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Tuesday, March 10, 2026  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

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

3. **CONSENT AGENDA**

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

A. Consider approval of the minutes from February 24, 2026 Planning & Zoning Commission meeting.

4. **PUBLIC HEARING**

A. 116 N Clark ST (ZC26-001): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "CC" Central Commercial. (Staff Contact: Lidon Pearce, Principal Planner)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

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

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

9. **ADJOURN**

Staff Contact

Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 26th of February 2026, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

**ACCESSIBILITY STATEMENT**

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



Department Memo

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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

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

**MEETING:** March 10, 2026

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**SUBJECT:**

Approve the minutes from February 24, 2026 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the February 24, 2026 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the February 24, 2026 Regular Session of the Planning & Zoning Commission meeting.

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

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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

PLANNING AND ZONING COMMISSION

February 24, 2026  
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Michael Kurmes

Staff

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

**REGULAR SESSION**

**1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

**2. Citizen Appearance**

None

**3. Consent Agenda**

- A.** Consider approval of the minutes from January 13, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Ashley Brookman and second by Commissioner Beth Lytner to approve the consent agenda.

Motion passed, 8-0. Commissioner Michael Kurmes was absent.

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

None

#### **5. Reports and Presentations**

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

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions & received feedback from the Commission.

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

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions & received feedback from the Commission

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

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions & received feedback from the Commission.

***Items 6A & 6B were pulled from the Agenda.***

#### **6. General**

- A.** QuikTrip at 2220 W FM 917 (Case 25-345): Consider and take possible action on a resolution for a site plan for QuikTrip located at 2220 W FM 917. (Staff Contact: Lidon Pearce, Principal Planner)
- B.** C&W Dust Tech at 6933 Shelmor Road (CSP25-299): Consider and take possible action on a resolution for a site plan for C&W Dust Tech located at 6933 Shelmor Road. (Staff Contact: Emilio Sanchez, Deputy Director)

**7. Community Interest Items**

None

**8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

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

**9. Adjourn**

There being no further business Chair Michael Tune adjourned the meeting.  
**Time – 8:13PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** March 10, 2026

**SUBJECT:**

116 N Clark ST (ZC26-001): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial. (Staff Contact: Lidon Pearce, Principal Planner)

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

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

**SUMMARY:**

On January 20, 2026, an application was submitted by Chamberlyn Smith with Blue Swirl LLC on behalf of Johnathan Cook (owner) to change the zoning of approximately 0.566 acres of land to “CC” Central Commercial for a future tenant.

**DEVELOPMENT OVERVIEW:**

If the zoning change request is approved, any physical re-development of the site or new structures would have to conform to the requirements and land uses of the CC, Central Commercial zoning district as well as the OT, Old Town Overlay and Old Town Design Standards.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	SF7, Single-family	Residential

North	SF7, Single-family	Residential
East	PD, Planned Development	Parking and Commercial
South	CC, Central Commercial	Parking and Commercial
West	SF7, Single-family	Residential

**This site is designated in the Comprehensive Plan as Old Town**

Land uses within Old Town should primarily include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

*Staff has determined the requested zoning district aligns with the Comprehensive Plan based on the requested district and location of the site.*

**Engineering:**

Reviews as applicable for any redevelopment of the site.

**RECOMMENDATION:**

Recommend approval to City Council for an ordinance for the zoning change.

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

N/A

**REFERENCE:**

[City of Burleson, TX Zoning](#)

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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



# Case ZC26-001

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PRESENTED TO P&Z- 3.10.26  
LIDON PEARCE, CNU-A, AICP  
PRINCIPAL PLANNER

# ZC – 116 N Clark ST

**Location:**

- 116 N Clark ST

**Applicant:**

- Chamberlyn Smith (Blue Swirl LLC)
- Johnathan Cook (Owner)

**Item for approval:**

Zoning Change from “SF7” Single-family to “CC” Central Commercial (Case ZC26-001).

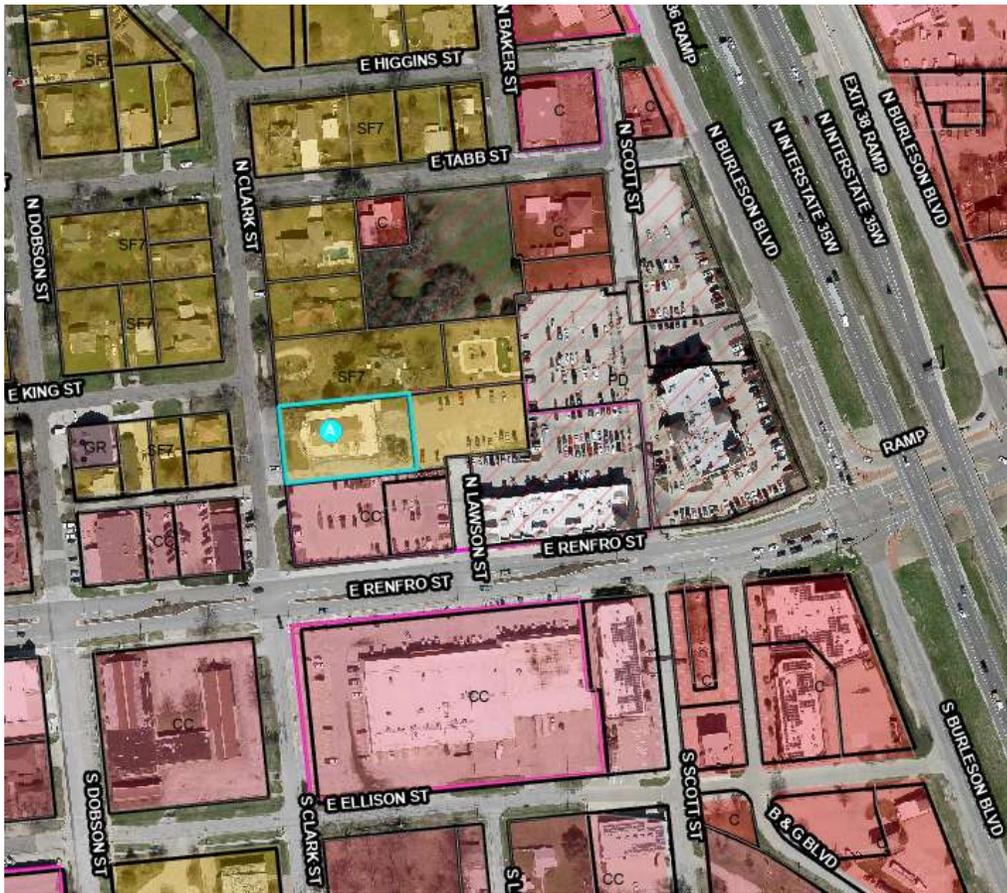


# Zoning

SF7, Single-Family

# Comprehensive Plan

Old Town



## CC, Central Commercial Land Usage

### Allowed by-right

Art gallery or museum  
 Bakery  
 Bed and Breakfast  
 College or University  
 Convenience store (no auto fuel sales)  
 Personal services  
 Motel or hotel  
 Office business and professional  
 Religious institution  
 Retail uses  
 Restaurant (not drive-in or drive-up)  
 Schools (not business or trade)  
 Studio, health and fitness

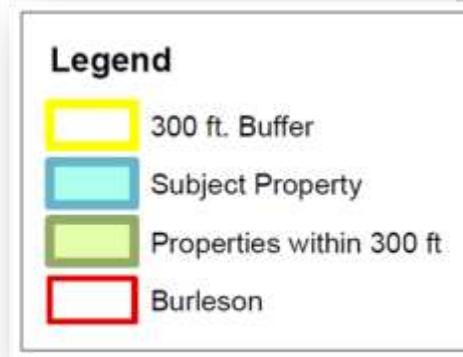
### Specific Use Permit required

Amusement, commercial (indoor)  
 Community center (private)  
 Greenhouse or nursery  
 Taxidermy shop

# ZC – 116 N Clark 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.
- At this time staff has received no formal opposition



# ZC – 116 N Clark ST

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## Staff Recommendation:

- Staff has determined that the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

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

## 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 0.566 ACRES OF LAND; LOT 4, BLOCK 20, MRS. M.A. CLARK ADDITION, KNOWN AS 116 NORTH CLARK STREET, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “SF7” SINGLE-FAMILY DWELLING DISTRICT-7 TO “CC” CENTRAL COMMERCIAL; 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 **Johnathan Cook** on **January 20, 2026**, under **Case Number ZC26-001**, 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 **8 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Single-family dwelling district-7 (SF7)** to **Central Commercial (CC)** 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 **Single-family dwelling district-7 (SF7)** 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 SF7, Single-family dwelling district-7, to the CC, Central Commercial district for non-residential 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:

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Amanda Campos, City Secretary

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E. Allen Taylor, Jr., City Attorney

**EXHIBIT "A"****LEGAL DESCRIPTION:****LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE D. ANDERSON SURVEY, ABSTRACT NO. 4 AND IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING BEING ALL OF LOT 4, BLOCK 20, MRS. M.A. CLARK ADDITION, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 453, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), TOGETHER WITH A PORTION OF A CLOSED ALLEY BETWEEN BLOCKS 19 & 20, SAID ALLEY CLOSED BY CITY ORDINANCE NO. C-109 A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 2036, PAGE 56, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF TRACT ONE AND ALL OF TRACT ONE "A" CONVEYED TO OTS BUILDING LI, LLC., AS RECORDED IN INST. NO. 2018-27220, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH CLARK STREET (80' R-O-W) FOR THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 20, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 7, PAGE 100, P.R.J.C.T. AND FOR THE NORTHWESTERLY CORNER OF SAID LOT 4, BLOCK 20;

THENCE N 84°14'05" E LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 204.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE NORTHEASTERLY CORNER OF SAID LOT 4;

THENCE S 05°58'14" E ALONG THE EASTERLY LINE OF SAID LOT 4 AND THE WESTERLY LINE OF LOT 3, BLOCK 20, OF SAID M.A. CLARK ADDITION, A DISTANCE OF 120.28 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 84°00'53" W, A DISTANCE OF 204.69 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY RIGHT OF WAY LINE OF SAID NORTH CLARK STREET;

THENCE N 05°45'55" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 121.06 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.566 ACRES OF LAND, MORE OR LESS.