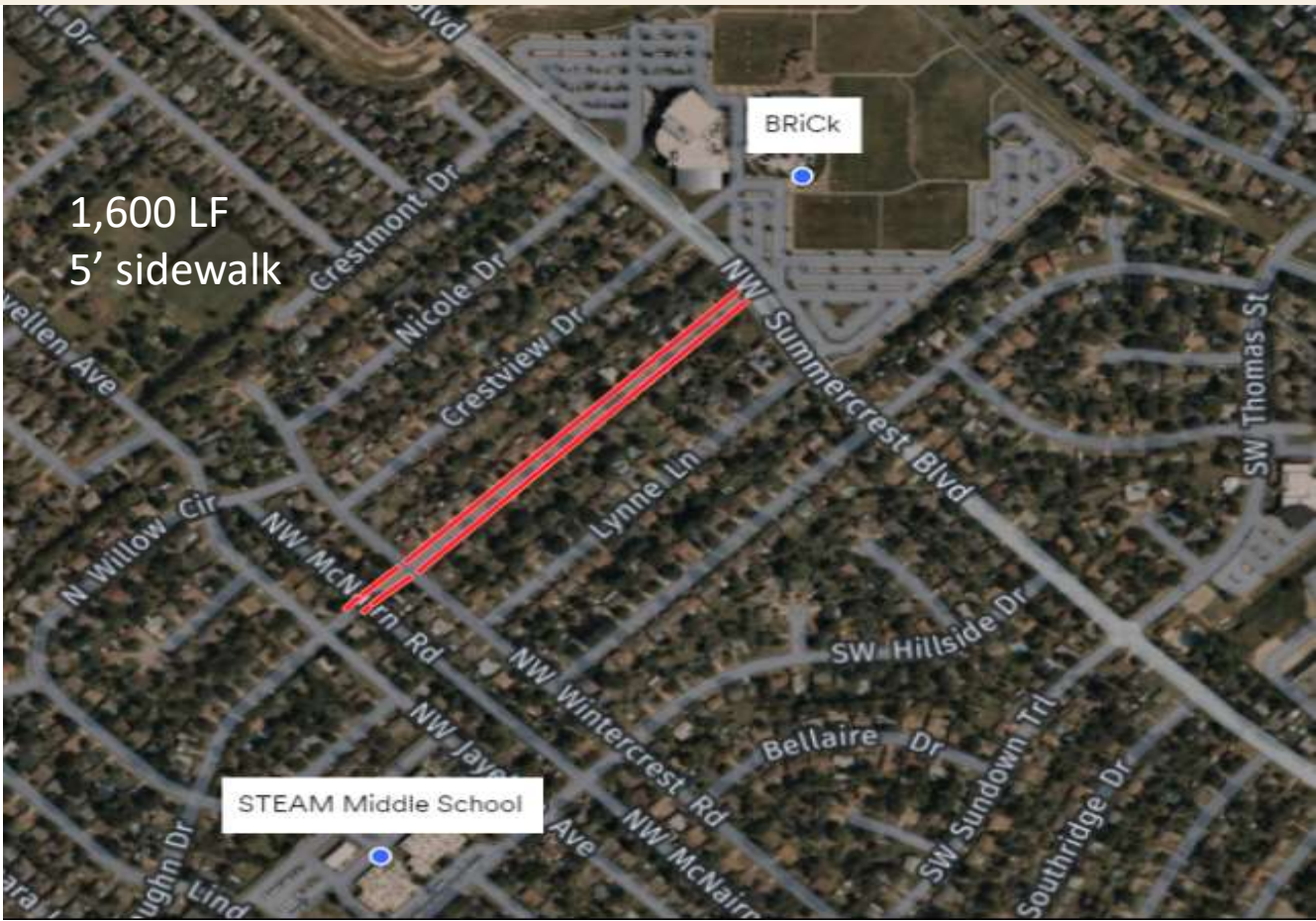
- 5’ wide sidewalk between McNairn and Summercrest along one side of Vaugh Dr.
- This segment identified as a Short-Term Pedestrian project in the adopted Mobility Plan

Funding:

- \$341 Thousand in 2022 GO Bond Funds
- \$161 Thousand in CO Street Bond Funds
- \$7 Thousand in Non-Bond Funds

Status:

- Design is Complete
- Securing Temporary Construction Easements
- Anticipate Spring 2027 Construction



Project Status

Design

Current Phase
Project Progress

Progress 95%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



509 Thousand

Renfro & Johnson Pedestrian Improvements



Project Includes:

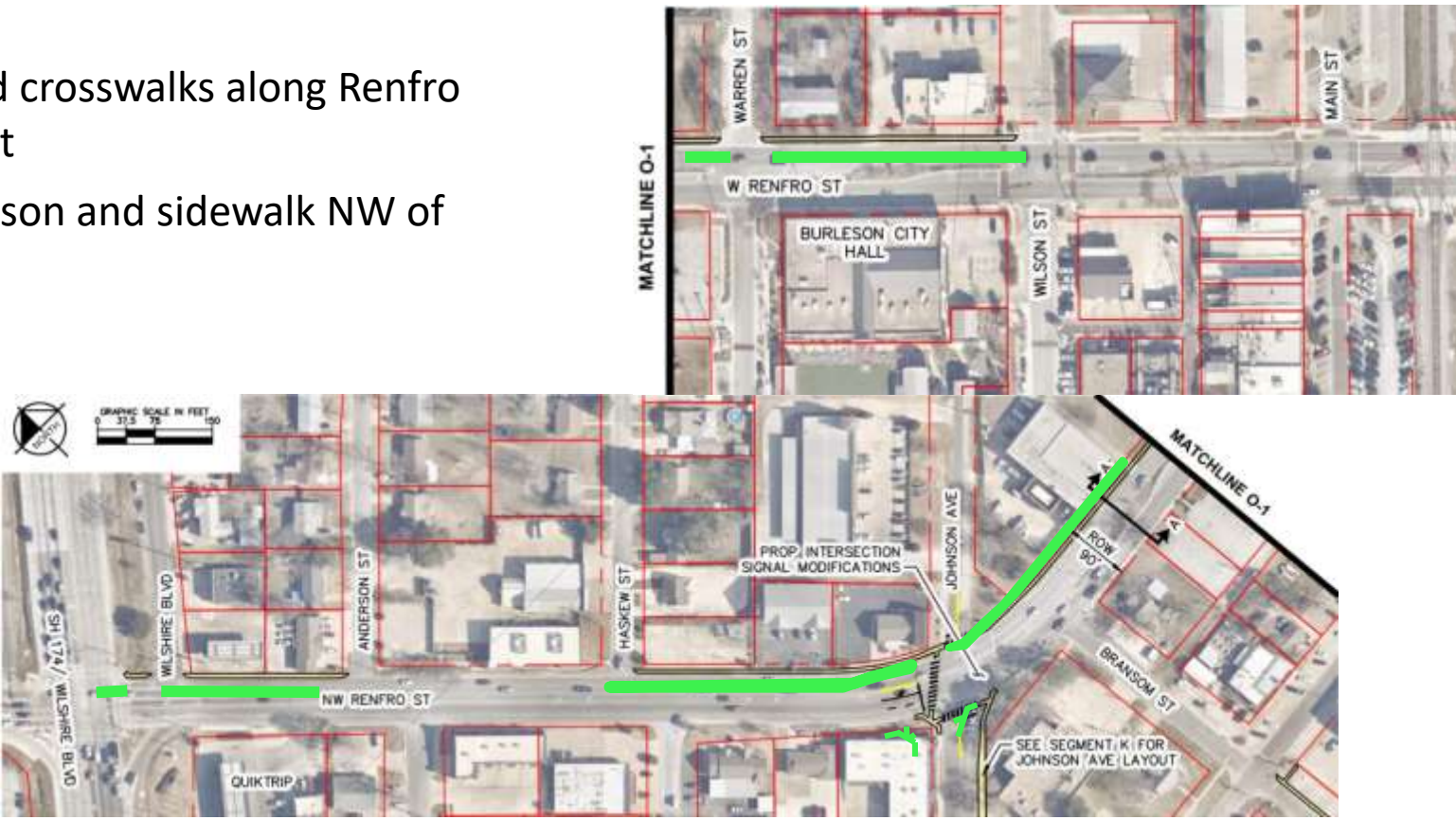
- Original project: sidewalk improvements and crosswalks along Renfro Street from Johnson Avenue to Wilson Street
- Re-surfacing of Renfro from Wilshire to Johnson and sidewalk NW of SH174

Funding:

- \$591 Thousand in GO Bond Funds
- \$364 Thousand in TIF Bond Funds
- \$469 Thousand in Sidewalk Escrow Funds
- \$372 Thousand in Non-Bond Funds

Status:

- Design 90% Complete
- Coordination with TxDOT Underway
- Evaluating ROW Needs



Project Status	Current Phase Project Progress	Estimated Completion of Current Phase	Total Project Cost
Design	Progress 90%	 Spring 2027	\$ 1.8 Million

Hillside Drive, Elk Drive & John Jones (FM731) Ped & Intersection Phase 2



Project Includes:

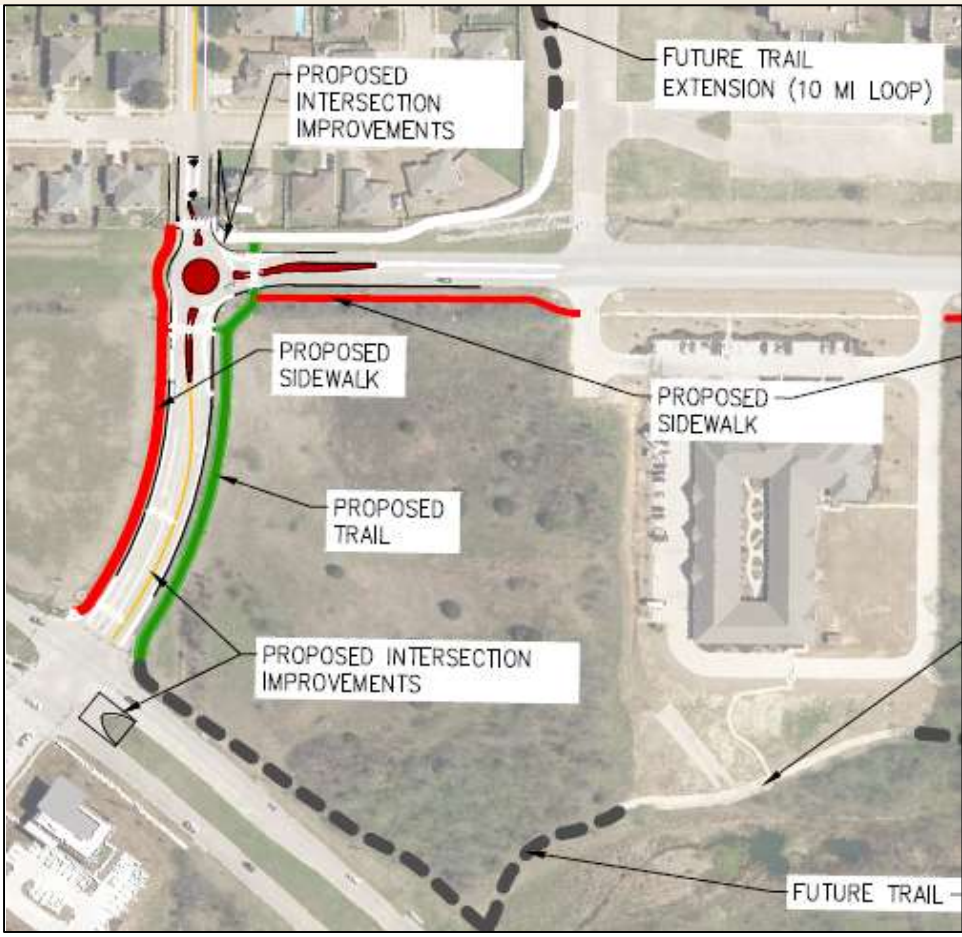
- 10-foot wide trail on Hillside Drive
- Also includes roundabout to improve mobility at Elk and Hillside & Hillside

Funding:

- \$593 Thousand in 2022 GO Bond
- \$705 Thousand in CO Bond Funds

Status:

- Proposed Elk Dr. and Hillside Dr. Roundabout
- Project Charter in Progress



Project Status	Current Phase Project Progress	Estimated Completion of Current Phase	Total Project Cost
Preliminary Design	Progress 1%	 Fall 2027	 1.3 Million

Village Creek Parkway Expansion

(Including Tarrant County Bond)



Project Includes:

- Reconstruction of existing 2-lane undivided asphalt section to 4-lane divided concrete section with median, curb & gutter, storm drainage, street lighting, sidewalk & 10' shared use trail on east side

Funding:

- \$666 Thousand in CO Street Bond Funds
- \$3.5 Million in Impact Fee Revenue Funds
- \$3.0 Million in Tarrant County Bond Funds (50% match)

Status:

- Design is 90% Complete
- Utility Relocation Underway
- ROW Acquisition Underway



Project Status

Design

Current Phase
Project Progress

Progress 90%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost

\$ 7.2 Million

Old Town Lighting Improvements (Bransom & Bufford)



Project Includes:

- The project includes the design and installation of additional lighting in Old Town along Bransom and Bufford Streets

Funding:

- \$339 Thousand in TIF Bond Funds

Status:

- Conduit and Underground Construction Complete
- Awaiting Light Poles



Project Status

Construction

Current Phase
Project Progress

Progress 90%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



339 Thousand

CR914 Reconstruction (CR914A to CR1021)



Project Includes:

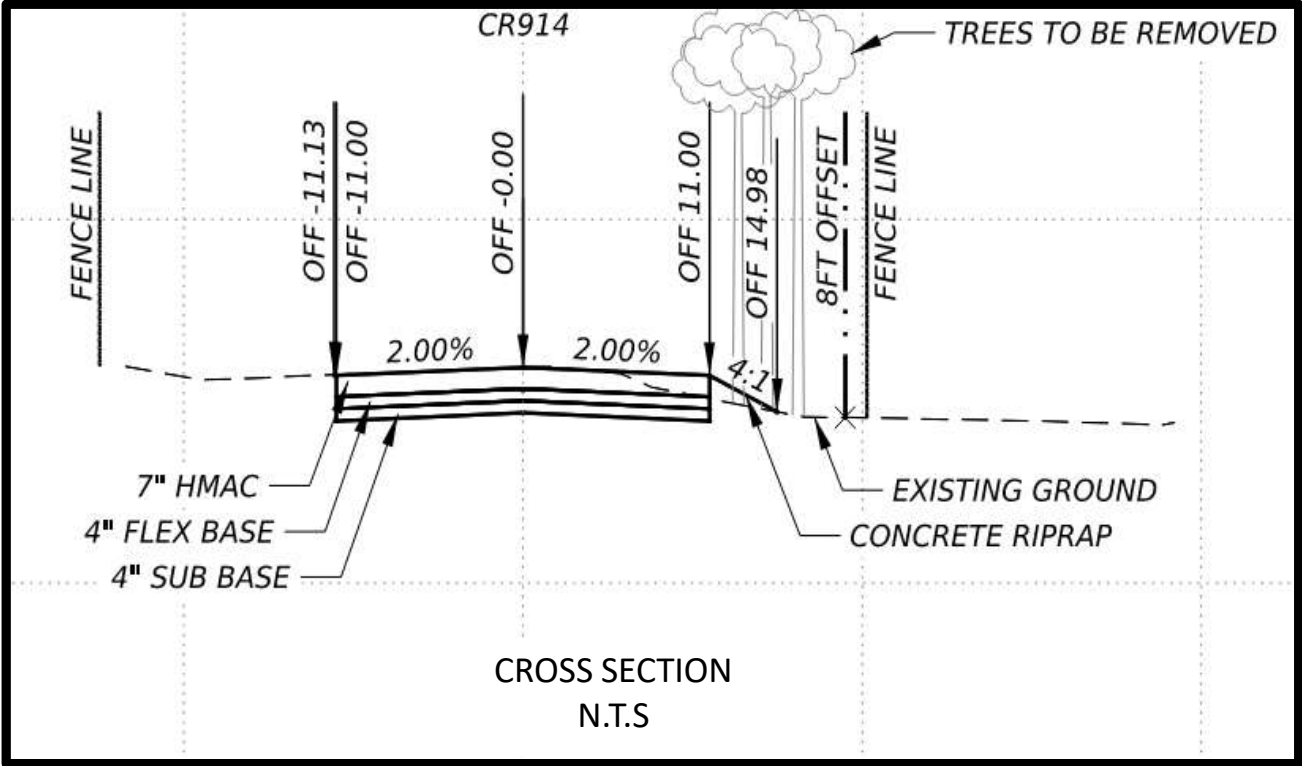
- The project includes the design and reconstruction of CR 914 between CR 914A and CR 1021, including drainage ditch reestablishment and subgrade repairs. One parcel will need to be acquired for the project.

Funding:

- \$1 Million in CO Bond Funds
- \$105 Thousand in Sewer Bond Funds

Status:

- Consultant Developing Construction Plans
- Consultant Working on Right-of-Way Acquisition Efforts



Project Status



Current Phase
Project Progress



Estimated Completion
of Current Phase



Summer 2027

Total Project Cost



1.8 Million



Public Works continuing spot repairs along CR 914 until the Capital Project can be completed.

Project Includes:

- Design and construction of a 10-foot wide trail along CR910 and FM1902 from Caddo Grove Elementary and RC Loflin Middle School to Bluebird Meadows Subdivision, including the addition of a traffic signal at Owl Parkway

Funding:

- \$1.5 Million in GO Bond Funds

Status:

- Initiating Project



Project Status

Design

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Fall 2027

Total Project Cost



1.5 Million

Wicker Hill Rd. and Greenridge Dr. Reconstruction



Project Includes:

- Project includes the design, right-of-way acquisition and construction for the widening of Wicker Hill Rd. and Greenridge Dr.

Funding:

- \$6.9 Million in CO Bond Funds

Status:

- 30% Design Complete.
- Consultant is Developing 60% Plans
- Right-of-Way Acquisition Efforts Underway

Wicker Hill Cross Section



Greenridge Cross Section



Project Status



Current Phase
Project Progress



Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



6.9 Million

Hulen Street Extension - SH174 to FM731



Project Includes:

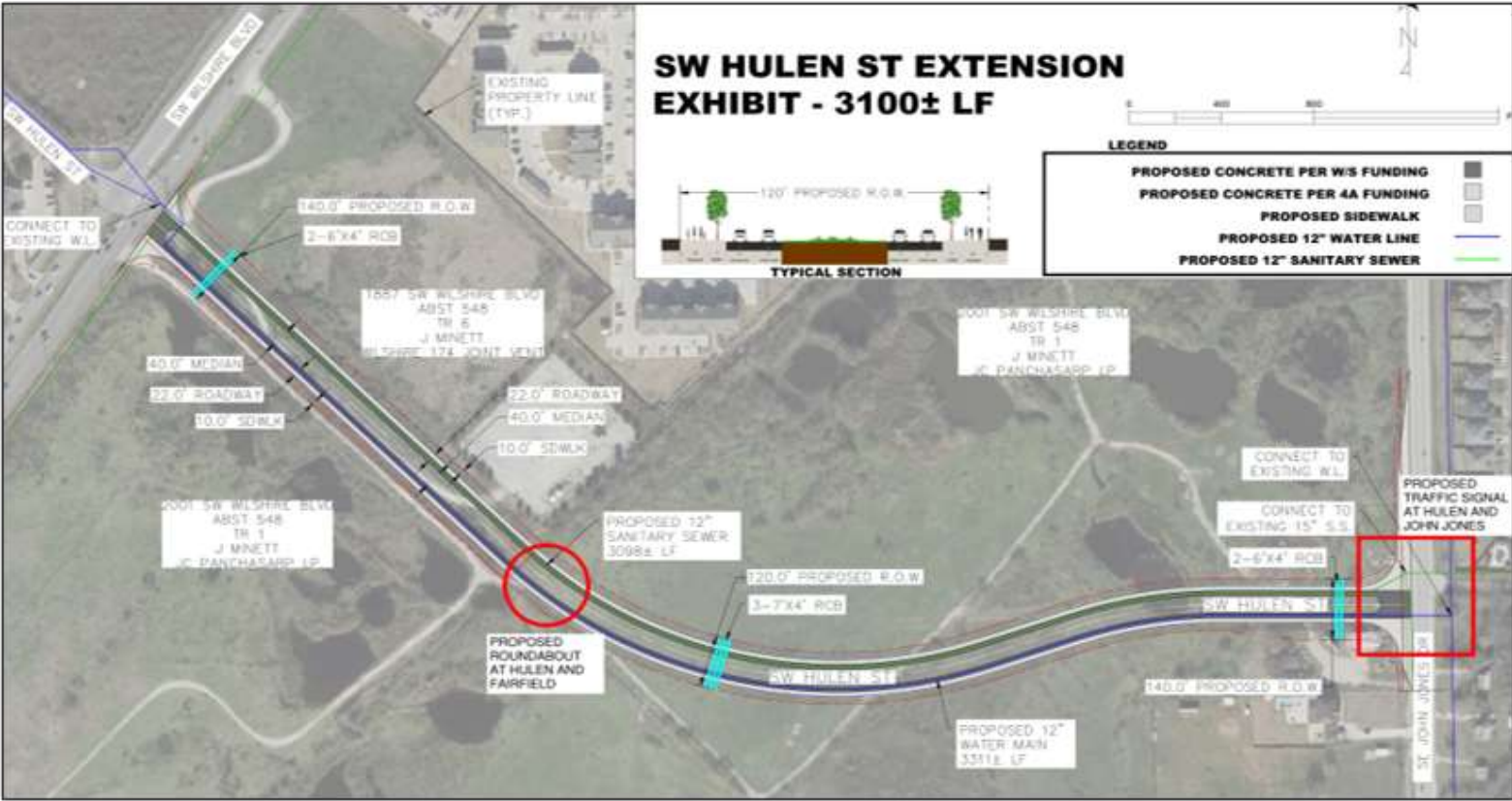
- Full Design and Construction of new roadway corridor extending from SH174 (Wilshire Blvd.) to FM731 (John Jones Dr.)
- Roadway improvements including two 11-ft travel lanes in each direction and 40-ft raised median to accommodate two future travel lanes
- 10-ft Shared-use paths on both sides
- Master plan water and sewer facilities
- Storm Drain
- Landscaping
- Signal at intersection of Hulen and FM731, if warranted

Funding:

- \$1.6 Million in 4A Bond Funds

Status:

- Council Awarded Design Contract on August 3, 2026
- Design Underway



Project Status

Design

Current Phase
Project Progress

Progress 10%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost

\$ 14.8 Million

Hulen Street and BNSF RR Grade Separation



Project Includes:

- Full Design and Construction of roadway improvements between Alsbury and Candler
- Roadway improvements including two 11-ft travel lanes in each direction and 40-ft raised median to accommodate two future travel lanes
- 10-ft Shared-use paths on both sides
- Grade Separated Structure with BNSF

Funding:

- \$5.1 Million ILA Coop. Funds (Johnson County Bond)

Status:

- Project Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Spring 2028

Total Project Cost

\$ 32.7 Million

SH174 HSIP Traffic Signal Improvements

Project Includes:

- Installation of new traffic signal heads, reflective backplates, pedestrian countdown heads and pedestrian pushbuttons along SH174 from Chamber to Hillery

Funding:

- \$364 Thousand in Grant Funds (TxDOT HSIP)
- \$105 Thousand in CO Bond Funds

Status:

- Design Underway



Project Status



Current Phase
Project Progress



Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



469 Thousand

Neighborhood Street Rebuild & Water and Sewer Rehab

Project Includes:

- Neighborhood Street Rebuild
Project includes the reconstruction of neighborhood streets
- Water and Sewer Rehab
Project includes the reconstruction of aging water and sewer mains

Funding:

- \$4.3 Million in Water and Sewer Bonds
- \$1.6 Million in GO Street Bonds

Status:

- Project Estimating and Scoping In Progress



Project Status

Design

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



5.9 million

Industrial Blvd. Pump Station Exp. & Alsbury Pump Station Decommissioning



Project Includes:

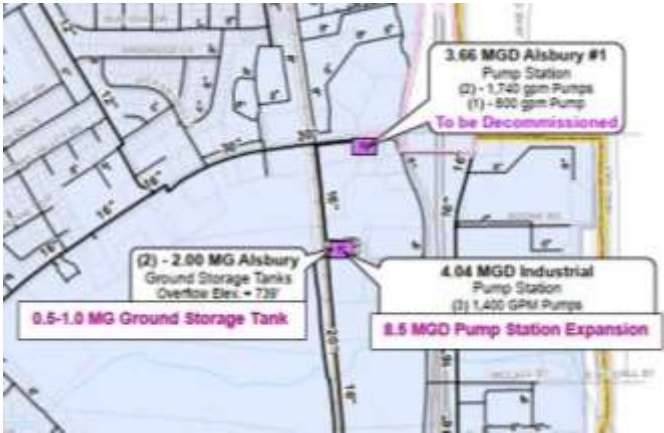
- Expansion of the Industrial Pump Station to serve the Lower Pressure Plane
- Decommissioning the Alsbury #1 Pump Station
- New 1.0 MG Ground Storage Tank

Funding:

- \$27.5 Million in Water Bond Funds
- \$400 Thousand in Non-Bond

Status:

- Construction Underway and on Schedule



Project Status

Construction

Current Phase
Project Progress

Progress 35%

Estimated Completion
of Current Phase



Fall 2027

Total Project Cost



27.9 million

Willow Creek 12" Water Line Looping



Project Includes:

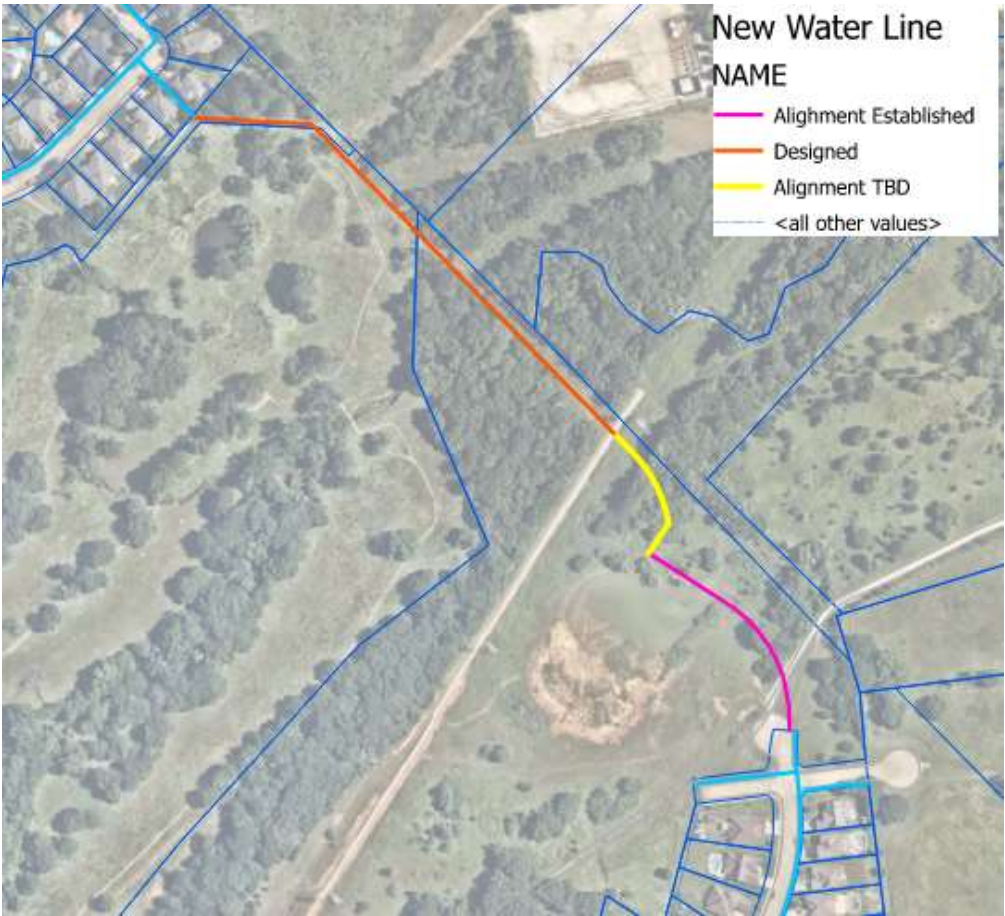
- Construction of a 12" water line from the existing 12" water line on Fairway View Drive to the future Mountain Valley Ph. 3
- Improve looping and available fire flow to Upper Pressure Plane
- Eliminate a 12" dead end line

Funding:

- \$1.2 Million in Water Bond Funds

Status:

- Final Design Underway (95%)



Project Status

Design

Current Phase
Project Progress

Progress 99%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



1.2 Million

Project Includes:

- Design and construction of a 24" water pipeline to increase the City's water volume on east side entry-point from 2MGD to 13MGD

Funding:

- \$17 Million in Water Bonds
- \$46.6 Million in City of Fort Worth Funds

Status:

- 90% Plans Received in June 2026



Project Status

Design

Current Phase
Project Progress

Progress 90%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



63 million

Project Includes:

- Design and construction of three waterlines to improve water reliability

Funding:

- \$1.5 Million in Water Bonds

Status:

- Design is 90% Complete
- Easement Acquisition started



Project Status

Design

Current Phase
Project Progress

Progress 90%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



1.5 million

Trunk Relief Sewer Line (Town Creek Basin Parallel)

Project Includes:

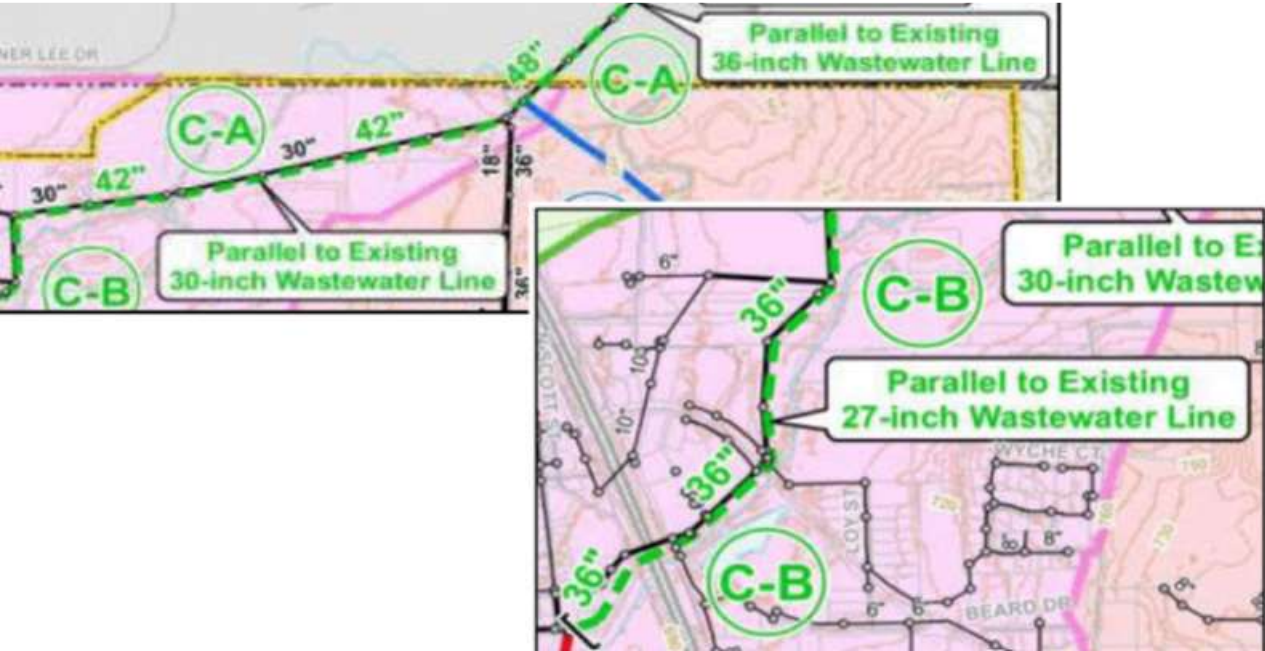
- Design and construction of a 36"-48" parallel sanitary sewer pipeline along Village Creek

Funding:

- \$30.5 Million in Sewer Bond Funds

Status:

- Final Design Underway
- Utility Coordination Ongoing
- ROW/Easements Acquisition Ongoing



Project Status

Design

Current Phase
Project Progress

Progress 80%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



30.5 million

Parallel 24 in Sewer Village Creek to Oakbrook Dr. (w/ Bear Ridge & The Lakes)



Project Includes:

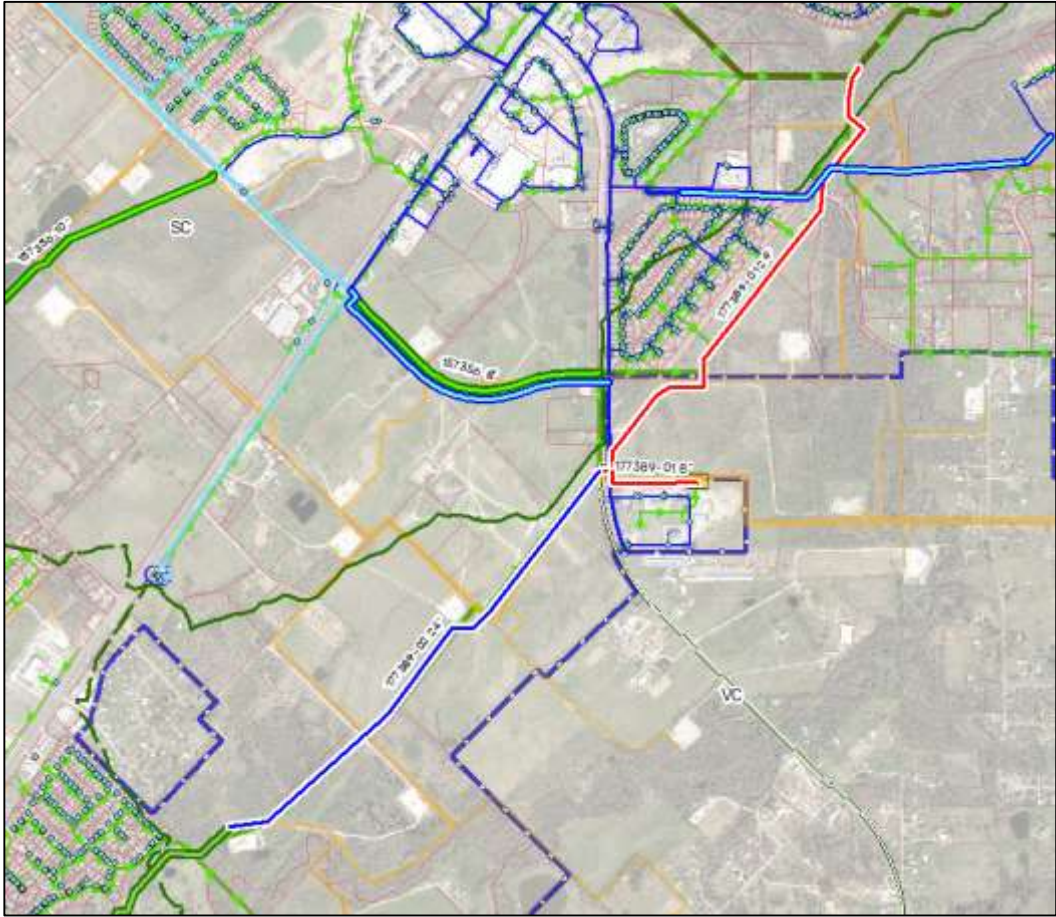
- Sewer interceptor parallel to the existing 15 inch line conveying wastewater flow from the Willow Creek Basin (2 sections - Village Creek to FM731 & FM731 to Oakbrook Dr.). This parallel line is needed to handle the additional flows as a result of growth.

Funding:

- \$6.7 Million in Sewer Bond Funds
- \$127 Thousand in Water/Sewer Non-Bond Funds

Status:

- Project Design Underway



Project Status



Design

Current Phase
Project Progress



Progress 60%

Estimated Completion
of Current Phase



Fall 2028

Total Project Cost



6.8 million

Project Includes:

- Rehabilitation of existing lift station including SCADA, emergency power, bypass, and other upgrades

Funding:

- \$980 Thousand in Sewer Bond Funds

Status:

- Construction Underway



Project Status

Construction

Current Phase
Project Progress

Progress 5%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



980 Thousand

Project Includes:

- Design and construction of an erosion control measure for sewer adjacent to Booger Creek

Funding:

- \$1.2 million in Water and Sewer Bond Funds

Status:

- Construction Underway



Project Status

Construction

Current Phase
Project Progress

Progress 70%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



1.2 million

Westside Business Park Lift Station



Project Includes:

- Design and construction of lift station and force mains to serve Hooper Business Park, Chisholm Summit Masterplan Community and surrounding area.

Funding:

- \$5.6 Million in Sewer Bond Funds
- \$3 Million in 4A CO Bond Funds

Status:

- Force Main - Complete
- Gravity Sewer - Complete
- Lift Station Site - 98% Complete



Project Status

Construction

Current Phase
Project Progress

Progress 98%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



8.6 Million

FM917 & I35W Lift Station & Force Main

Project Includes:

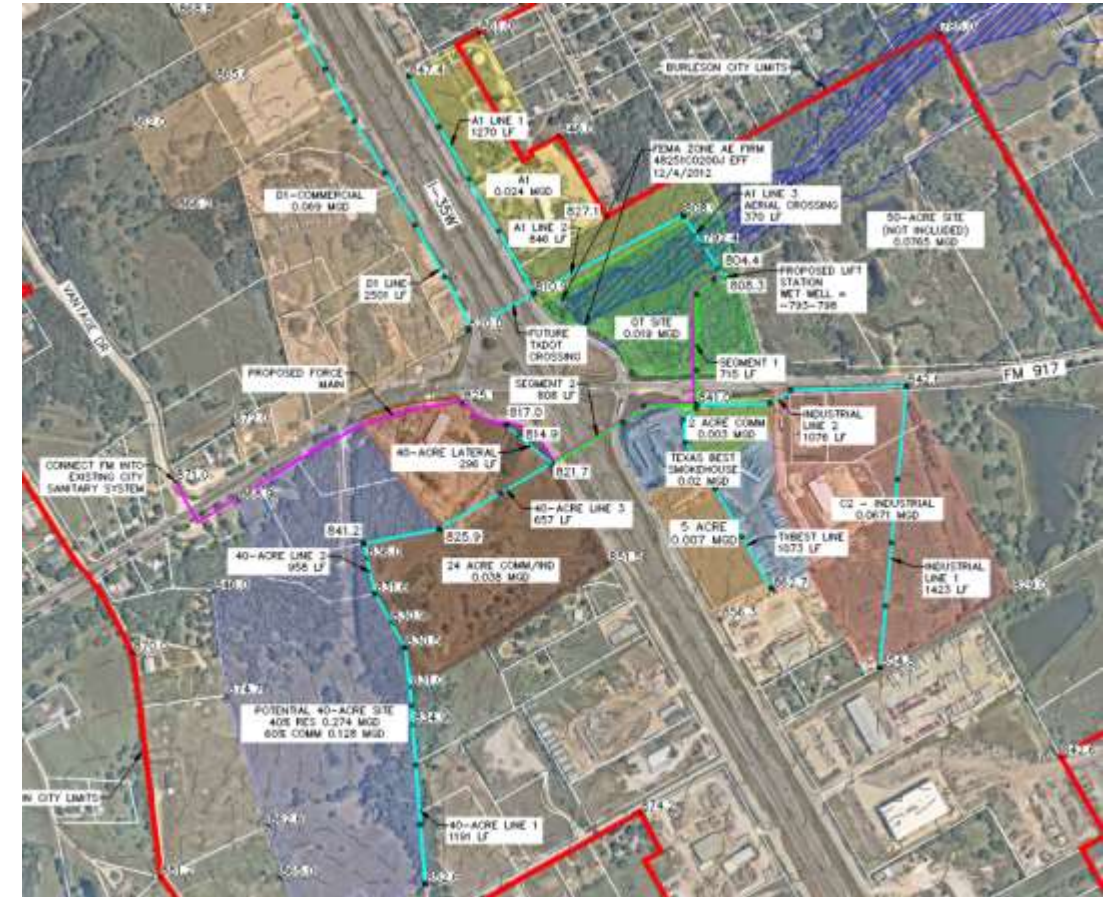
- The project will include the construction of a 1 MGD sewer lift station located adjacent to I35W and FM917 (Conveyor Dr.) and a new 8" sewer force main from the lift station site, crossing under I35W, to Vantage Drive, where it will connect to the existing 8" stub at the intersection of FM917 and Vantage Dr.

Funding:

- \$4.3 Million in Sewer Bond Funds

Status:

- Conceptual Design Report Received



Project Status

Design

Current Phase Project Progress

Progress 10%

Estimated Completion of Current Phase



Summer 2027

Total Project Cost

\$

4.3 Million

Project Includes:

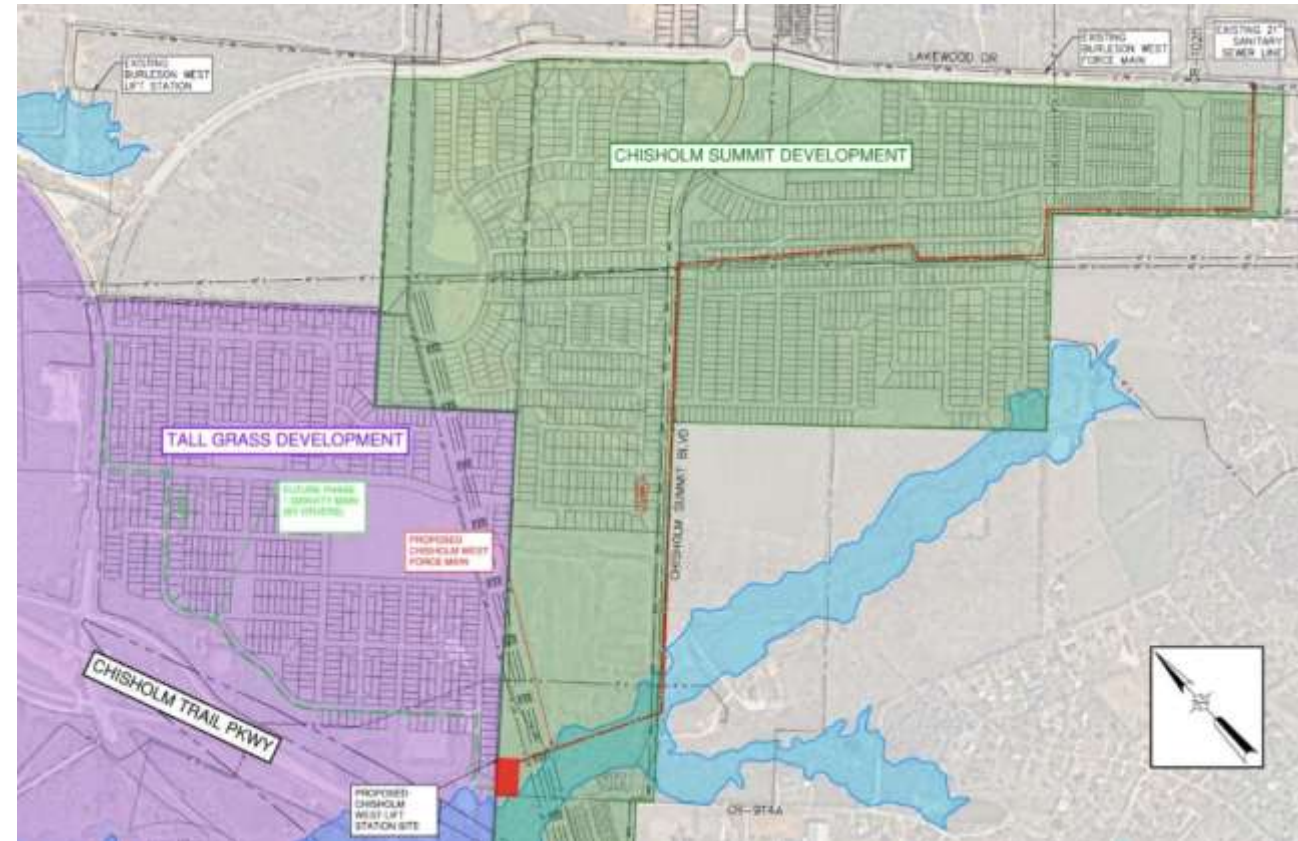
- This project consists of the construction of the Chisholm West Lift Station with a 2.5 MGD firm capacity near the Chisolm Summit development and the Chisholm Trail Parkway Toll Road. It also consists of the construction of a 12-inch force main from the proposed Chisholm West Lift Station going west to the under construction 15-inch wastewater line along FM914. This project also consists of a 12-inch collector approximately 800 feet northeast of the Chisholm West Lift Station. This project also consists of a 12-inch collector along Rock Creek from CR914 to the proposed Chisolm West Lift Station.

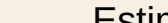
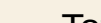
Funding:

- \$2.4 Million in Sewer Bond Funds
- \$5 Million Developer Contribution

Status:

- 60% Design Plans Received



Project Status	Current Phase Project Progress	Estimated Completion	Total Project Cost
Design	Progress 60%	 Fall 2026	 7.4 Million

12" Wastewater Line Replacement in Village Creek Basin (Golf Course)



Project Includes:

- The project consists of upsizing approximately 3,200 LF of 8-inch wastewater line to 12-inch in the Village Creek Basin. The extents are from north of E. Hidden Creek Parkway to the existing 18-inch wastewater line on S. Dobson Street.

Funding:

- \$4.7 Million in Sewer Bond Funds

Status:

- 90% Plans Received on August 21, 2026
- ROW Research Ongoing



Project Status



Current Phase
Project Progress



Estimated Completion



Fall 2026

Total Project Cost



4.7 Million

Project Includes:

- The project includes the design and construction of a tank rehabilitation project at the Hulen Street Pump Station site

Funding:

- \$1.5 Million in Water Bond Funds

Status:

- 60% Design Plans Received



Project Status

Design

Current Phase
Project Progress

Progress 60%

Estimated Completion



Fall 2026

Total Project Cost



1.5 Million

Project Includes:

- This project consists of the design, right-of-way acquisition and construction of a 12” gravity sewer line that will extend from an existing stub within the Prairie Timbers development to the southwest to serve future development

Funding:

- \$651 Thousand in Sewer Bond Funds

Status:

- Initiating Project
- Coordinating with Developer of Legacy Hill



Project Status

Design

Current Phase
Project Progress

Progress 1%

Estimated Completion



Summer 2027

Total Project Cost



651 Thousand

Renfro Widening – Utility Relocations



Project Includes:

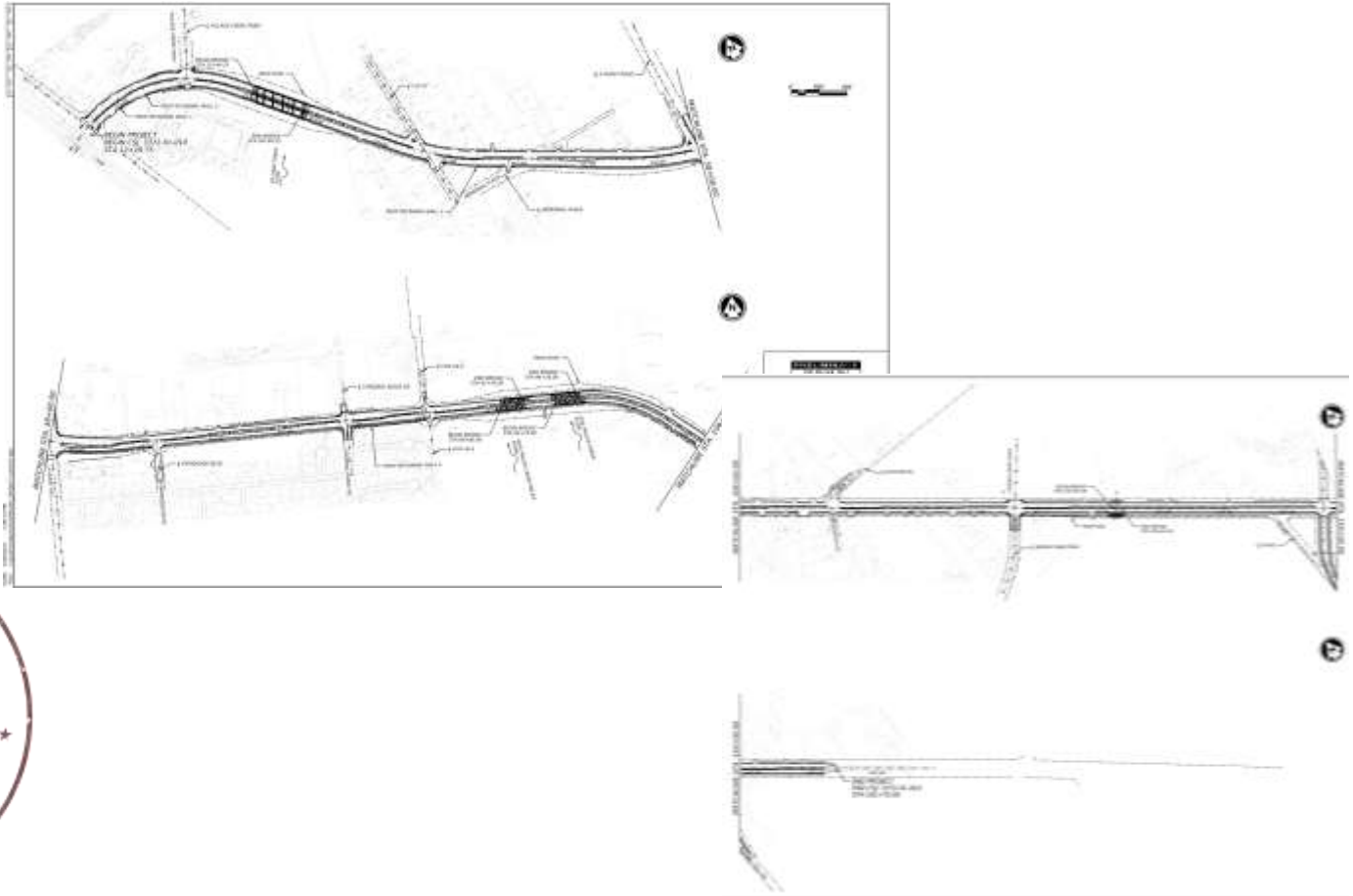
- Design and Construction for the relocation and adjustment of City utilities conflicting with TxDOT’s widening of Renfro from IH35W to CR602

Funding:

- \$294 Thousand in Water and Sewer Bond Funds

Status:

- Design Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Fall 2027

Total Project Cost



3.2 Million

Burleson Legacy Park Phase 1



Project Includes:

- The facility includes public roadway access with on street parking, three softball fields, a drop-off loop for food trucks, a 188-space parking lot, a north-side sidewalk along the roadway, roadway lighting, athletic field lighting, and a six-foot-wide path that loops around the ballpark.

Funding:

- \$7.2 Million in 4A CO Bond Funds
- \$6.8 Million in 4B CO Bond Funds
- \$330 Thousand in Impact Fee Funds
- \$1.2 Million in Non-Bond Funds

Status:

- City Council Awarded Project to Millis Development and Construction on August 17, 2026
- Contractor Submittals Underway



Project Status

Construction

Current Phase
Project Progress

Progress 1%

Estimated Completion
of Current Phase



Fall 2027

Total Project Cost



15.5 Million

Project Includes:

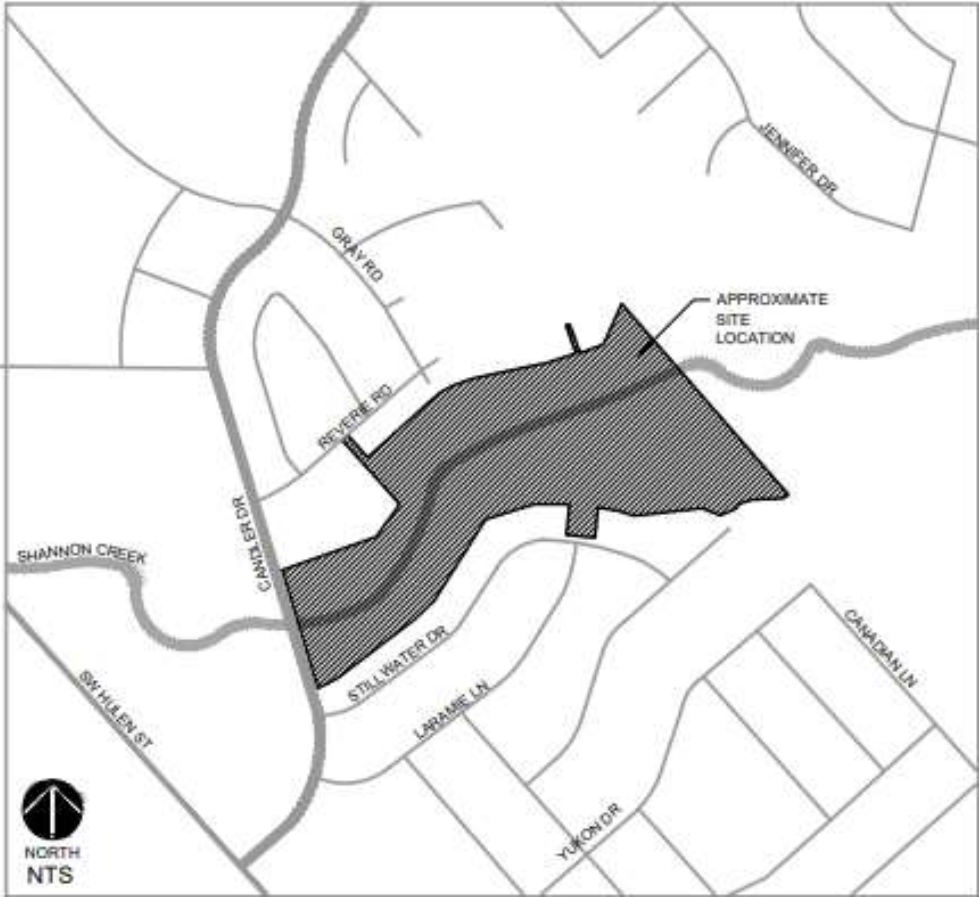
- This project consists of the design and construction of earthen trails within the Park to create a nature preserve

Funding:

- \$2.4 Million 4B CO Bond Funds

Status:

- Project Under Design
- Anticipate Bidding calendar year 2026



Project Status

Design

Current Phase
Project Progress

Progress 95%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost

\$ 2.4 Million

Project Includes:

- This project consists of the design and construction of landscape improvements within the median of John Jones Drive from SH174 to Greenridge Drive

Funding:

- \$400 Thousand in Grant Funds (TxDOT Green Ribbon Program)
- \$90 Thousand in 4B CO Bond Funds

Status:

- Project Under Construction
- Finalizing Electric Meter Installation



Project Status

Construction

Current Phase
Project Progress

Progress 95%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



282 Thousand

Project Includes:

- This project consists of the design and construction of landscape improvements within the median of John Jones Drive from Greenridge Drive to S. Towne Drive

Funding:

- \$650 Thousand in Grant Funds (TxDOT Green Ribbon Program)
- \$120 Thousand in 4B CO Bond Funds

Status:

- Project in Final Design
- Anticipate Bidding In January 2027



Project Status

Design

Current Phase
Project Progress

Progress 95%

Estimated Completion
of Current Phase



Fall 2026

Total Project Cost



770 Thousand

Burleson Legacy Park, Phase 2



Project Includes:

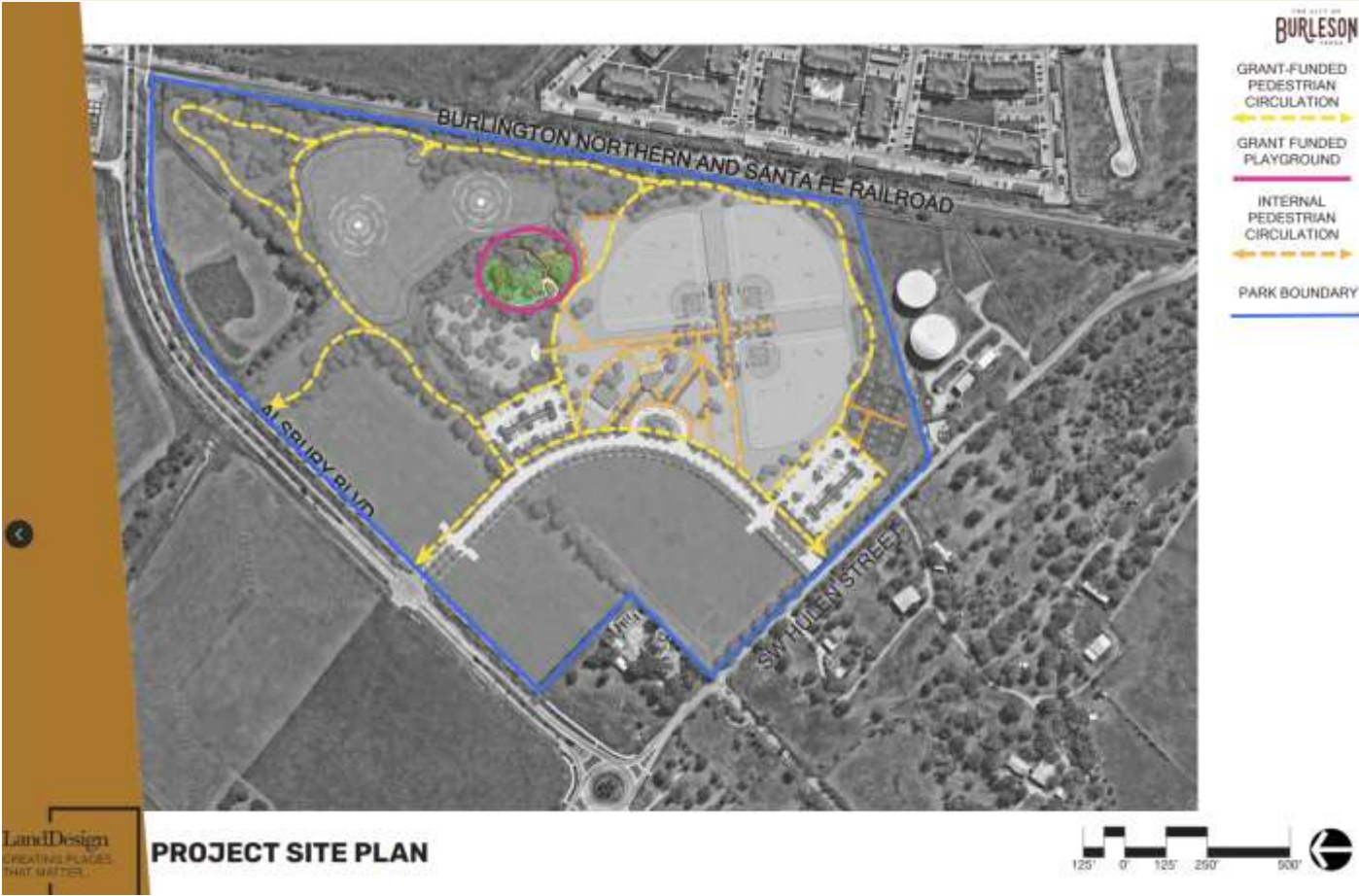
- This project consists of the Design and Construction of an all-inclusive play area, connector paths, shade, surfacing, perimeter fencing, signage and furnishings, in partnership with TPWD

Funding:

- \$750 Thousand in Grant Funds (TPWD)
- \$2.4 Million in 4B CO Bond Funds

Status:

- Project Being Initiated



Project Status	Current Phase Project Progress	Estimated Completion of Current Phase	Total Project Cost
Design	Progress 0%	Fall 2027	\$ 3.1 Million

Boren Home Fireplace Repair

Project Includes:

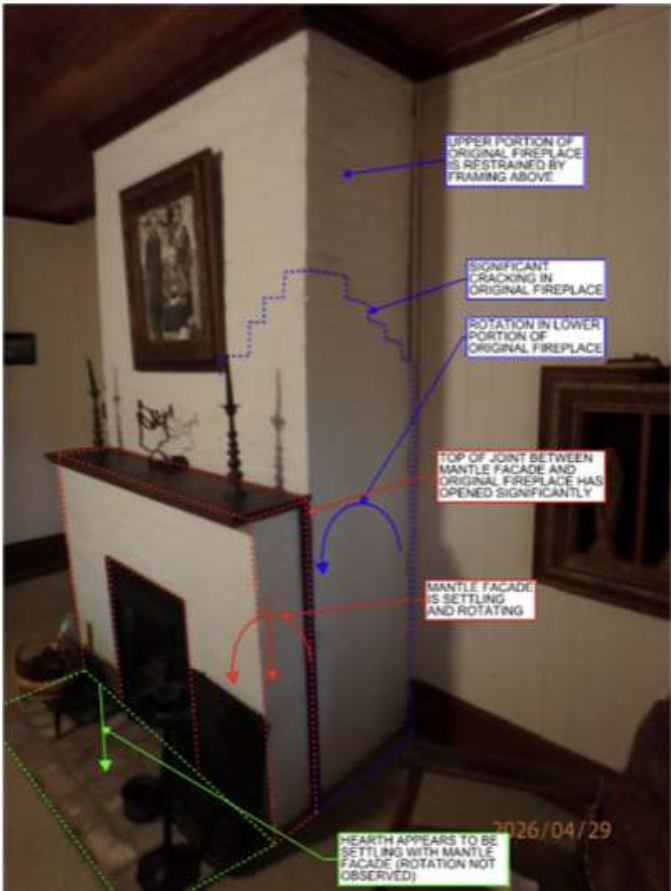
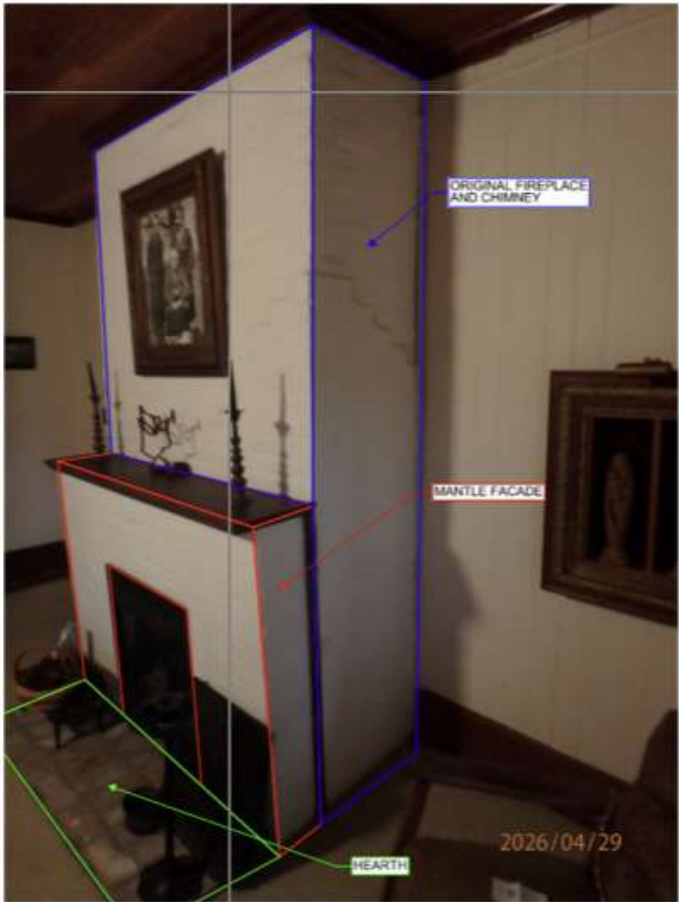
- This project includes the structural repair and foundation stabilization of the fireplace in the Boren Home at Russell Farm

Funding:

- \$107 Thousand in Non-Bond Funds

Status:

- Project Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 0%

Estimated Completion
of Current Phase



Spring 2027

Total Project Cost



107 Thousand

BRiCK - Locker Room Remodel

Project Includes:

- This project includes replacement of partitions, toilets, tile, showers, and benches in male and female locker rooms

Funding:

- \$763 Thousand in 4B CO Bond Funds

Status:

- Project Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 0%

Estimated Completion



Summer 2027

Total Project Cost



763 Thousand

BRiCK - Outdoor Pool Replaster and Tile

Project Includes:

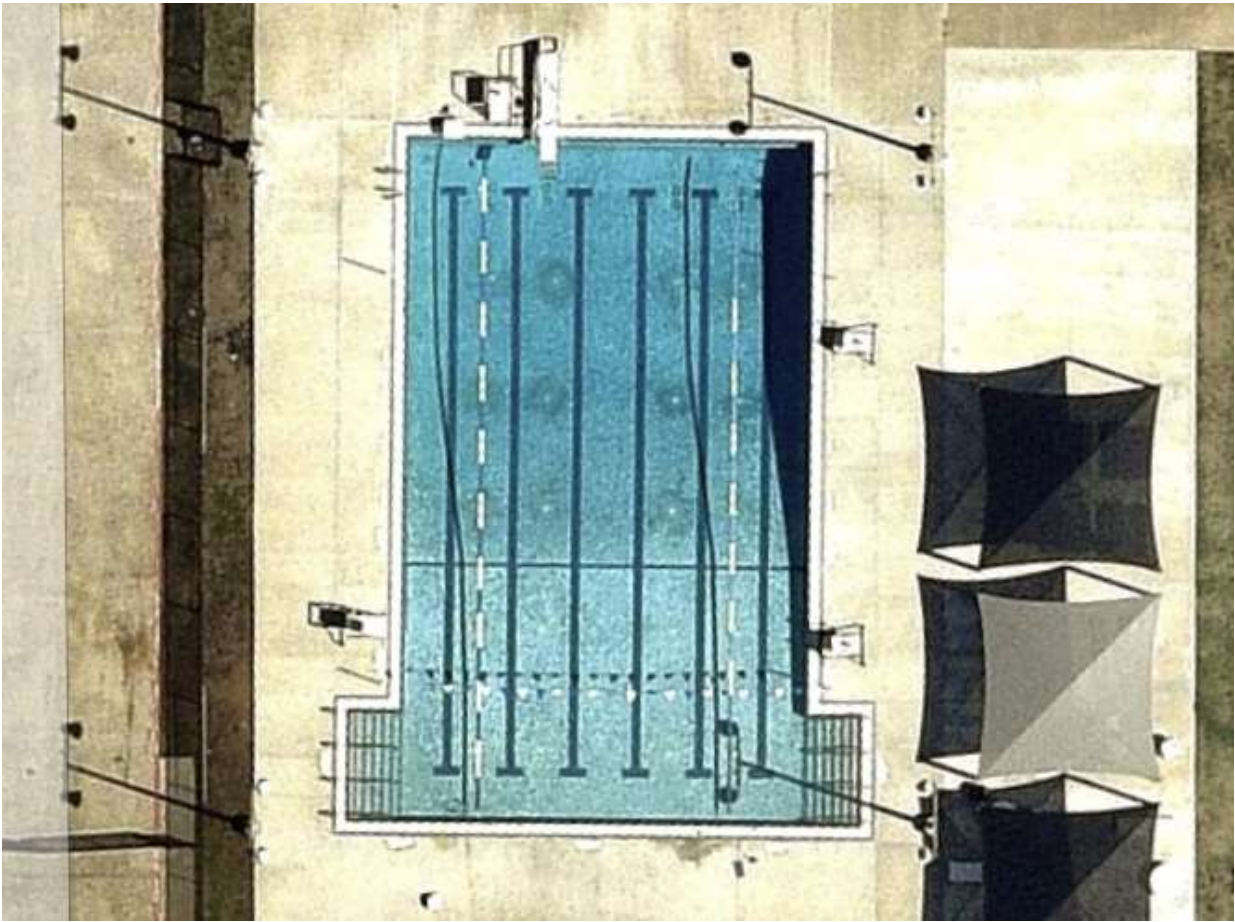
- This project includes replacement of plaster and surrounding tile at outdoor pool

Funding:

- \$208 Thousand in 4B CO Bond Funds

Status:

- Project Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 0%

Estimated Completion



Summer 2027

Total Project Cost



208 Thousand

Project Includes:

- This project includes replacement of the remaining components of the system and adding voice capability, bringing the system in line with current fire code standards and best practices.

Funding:

- \$112 Thousand in Non-Bond Funds

Status:

- Project Being Initiated



Project Status

Design

Current Phase
Project Progress

Progress 0%

Estimated Completion



Summer 2027

Total Project Cost



112 Thousand

Questions Comments

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com

City Council Regular Meeting

DEPARTMENT: City Manager's Office

FROM: Janalea Hembree, Director of Strategy and Innovation

MEETING: September 21, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction regarding the 90th Texas Legislative session and the City's legislative program. (*Staff Contact: Janalea Hembree, Director of Strategy and Innovation*)

SUMMARY:

The City Council has historically developed a legislative program that lists the City's positions and priorities on local government-related issues before the convening of the Texas Legislature.

Burleson and other cities utilize different organizations to help monitor legislation drafted and debated in Austin that may infringe upon local authority. The Texas Municipal League (TML) provides legal, legislative, and training services to city governments in Texas. But they also provide information to state legislators on how bills will affect local government. The city of Burleson also has a legislative consultant, Focused Advocacy, to help bring the city's position on specific issues to legislatures.

Why is it important to develop a legislative program?

Cities and elected officials are occasionally asked to have an opinion on a variety of bills that affect local government. There are also times when elected officials or staff, as subject matter experts, are asked to testify or speak to state legislators on specific issues/proposed legislation, or to pass resolutions in support or opposition to bills.

RECOMMENDATION:

Staff recommends that the Council discuss a legislative policy and provide direction for the next steps.

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

N/A

REFERENCE:

N/A

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90th Texas Legislative Session

PRESENTED TO THE CITY COUNCIL ON

SEPTEMBER 21, 2026

JANALEA HEMBREE, DIRECTOR OF STRATEGY AND INNOVATION

90th TIMELINE

**November 3
2026**

**November 9
2026**

**January 12
2027**

**May 31
2027**

**September 1
2027**



General Election

Bill Prefiling
Begins

90th Legislature
Convenes

Regular Session
Ends

FY 2028/2029
Begins

SESSION OVERVIEW

At A Glance

- 31 Senators / 150 House Members
- FY28-29 Budget Adoption
- Thousands of Bills Expected
- New laws to take effect 9/1/27 or 1/1/28

Key Issues

- Property Taxes
- Local Control & Municipal Authority
- Stormwater/Flood Mitigation
- Public Education System/School taxes

Burleson

- Protect Local Control
- Economic Development & Chapter 380 Authority
- Infrastructure Funding/Grants
- Unfunded Mandates

General Legislative Position

- As a general policy, the City will oppose any legislation viewed as detrimental to the City's strategic goals or would limit home rule authority; is contrary to the health, safety, and welfare of its citizens; mandates increased costs or loss of revenues; or would diminish the fundamental authority of the City. Accordingly, the City Council adopted the following positions and hereby authorizes staff and city representatives to take the following actions as necessary:

BASIC HOME RULE AUTHORITY

Oppose legislation that erodes existing:

- principles of Home Rule and local control including preemption legislation designed to restrict existing municipal regulatory authority,
- authority to regulate activities that affects the public's health, safety and well-being,
- Charters or Ordinances or Master Plans,
- local government immunity, or
- authority to communicate or advocate with legislators.

PUBLIC FINANCES

Oppose legislation that:

- requires:
 - unfunded mandates,
 - the City to generate revenues for the State, or
 - a tax exemption (or "freeze") that shifts tax burden to other taxpayers.
- erodes the City's:
 - property or sales tax base,
 - ability to assess fees,
 - ability to issue timely debt,
 - economic development sales tax authority (4A and 4B)
 - ability to effectively finance the current level of city services by:
 - imposing a revenue cap, or
 - excluding new property from the tax rate calculations.

General Legislative Position

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DEVELOPMENT, WATER & UTILITIES

Oppose legislation that erodes the City’s authority to:

- deliver quality water at affordable rates,
- effectively utilize economic development tools,
- regulate development effectively including “shot clocks,” density standards, or automatic releases from the city ETJ,
- impose fees on developments to pay for infrastructure,
- regulate short-term rentals,
- manage public rights-of-way including the authority to:
 - receive fair market compensation for use of public rights-of-way,
 - enter into franchise agreements,
 - participate in utility rate cases, or
 - require utilities to pay for relocating their facilities,
- dedicate parkland,
- govern and approve proposed public housing and affordable housing projects.

TMRS & LABOR ISSUES

Oppose legislation that:

- erodes the Texas Municipal Retirement System, or
- expands collective bargaining or “meet and confer”.

89th COUNCIL LEGISLATIVE INITIATIVES

Seek the Introduction

1. The approval of a qualified hotel project bill, as authorized under Chapter 351 of the Tax Code.

Actively Monitor

1. That enables municipalities to reduce speed limits within residential areas.
2. That revises the definition of an agricultural operation.
3. That further regulates data farming uses.
4. That will impact the affordability of homeowner insurance or the denial of insurance coverage in areas previously affected by storms.

Support the Following

1. That ensures comparable workers' compensation coverage for firefighters and EMTs deployed through Texas Intrastate Fire Mutual Aid System (TIFMAS) and Texas Task Force 1 and 2 for state deployments.
2. That strengthens protections for firefighters and EMTs by recognizing presumptive cancers as job-related illnesses or injuries. This includes ensuring that these conditions are covered under workers' compensation, extending coverage for up to five years post-employment. Additionally, support the establishment of statewide or federal registries for research and documentation of work-related injuries and illnesses, specifically those associated with presumptive cancers, to better understand and address these risks.
3. That enhances municipal water sources/supplies, or improves municipal water system redundancy.
4. That enable citizens and or municipalities to relocate migratory egrets that have roosted in residential areas.
5. That protects a municipalities' ability to contract with lobbying firms.

90th POSSIBLE LEGISLATIVE INITIATIVES

Seek Introduction and Passage

Attempt to find a sponsor, will provide testimony, and otherwise actively pursue passage. These bills are considered Council Priority Bills.

Support

Actively support and/or testify in support of filed bills.

Monitor

Actively monitor bills of topic that could affect city of Burleson positively or negatively.

Oppose

Actively and vigorously attempt to defeat the initiative because it is detrimental to municipalities.

Council Retreat Direction

1. Seek the Introduction for the approval of a qualified hotel project bill, as authorized under Chapter 351 of the Tax Code.

DIRECTION / DISCUSSION

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