



Planning & Zoning Commission Agenda

Tuesday, July 28, 2026
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

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 April 28, 2026 Planning & Zoning Commission meeting.

B. Receive a report, on approved plat's for the months of March - July 2026. (Staff Contact: Emilio Sanchez, Deputy Director)

4. PUBLIC HEARING

A. 6885 County Road 518 (Case 26-003): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 56.362 acres of land from A, Agriculture to PD, Planned Development. (Staff Contact: Emilio Sanchez, Deputy Director)

B. 9028 CR 1019 and 2100 Lakewood Drive (ZC26-005): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (Staff Contact: Emilio Sanchez, Deputy Director)

- C. Hold a public hearing and consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. *(Staff Contact: Tony D. McIlwain, Development Services Director)*
- D. 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. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

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 16th of July 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

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: July 28, 2026

SUBJECT:

Approve the minutes from April 28, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the April 28, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the April 28, 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
817-426-9611

PLANNING AND ZONING COMMISSION

April 28, 2026
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Michael Tune
Clint Faram
Brandon Crisp
Michael Kurmes
Bobby Reading

Commissioners Absent

Ashley Brookman
Beth Lytner

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

Adam Russell, Council Member Place 6, made a brief statement and presented Planning & Zoning member Bobby Reading with a plaque and thanked him for his time on the Planning & Zoning Board.

3. Consent Agenda

- A.** Consider approval of the minutes from April 14, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Cynthia Plonien and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 7-0. Commissioner Ashley Brookman and Beth Lytner were absent.

4. Public Hearing

None

5. Reports and Presentations

None

6. General

- A.** Consider and take possible action on a right-of-way use agreement with Eagle Mountain Enterprises, LLC for a monument sign associated with the Bear Ridge subdivision to be located within the median of South Wicker Hill Road. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

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

Motion made by Commissioner David Hadley and second by Commissioner Michael Kurmes to approve.

Motion passed, 7-0. Commissioner Ashley Brookman and Beth Lytner were absent.

7. Community Interest Items

None

8. Executive Session

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

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

9. Adjourn

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

Time – 6:07PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: July 28, 2026

SUBJECT:

Receive a report, on approved plat's for the months of March - July 2026. *(Staff Contact: Emilio Sanchez, Deputy 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:

The Development Assistance Committee (DAC) approved the following 14 plats for the months of March -July 16, 2026:

- **Preliminary Plats**
Veridian Point Addition
TallGrass Phase 1
- **Final Plats**
Lindsey Addition
Lindsey Legacy Addition
- **Minor Plats**
Blue Swirl Addition
Callahan Ridge Addition

Brunner Estates Addition
Lisa's Corner Addition
Martin Addition

- **Replats**
Emerald Forest Estates Addition
Ridgecrest Estates Addition
Valley Ridge Place Addition
Highpoint Business Park of Burleson Addition
Sierra Estates Phase 2 Addition

RECOMMENDATION:

None

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

None

REFERENCE:

<https://ecode360.com/39937104>

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Director
esanchez@burlesontx.com
817-426-8696

Projects by Type and Date

Item B.

City of Burleson

Date Range Between 3/1/2026 and 7/16/2026

By Approved

PROJECT NUMBER	PROJECT TYPE	APPLIED DATE
	PROJECT SUBTYPE	APPROVED DATE
	STATUS	CLOSED DATE
	PLANNER	EXPIRED DATE
DESCRIPTION		STATUS DATE
		COMPLETE DATE
DETAILS		
FP26-003	FINAL PLAT	4/13/2026
	FINAL RESIDENTIAL	6/9/2026
	FILED FOR RECORD	
	LIDON PEARCE	
		7/6/2026
		6/9/2026
MP26-002	MINOR PLAT	1/20/2026
	MINOR	3/12/2026
	FILED FOR RECORD	
	Emilio Sanchez	
607 W CR 714		3/26/2026
MP26-003	MINOR PLAT	3/16/2026
	MINOR	4/28/2026
	FILED FOR RECORD	
	LIDON PEARCE	
Lindsey Legacy Addition		5/8/2026
		4/28/2026

Projects by Type and Date

Item B.

City of Burleson

Date Range Between 3/1/2026 and 7/16/2026

By Approved

MP26-005	MINOR PLAT	4/13/2026
	MINOR	5/13/2026
	FILED FOR RECORD	
	Emilio Sanchez	
		5/21/2026
		5/13/2026
MP26-006	MINOR PLAT	4/13/2026
	AMENDING	5/14/2026
	FILED FOR RECORD	
	Emilio Sanchez	
Brunner Estates		6/18/2026
MP26-008	MINOR PLAT	4/27/2026
	MINOR	6/5/2026
	FILED FOR RECORD	
	Emilio Sanchez	
6800 CR 912 Lisa's Corner Addition		6/11/2026
MP26-010	MINOR PLAT	4/27/2026
	MINOR	6/8/2026
	FILED FOR RECORD	
	Emilio Sanchez	
		7/6/2026

Projects by Type and Date

Item B.

City of Burleson

Date Range Between 3/1/2026 and 7/16/2026

By Approved

PP25-294	PRELIMINARY PLAT	10/7/2025
	PRELIMINARY RESIDENTIAL	3/30/2026
	APPROVED	3/30/2026
	Emilio Sanchez	
Tallgrass - Phase 1		3/30/2026
		3/30/2026
PP26-001	PRELIMINARY PLAT	5/11/2026
	PRELIMINARY RESIDENTIAL	6/4/2026
	APPROVED	6/4/2026
	Emilio Sanchez	
VACATING DECLARATION OF		6/23/2026
		6/4/2026
Vacating Plat (1 lot back to 2 lots)		
RP25-238	REPLAT	8/18/2025
		5/19/2026
	Paid	
	Emilio Sanchez	
EMERALD FOREST ESTATES, LOTS 43R 44R AND 44R-1 (2540 & 2544)		5/19/2026
RP25-368	REPLAT	12/22/2025
		3/30/2026
	FILED FOR RECORD	
	Emilio Sanchez	
LOTS 8R-1 & 8R-2, BLOCK 7, RIDGECREST ESTATES		5/1/2026

Projects by Type and Date

Item B.

City of Burleson

Date Range Between 3/1/2026 and 7/16/2026

By Approved

RP26-002	REPLAT	3/2/2026
		4/10/2026
	FILED FOR RECORD	
	Emilio Sanchez	
Valley Ridge Place Replat		5/29/2026
RP26-007	REPLAT	4/13/2026
		5/27/2026
	Paid	
	Emilio Sanchez	
Replatting Lot 1R1, Block 4, Highpoint Business into 2 lots		5/27/2026
RP26-008	REPLAT	4/13/2026
		5/13/2026
	FILED FOR RECORD	
	Emilio Sanchez	
		6/4/2026
		5/13/2026
Total Number of Projects: 14		

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: July 28, 2026

SUBJECT:

6885 County Road 518 (Case 26-003): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 56.362 acres of land from A, Agriculture to PD, Planned Development. (Staff Contact: Emilio Sanchez, Deputy 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:

On March 30, 2026, an application was submitted by Pete Flowers with Dollar-Flowers Partners on behalf of JBT Burleson LLC., for the rezoning of approximately 56.362 acres of land for future Industrial Warehouse Distribution development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a site plan will be required. If the zoning change request is approved, all development will have to conform to the requirements of the Industrial Zoning District uses and the Business Park Overlay District Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agriculture	Undeveloped

North	A, Agriculture and Burleson ETJ	Predominantly Undeveloped
East	<u>Burleson ETJ</u>	Undeveloped
South	Burleson ETJ and Industrial	Residential and Auto Salvage (LQK)
West	Interstate	IH-35

This site is designated in the Comprehensive Plan as Employment Growth Center

Employment Growth Centers offer important employment opportunities, occupy large areas of land, and are generally located near major roads. The City's Highpoint Business Park has been a great start to diversifying the economy and bringing world-class industries to the City. This future land use category focuses on the opportunities to expand the development.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area. The adjacent residential use is a concern and additional landscaping and buffering would be best along the property lines to help shield the use to the extent possible.

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the rezoning request.

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

N/A.

REFERENCE:

<https://ecode360.com/39940876>

<https://ecode360.com/39939115>

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Emilio Sanchez
Deputy Director
esanchez@burlesontx.com
817-426-9686

Case ZC26-003

PRESENTED TO P&Z– 7.28.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

ZC – 6885 CR 518

Location:

- 6885 CR 518

Applicant:

- Pete Flowers (Dollars-Flowers Partners)
- JBT Burleson LLC. (Owners)

Item for approval:

Zoning Change from “A” Agricultural to “PD”
Planned Development (Case ZC26-003).



Zoning

A, Agricultural



Comprehensive Plan

Employment Growth Center



**Proposed Planned Development
Additional Allowed Uses to the
Industrial Land Uses Allowed by-right**

Corporate headquarters
Data processing, hosting, and related services
Logistics facilities
Motel or hotel
Office, business and professional Office, medical or dental
Park or public playground
Research and development facilities
Retail shop
Warehousing for storage and distribution
Cold storage, freezer, cooler, and food processing facilities

**Proposed Planned Development Specific
Use Permit Required**

Antenna facility-Subject to compliance with all the provisions of City of Burleson Code of Ordinances, Appendix B, Zoning Ordinance, Section 44
Antenna Facilities with the following additional conditions: Shall be concealed from public right-of-way; or
Shall be screened from public view.
Medical care facilities

Proposed Planned Development Prohibited Uses

Animal pound, private
Asphalt/concrete batching (permanent) Auto
glass, seat cover, muffler shop Auto impoundment
Auto, new used auto sales (outdoors) Auto
painting or body shop
Auto parts and accessory sales (with outside
storage) Auto repair garage
Auto sales or auction Automobile/truck rental
service Brick kiln or tile plant
Cement or hydrated lime Cleaning plant,
commercial
Contractors, electrical/mechanical/plumbing (with
outside storage) Contractor, storage
equipment
Custom personal service shop
Dump or sanitary landfill Dyeing/laundry plant,
commercial Go-cart track
Hatchery
Hauling or storage company Heavy machinery
sales/repair Kennel
Livestock auction

Maintenance and repair services for buildings Massage,
therapeutic
Motorcycle sales and repair Monopole antenna
Open salvage yard
Open storage of commercial goods Paint shop
Parking lot or structure, commercial (auto) Parking lot,
trucks/trailers
Plumbing shop (with outside storage)
Sand/ gravel extraction storage (outside) Sewage
pumping station
Sewage treatment plant Sexually oriented business.
Stable or barn, private Taxidermy
Tire retread, recapping and storage
Trailer, manufactured home sales, rental, assembly and
manufacturing Topsoil/sand extraction/storage
Veterinarian, office only Veterinarian hospital
Veterinarian with outside animal pens Welding or
machine shop
Wrecking or auto salvage yard

ZC – 6885 CR 518

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.



ZC – 6885 CR 518

Staff Recommendation:

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

Employment Growth Center

Employment Growth Centers offer important employment opportunities, occupy large areas of land, and are generally located near major roads. The City's Highpoint Business Park has been a great start to diversifying the economy and bringing world-class industries to the City. This future land use category focuses on the opportunities to expand the development.

This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. Design standards should be implemented to protect the image from the IH-35W corridor – specifically quality building materials and screening for outside storage. Success of the Employment Growth Center relies on quality road access with wide street lanes and large intersections and may be linked to rail for freight purposes. Transit, sidewalks and other pedestrian features should be limited.

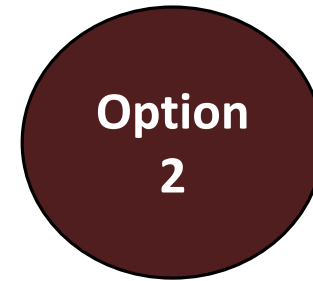
The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing. Limited residential uses focused on workforce housing may be considered.

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

- C, Commercial
- I, Industrial
- BP, Business Park Overlay



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE, AND MAP OF THE CITY OF BURLESON, TEXAS BY AMENDING THE OFFICAL ZONING MAP AND CHANGING ZONING ON APPROXIMATELY 56.382 ACRES OF LAND SITUATED IN A PORTION OF THE G.W. PARSONS SURVEY, ABSTRACT NO. 689, THE SAMUEL MYERS SURVEY, ABSTRACT NO. 627 AND THE J.W. RAWLS SURVEY, ABSTRACT NO. 728, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, FROM “A” AGRICULTURAL TO “PD” PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLOATION OF THIS ORDINANCE; PROVING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Burleson, Texas (the “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 **JBT Burleson LLC.** on **March 30, 2026**, under **Case Number ZC26-003**, 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 _ to _ to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Planned Development (PD)**; 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 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, 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 **Agricultural (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, Agriculture district to the PD, Planned Development District Industrial Development.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances, as amended, except to the extent modified by the Development Standards attached as Exhibit B.

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 _____, 2026.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney



ZC26-003
EXHIBIT "A"
LEGAL DESCRIPTION FOR
PROPOSED ZONING: INDUSTRIAL

All that certain lot, tract, or parcel of land, situated in a portion of the G.W. Parsons Survey, Abstract No. 689, the Samuel Myers Survey, Abstract No. 627 and the J.W. Rawls Survey, Abstract No. 728, City of Burleson, Johnson County, Texas, being all of that certain called 56.362 acre tract described in a deed to JBT Burleson recorded in Instrument No. 2013-12834 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a mag nail found for the most easterly Southeast corner of said 56.362 acre tract and being in County Road No. 518;

THENCE South 62 deg. 28 min. 56 sec. West along said County Road No. 518 and the Southeast line of said 56.362 acre tract, a distance of 1,313.51 feet to a 4" fence corner post for the most southerly Southeast corner of said 56.362 acre tract and the Southeast corner of a called 1.220 acre tract described in a deed to Christopher A. Reed and Natalie Reed recorded in Instrument No. 2015-3105 (DRJCT);

THENCE in a northwesterly direction departing said County Road No. 518 and continue along the Northeast line of said 1.220 acre tract and the Southwest line of said 56.362 acre tract the following three 3 courses;

- 1) North 04 deg. 49 min. 29 sec. West, a distance of 85.79 feet to a 4" fence corner post;
- 2) South 62 deg. 45 min. 28 sec. West, a distance of 27.70 feet to a 4" fence corner post;
- 3) North 19 deg. 42 min. 22 sec. West, a distance of 412.34 feet to a 4" fence corner post for the Northeast corner of said 1.220 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 67 deg. 06 min. 28 sec. West along the Northwest line of said 1.220 acre tract and the Southeast line of said 56.362 acre tract, a distance of 117.66 feet to a 1/2" rebar capped found stamped "FORT WORTH SURVEYING", hereinafter referred to as 1/2" rebar capped found, for the Northwest corner of said 1.220 acre tract, an ell corner of said 56.362 acre tract and being in the Northeast line of a called 3.22 acre tract described in a deed to Christopher A. Reed and Natalie Reed recorded in Volume 2751, Page 724 (DRJCT);

THENCE North 22 deg. 56 min. 59 sec. West along said Northeast line and the Southwest line of said 56.362 acre tract, a distance of 91.15 feet to a 1/2" rebar found (disturbed) for the Northeast corner of said 3.22 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 59 deg. 31 min. 54 sec. West along the Northwest line of said 3.22 acre tract and the Southeast line of said 56.362 acre tract, a distance of 305.58 feet to a 1/2" rebar capped found for an ell corner of said 56.362 acre tract, the most easterly Northeast corner of a called 2.66 acre tract described in a deed to Feghali Holdings, LLC recorded in Instrument No. 2022-38986 (DRJCT) and being in the Northwest line of a called 2.34 acre tract described in a deed to Christopher A. Reed recorded in Instrument No. 2014-5852 (DRJCT);

THENCE North 29 deg. 48 min. 44 sec. West departing said Northwest line and continue along the Northeast line of said 2.66 acre tract and the Southwest line of said 56.362 acre tract, a distance



of 152.43 feet to a 1/2" rebar capped found for the most northerly Northeast corner of said 2.66 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 60 deg. 06 min. 43 sec. West along the Northwest line of said 2.66 acre tract and the Southeast line of said 56.362 acre tract, a distance of 565.94 feet to a 1/2" rebar capped found for the Northwest corner of said 2.66 acre tract, the most westerly Southwest corner of said 56.362 acre tract and being in the Northeast right-of-way line of Interstate 35 W.;

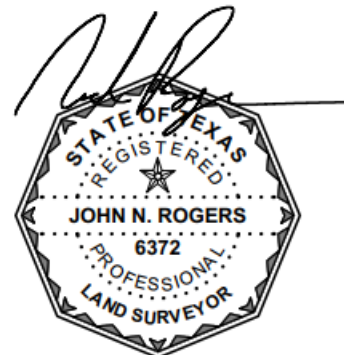
THENCE North 31 deg. 36 min. 01 sec. West along said Northeast right-of-way line and the Southwest line of said 56.362 acre tract, a distance of 745.92 feet to a 1/2" rebar capped found for the Northwest corner of said 56.362 acre tract;

THENCE in a northeasterly direction departing said Interstate 35 W. and continue along the Northwest line of said 56.362 acre tract the following six (6) courses;

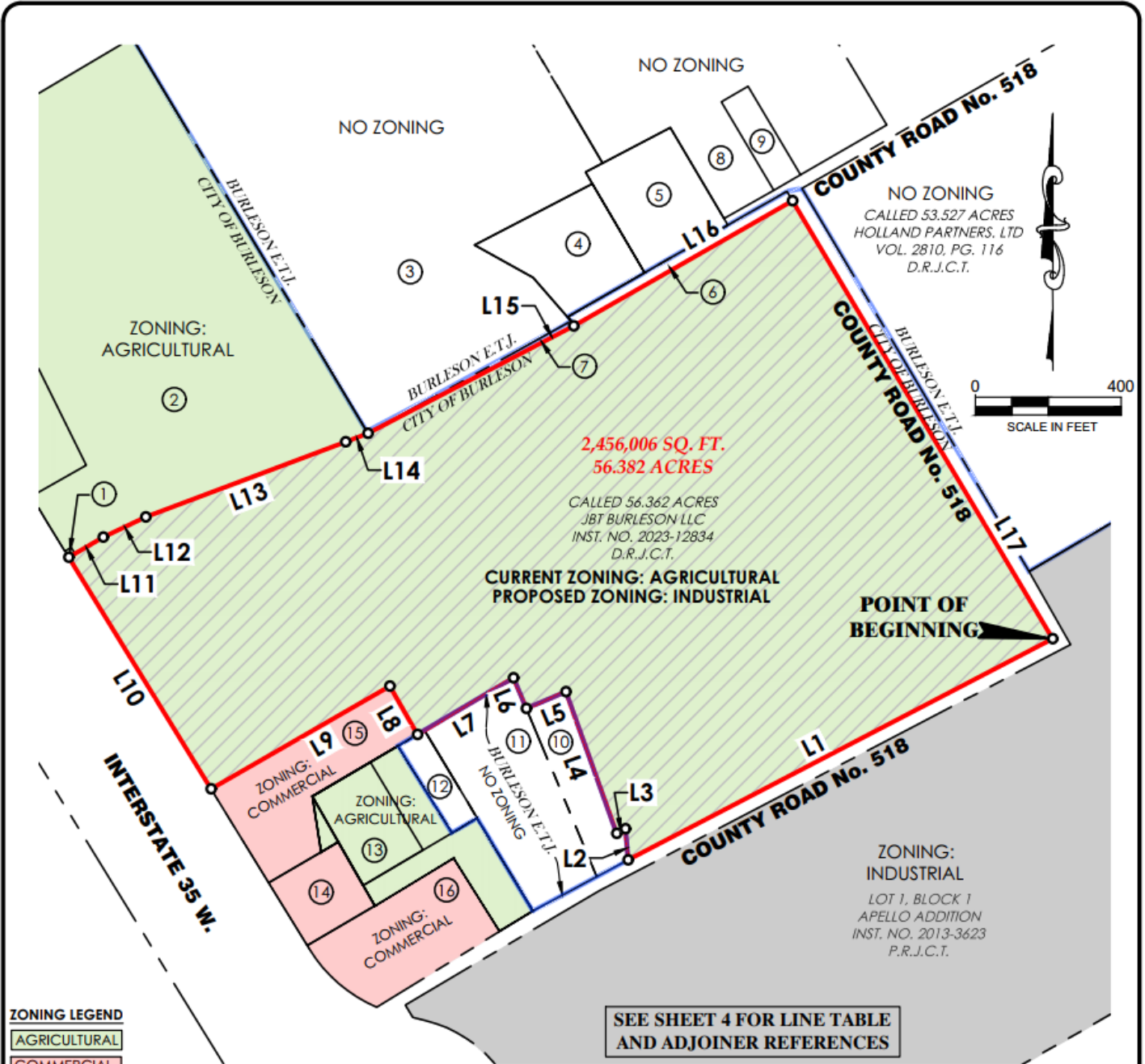
- 1) North 59 deg. 43 min. 27 sec. East, a distance of 109.88 feet to a 1/2" rebar capped found;
- 2) North 64 deg. 37 min. 42 sec. East, a distance of 129.36 feet to a 1/2" rebar capped found;
- 3) North 69 deg. 24 min. 06 sec. East, a distance of 585.60 feet to a 1/2" rebar capped found;
- 4) North 69 deg. 40 min. 06 sec. East, a distance of 65.95 feet to a 1/2" rebar capped found;
- 5) North 62 deg. 24 min. 00 sec. East, a distance of 636.56 feet to a 1/2" rebar capped found;
- 6) North 60 deg. 14 min. 00 sec. East, a distance of 692.03 feet to a 1/2" rebar capped found for the Northeast corner of said 56.362 acre tract;

THENCE South 30 deg. 43 min. 15 sec. East along the Northeast line of said 56.362 acre tract, a distance of 1,397.25 feet to the **POINT OF BEGINNING**, containing 2,456,006 square feet or 56.382 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.



4/2/2026



ADJOINER REFERENCES:

- ① REMAINDER OF TRACT 3
CALLED 2.67 ACRES
BILL G. MARTIN & WIFE, MARTHA M. MARTIN
VOL. 529, PG. 367
D.R.J.C.T.
- ② CALLED 21.841 ACRES
JOCO HOLDING CORPORATION
INST. NO. 2020-38676
D.R.J.C.T.
- ③ CALLED 29.492 ACRES
DAVID BELEK
INST. NO. 2019-19628
D.R.J.C.T.
- ④ REMAINDER OF
CALLED 2.00 ACRES
MICHELLE NICOLE GREENE
INST. NO. 2013-19930
D.R.J.C.T.
- ⑤ REMAINDER OF
CALLED 2.00 ACRES
AARON MICHAEL GREENE
INST. NO. 2013-19929
D.R.J.C.T.
- ⑥ CALLED 0.476 ACRES
AARON GREENE & MICHELLE GREENE
INST. NO. 2020-23509
D.R.J.C.T.
- ⑦ REMAINDER OF TRACT 1
CALLED 152.1 ACRES
BILL G. MARTIN & WIFE, MARTHA M. MARTIN
VOL. 529, PG. 367
D.R.J.C.T.
- ⑧ TRACT 1
CALLED 33.45 ACRES
RODNEY ROSENAUER AND PEGGY
ROSENAUER
VOL. 2985, PG. 559
D.R.J.C.T.
- ⑨ TRACT TWO
CALLED 0.55 ACRES
RODNEY AND PEGGY ROSENAUER
VOL. 2985, PG. 559
D.R.J.C.T.
- ⑩ CALLED 1.220 ACRES
CHRISTOPHER A. REED
AND NATALIE REED
INST. NO. 2015-3105
D.R.J.C.T.
- ⑪ CALLED 3.22 ACRES
CHRISTOPHER A. REED
AND NATALIE REED
VOL. 2751, PG. 724
D.R.J.C.T.
- ⑫ REMAINDER OF
CALLED 2.34 ACRES
CHRISTOPHER A. REED
INST. NO. 2014-5852
D.R.J.C.T.
- ⑬ TRACT 2
CALLED 1.222 ACRES
TILLAR BURLESON BLVD PARTNERS, LP
INST. NO. 2025-1750
D.R.J.C.T.
- ⑭ TRACT 1
TILLAR BURLESON BLVD PARTNERS, LP
INST. NO. 2025-1750
D.R.J.C.T.
LOT 1, BLOCK 1
HORTON ADDITION
VOL. 10, PG. 691
P.R.J.C.T.
- ⑮ CALLED 2.66 ACRES
FEGHALI HOLDINGS, LLC
INST. NO. 2022-38986
D.R.J.C.T.
- ⑯ REMAINDER OF CALLED 5.90 ACRES
GUY R. KINCAID AND WIFE,
TINA KINCAID
INST. NO. 2014-2822
D.R.J.C.T.

LINE TABLE

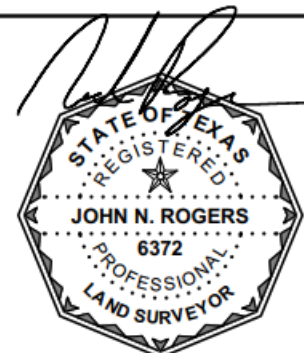
LINE #	BEARING	DISTANCE
L1	S62°28'56"W	1313.51'
L2	N04°49'29"W	85.79'
L3	S62°45'28"W	27.70'
L4	N19°42'22"W	412.34'
L5	S67°06'28"W	117.66'
L6	N22°56'59"W	91.15'
L7	S59°31'54"W	305.58'
L8	N29°48'44"W	152.43'
L9	S60°06'43"W	565.94'
L10	N31°36'01"W	745.92'
L11	N59°43'27"E	109.88'
L12	N64°37'42"E	129.36'
L13	N69°24'06"E	585.60'
L14	N69°40'06"E	65.95'
L15	N62°24'00"E	636.56'
L16	N60°14'00"E	692.03'
L17	S30°43'15"E	1397.25'

**EXHIBIT "A" MAP SHOWING
PROPOSED ZONING : INDUSTRIAL,
SITUATED IN A PORTION OF THE
G.W. PARSONS SURVEY, ABSTRACT NO. 689,
SAMUEL MYERS SURVEY, ABSTRACT NO. 627,
J.W. RAWLS SURVEY, ABSTRACT NO. 728,
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.:	25068	Scale:	NONE	Sheet
Drafted:	L.J.C.	Checked:	J.N.R.	4
Surveyed on the Ground:	3/24/2026			of
Date Prepared:	4/2/2026			4
Revised:	.	Revised:	.	



Date Signed: 4/2/2026

EXHIBIT “B”

DEVELOPMENT STANDARDS

A. Applicability

All development located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this zoning ordinance. All City of Burleson Engineering standards will be adhered to unless otherwise specified in this document or in the approval process of engineering plans.

B. Base Zoning District

The property shall be developed and used in accordance with the base zoning district of the "I, Industrial District" with additional land use regulations as given in the Business Park Overlay District, Appendix B, Section(s) 103-4 and 103-5; and as stated below. The approval of the subject PD will remove any and all requirements associated with the IH-35 Overlay from the subject tract.

- a. Primary uses: In addition to permitted uses of the underlying districts, following uses are allowed:

- Corporate headquarters
- Data processing, hosting, and related services
- Logistics facilities
- Motel or hotel
- Office, business and professional
- Office, medical or dental
- Park or public playground
- Research and development facilities
- Retail shop
- Warehousing for storage and distribution
- Cold storage, freezer, cooler, and food processing facilities

- b. Accessory uses:

- Auto laundry/carwash
- Automotive fuel sales
- Battery Charging Area
- Caretaker's or guard's residence
- Mechanical bay

- c. Uses allowed with specific use permit:

- Antenna facility-Subject to compliance with all the provisions of City of Burleson Code of Ordinances, Appendix B, Zoning Ordinance, Section 44

Antenna Facilities with the following additional conditions:
 Shall be concealed from public right-of-way; or
 Shall be screened from public view.
 Medical care facilities

d. **Prohibited uses:** The following uses are prohibited:

Animal pound, private
 Asphalt/concrete batching (permanent)
 Auto glass, seat cover, muffler shop
 Auto impoundment
 Auto, new used auto sales (outdoors)
 Auto painting or body shop
 Auto parts and accessory sales (with outside storage)
 Auto repair garage
 Auto sales or auction
 Automobile/truck rental service
 Brick kiln or tile plant
 Cement or hydrated lime
 Cleaning plant, commercial
 Contractors, electrical/mechanical/plumbing (with outside storage)
 Contractor, storage equipment
 Custom personal service shop
 Dump or sanitary landfill
 Dyeing/laundry plant, commercial
 Go-cart track
 Hatchery
 Hauling or storage company
 Heavy machinery sales/repair
 Kennel
 Livestock auction
 Maintenance and repair services for buildings
 Massage, therapeutic
 Motorcycle sales and repair
 Monopole antenna
 Open salvage yard
 Open storage of commercial goods
 Paint shop
 Parking lot or structure, commercial (auto)
 Parking lot, trucks/trailers
 Plumbing shop (with outside storage)

Sand/ gravel extraction storage (outside)
 Sewage pumping station
 Sewage treatment plant
 Sexually oriented business.
 Stable or barn, private
 Taxidermy
 Tire retread, recapping and storage
 Trailer, manufactured home sales, rental, assembly and manufacturing
 Topsoil/sand extraction/storage
 Veterinarian, office only
 Veterinarian hospital
 Veterinarian with outside animal pens
 Welding or machine shop
 Wrecking or auto salvage yard

C. Development Regulations

Development will be held to the requirements of the "Business Park Design Standards" as given in the City of Burleson Code of Ordinances, Appendix C, Article VII.

Notwithstanding the foregoing, buildings used for cold storage, freezer, cooler, refrigerated, or temperature-controlled space ("Cold Storage Buildings") may be constructed with insulated metal panels (IMP) or similar metal wall panel systems. This provision affirms the exemption already provided in the Business Park Design Standards Section 7-50(a)(4). The facade articulation standards of Section 7-50(b) shall continue to apply to Cold Storage Buildings and may be satisfied through variation in metal panel color, profile, or module, or through any other method listed in Section 7-50(b).

D. Preliminary Site Plan

The provided Conceptual Site Plan is preliminary in nature and is provided based on anticipated speculative development of the site. The Conceptual Site Plan is illustrative only and is not regulatory. The number, size, location, orientation, and configuration of buildings, lots, drives, and parking may be modified at the time of site plan or plat approval. Any such modification that results in a variation of not more than fifteen percent (15%) in the cumulative building square footage depicted on the Conceptual Site Plan shall be deemed in general conformance with the Conceptual Site Plan and may be approved administratively by City Staff without requiring an amendment to this Planned Development District.



Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: July 28, 2026

SUBJECT:

9028 CR 1019 and 2100 Lakewood Drive (ZC26-005): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (Staff Contact: Emilio Sanchez, Deputy 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:

On April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCP18, LLC), Burleson Development Inc. and Burleson 4A Corporation for the rezoning of approximately 32.297 acres of land for future multi-family residential development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a site plan will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the MF2, Multiple-family dwelling district. Primary uses allowed in MF2 include; colleges, public community centers, multiple-family residential, municipal buildings, parks, religious institutions, and schools. The maximum density in the MF2 district is 24 dwelling units per acre with a height not to exceed three stories. Landscaping and overall design of the site would be in compliance with Appendix C, Article VIII; Multi-Family Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Burleson ETJ	Predominantly Undeveloped
North	Burleson ETJ	Predominantly Undeveloped
East	PD, Planned Development	Chisholm Summit
South	PD, Planned Development	Hooper Business Park
West	PD, Planned Development	Hooper Business Park

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area. Development of multifamily adjacent to the Hooper Business Park provides housing options to achieve the economic goals of the Business Park.

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the rezoning request.

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

N/A.

REFERENCE:

[ARTICLE VIII: MULTI-FAMILY DESIGN STANDARDS - City of Burleson, TX](#)

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Emilio Sanchez
Deputy Director

esanchez@burlesontx.com
817-426-9686

Case ZC26-005

PRESENTED TO P&Z– 7.28.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

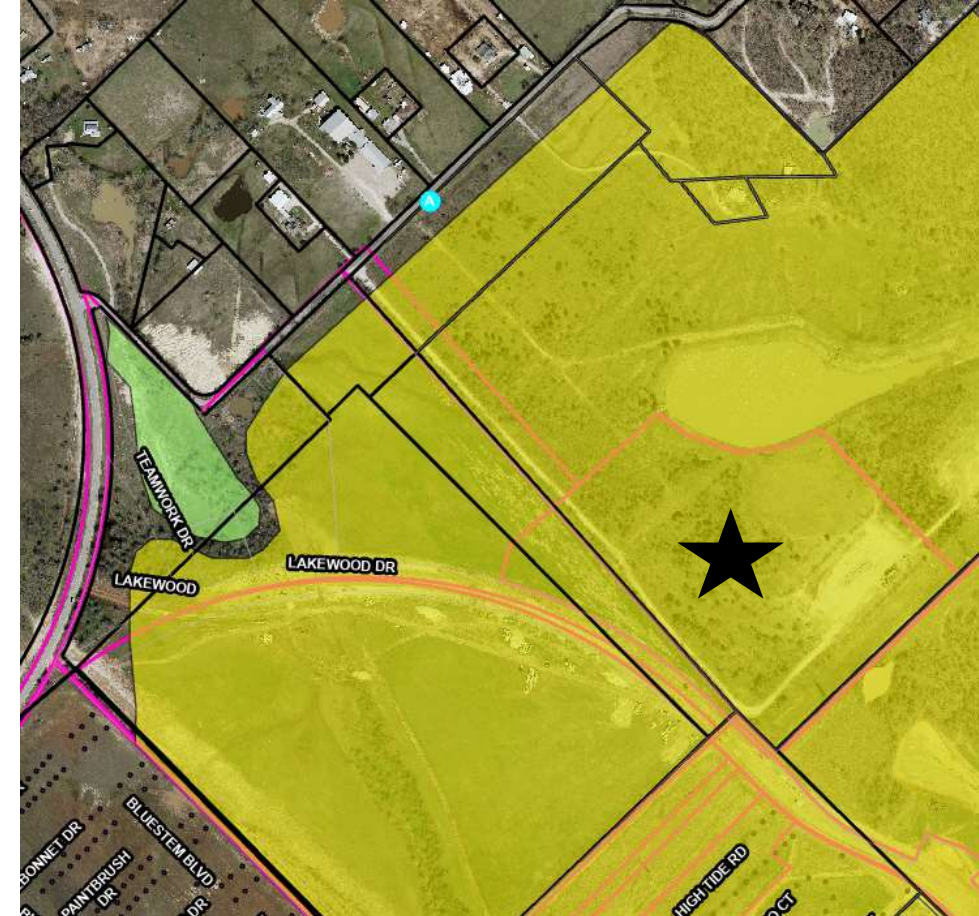
Zoning

A, Agricultural and PD, Planned Development



Comprehensive Plan

Neighborhoods



Economic Development

- The approved 380 agreement allows the Burleson Economic Development Corporation to develop and market a national/ regional office park (i.e. Hooper Business Park) located at the northern edge of Chisholm Summit.
- Hooper Business Park will target national and regional headquarters for industries such as office/professional, healthcare/medical, information technology and other related business sectors.
- Development of MF2, Multifamily adjacent to the Hooper Business Park provides additional housing options to achieve the economic goals of the Hooper Business Park.



ZC – 9028 CR 1019

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.



Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

ZC – 9028 CR 1019

Staff Recommendation:

- Staff has determined that the requested zoning district of MF2 is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Patio homes, and townhomes may be appropriate in certain locations, especially when part of a master planned community. Multi-family dwelling units as part of a mixed-use development may be appropriate. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Neighborhoods in this category should have increased pedestrian connectivity that includes sidewalks, trails and greenbelts with hike and bike trails. Retail and commercial uses in the area should be located along larger thoroughfares and should be developed in harmony with the residential character.

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

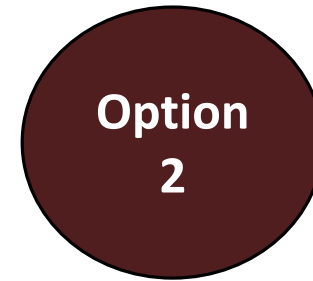
- SFE, Single-Family Estate
- SF16/SF10/SF7, Single-Family Dwelling
- SFA, Single-Family Dwelling (Attached)

The following uses may be appropriate at certain locations:

- NS, Neighborhood Services
- GR, General Retail
- 2F, Two-Family Dwelling
- MF1/MF2, Multi-Family



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

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 32.297 ACRES OF LAND, SITUATED IN A PORTION OF THE DENNIS DYKES SURVEY, ABSTRACT NO.229, MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, AND FRANCIS A. CLARIDGE SURVEY, ABSTRACT NO. 142, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “PD” PLANNED DEVELOPMENT AND “A” AGRICUTURAL TO “MF2”MULTIPLE-FAMILY DWELLING 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 **Justin Bond** on behalf of **MCP18 LLC., Burleson Development Inc., and Burleson 4A Economic Development Corporation,** on **April 13, 2026**, under **Case Number ZC26-005**, 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 was unable to make a motion to the City Council of Burleson, Texas, that the hereinafter described property be rezoned; 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 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, 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 **Planned Development (PD) and Agricultural (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 PD, Planned Development district and A, Agricultural to the MF2, Multiple-family dwelling district.

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 DESCRIPTION:



EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 1
PROPOSED ZONING – "MF-2"

All that certain lot, tract, or parcel of land, situated in a portion of the Martha A. Huff Survey, Abstract No. 353, Johnson County, Texas, being part of that certain called 127.399 acre tract described 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 steel fence post found in the Southwest line of said 127.399 acre tract, 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 the East corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT);

THENCE North 41 deg. 46 min. 33 sec. West departing said deed lines, continue along said Southwest line, a distance of 1,125.59 feet;

THENCE North 48 deg. 13 min. 27 sec. East departing said Southwest line, a distance of 579.65 feet;

THENCE South 51 deg. 59 min. 17 sec. East, a distance of 139.36 feet;

THENCE South 71 deg. 14 min. 31 sec. East, a distance of 236.28 feet;

THENCE North 81 deg. 42 min. 47 sec. East, a distance of 213.17 feet;

THENCE North 62 deg. 02 min. 51 sec. East, a distance of 134.23 feet;

THENCE South 43 deg. 44 min. 07 sec. East, a distance of 821.95 feet to a point in the Southeast line of said 127.399 acre tract and the Northwest line of a called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT);

THENCE South 46 deg. 15 min. 53 sec. West along said Southeast and Northwest lines, a distance of 281.57 feet to a 1/2" rebar found;

THENCE South 46 deg. 00 min. 45 sec. West along said Southeast and Northwest lines, a distance of 399.86 feet to a 1/2" rebar found;

THENCE South 45 deg. 58 min. 47 sec. West along said Southeast and Northwest lines, a distance of 361.63 feet to a steel fence corner found for the South corner of said 127.399 acre tract, the West corner of said 133.323 acre tract, and being in the Northeast line of said 62.131 acre tract;



THENCE North 45 deg. 25 min. 05 sec. West along said Northeast line and the Southwest line of said 127.399 acre tract, a distance of 228.12 feet to the **POINT OF BEGINNING**, containing 1,219,006 square feet or 27.985 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.



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

All that certain lot, tract, or parcel of land, situated in a portion of the Francis A. Claridge Survey, Abstract No. 142, City of Burleson, Johnson County, Texas, being part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the North corner of said 62.131 acre tract, the East corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT), and being in 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 45 deg. 25 min. 05 sec. East along said Southwest line and the Northeast line of said 62.131 acre tract, a distance of 228.12 feet to a steel fence post found for the South corner of said 127.399 acre tract and the West corner of a called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT);

THENCE South 45 deg. 58 min. 47 sec. West departing said deed lines, a distance of 38.97 feet;

THENCE North 45 deg. 32 min. 35 sec. West, a distance of 228.74 feet to a point in the Northwest line of said 62.131 acre tract and the Southeast line of said 92.304 acre tract;

THENCE North 46 deg. 51 min. 45 sec. East along said Northwest and Southeast lines, a distance of 39.48 feet to the **POINT OF BEGINNING**, containing 8,955 square feet or 0.206 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.



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 that certain called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the East corner of said 92.304 acre tract, 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 deed lines, continue along the Southeast line of said 92.304 acre tract and the Northwest line of said 62.131 acre tract, a distance of 39.48 feet;

THENCE North 45 deg. 32 min. 35 sec. West departing said Southeast and Northwest lines, 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 curve to the left, an arc distance of 1,026.01 feet;

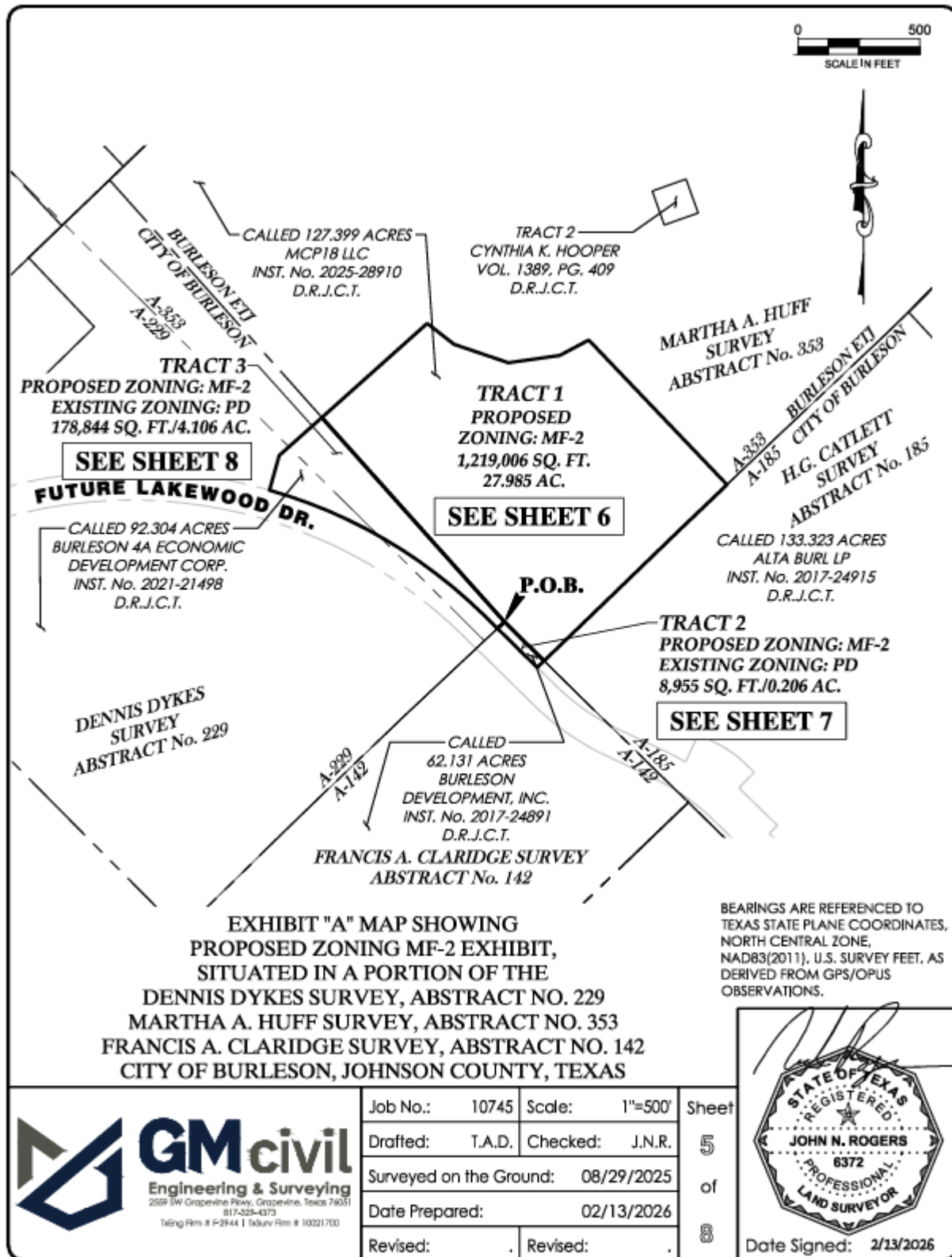
THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point on the Northeast line of said 92.304 acre tract 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.





Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: July 28, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. *(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:

During the February 24, 2026, Planning and Zoning Commission meeting, Commissioners requested a joint meeting with the City Council to collaboratively discuss updates to the Comprehensive Plan 2020 Midpoint Update. The joint City Council/ Planning and Zoning Commission meeting was held on April 14th.

The following items were discussed during the joint meeting:

1. Regional Office/Commercial future land use category- explicitly allow apartment complexes, where adequate infrastructure and connectivity exist;
2. Chisholm Trail Corridor future land use category- include medium-to-high density residential use as part of mixed-use developments.
3. Transit-Oriented Development future land use category- redesignate to Community Commercial (along Alsbury and SW Hulen) and Mixed Use for remaining areas.

4. Employment Growth Center future land use category- inclusion of heavy and high energy industrial uses.
5. Addendum to catalog-
 - Text and map changes are approved by the Council.
 - Plan Goals/Actions have been completed, or need to be revised.
6. Notation to the Future Land Use Map- *“A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.”*

RECOMMENDATION:

Staff recommends approval of the amendments to the Comprehensive Plan 2020 Midpoint Update.

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

- February 4, 2026: Planning Staff provided this presentation to the Infrastructure & Development Committee.
- February 24, 2026: Planning Staff provided this presentation to the Planning and Zoning Commission.
- March 23, 2026: Planning Staff provided this presentation to the City Council.
- April 14, 2026: Planning Staff provided this presentation to the joint City Council and Planning and Zoning Commission.

REFERENCE:

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

FISCAL IMPACT:

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

STAFF CONTACT:

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

Amendments to Comprehensive Plan 2020 Midpoint Update

7.28.26: Planning & Zoning Commission

Development Services Department

Comprehensive Plan Midpoint 2020 Update

- The purpose of this item is to hold a public hearing and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update.
- Staff has presented these amendments over multiple public meetings.

Presentation History

- February 4, 2026: Planning Staff provided this presentation to the Infrastructure & Development Committee.
- February 24, 2026: Planning Staff provided this presentation to the Planning and Zoning Commission.
- March 23, 2026: Planning Staff provided this presentation to the City Council.
- April 14, 2026: Planning Staff provided this presentation the joint City Council and Planning and Zoning Commission.

Proposed Amendments

1. Regional Office/Commercial future land use category- explicitly allow apartment complexes, where adequate infrastructure and connectivity exist;
2. Chisholm Trail Corridor future land use category- include medium-to-high density residential use as part of mixed-use developments.
3. Transit-Oriented Development future land use category- redesignate to Community Commercial (along Alsbury and SW Hulen) and Mixed Use for remaining areas.

Proposed Amendments (cont'd.)

Item C.

4. Employment Growth Center future land use category- inclusion of heavy and high energy industrial uses.
5. Addendum to catalog-
 - Text and map changes are approved by the Council.
 - Plan Goals/Actions have been completed, or need to be revised.
6. Notation on Future Land Use Map- containing the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Regional Office/Commercial/ Multifamily

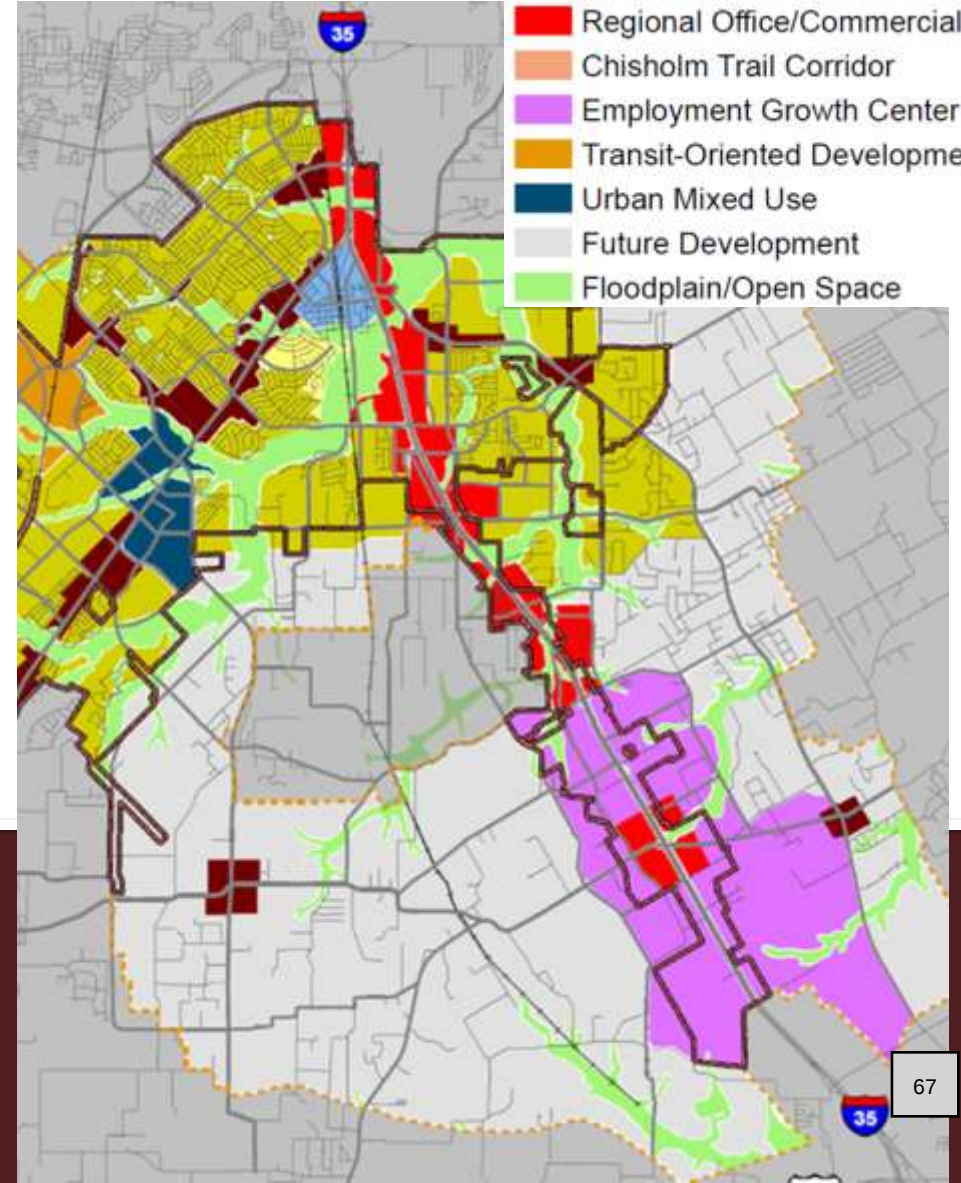
- This land use category is intended for uses with regional emphasis due to the area's high visibility.
- Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged.
- ~~Remove text: Medium to high density residential may be allowed as part of a mixed-use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

Corresponding Zoning Districts:
GR, C, [add Multifamily Dwelling District and Planned Development]

Future Land Use

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

Item C.



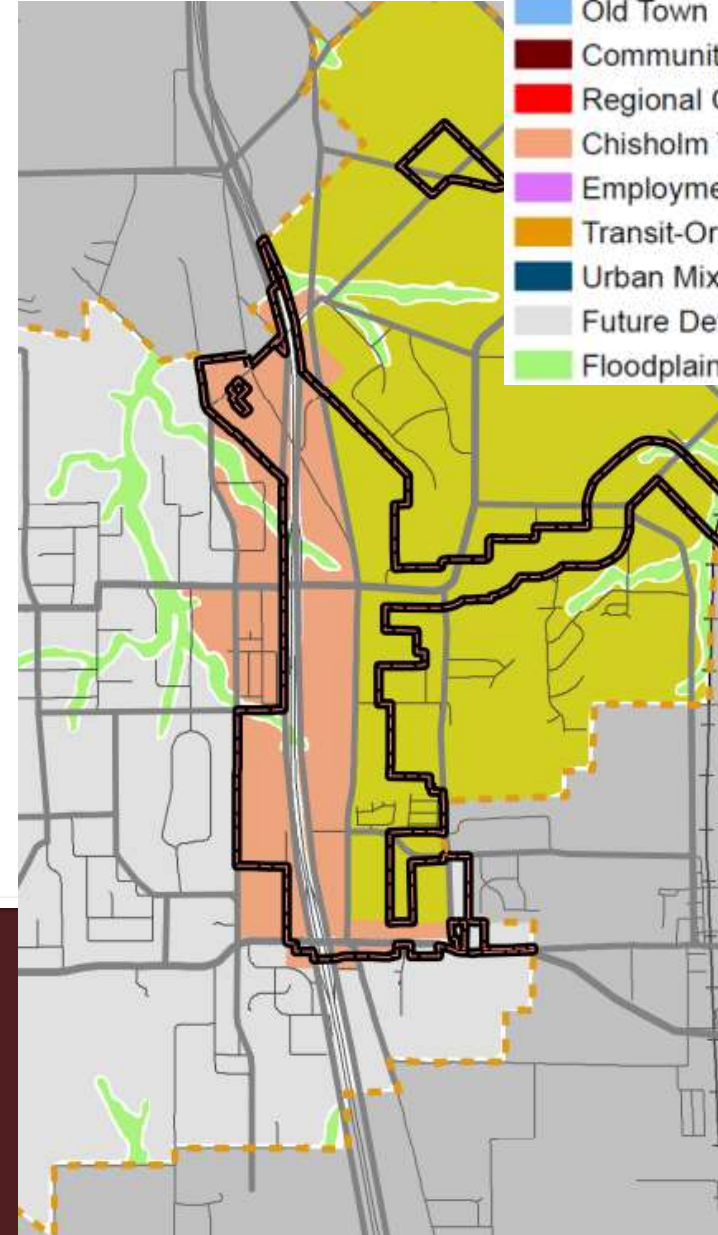
Chisholm Trail Corridor

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

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

Future Land Use

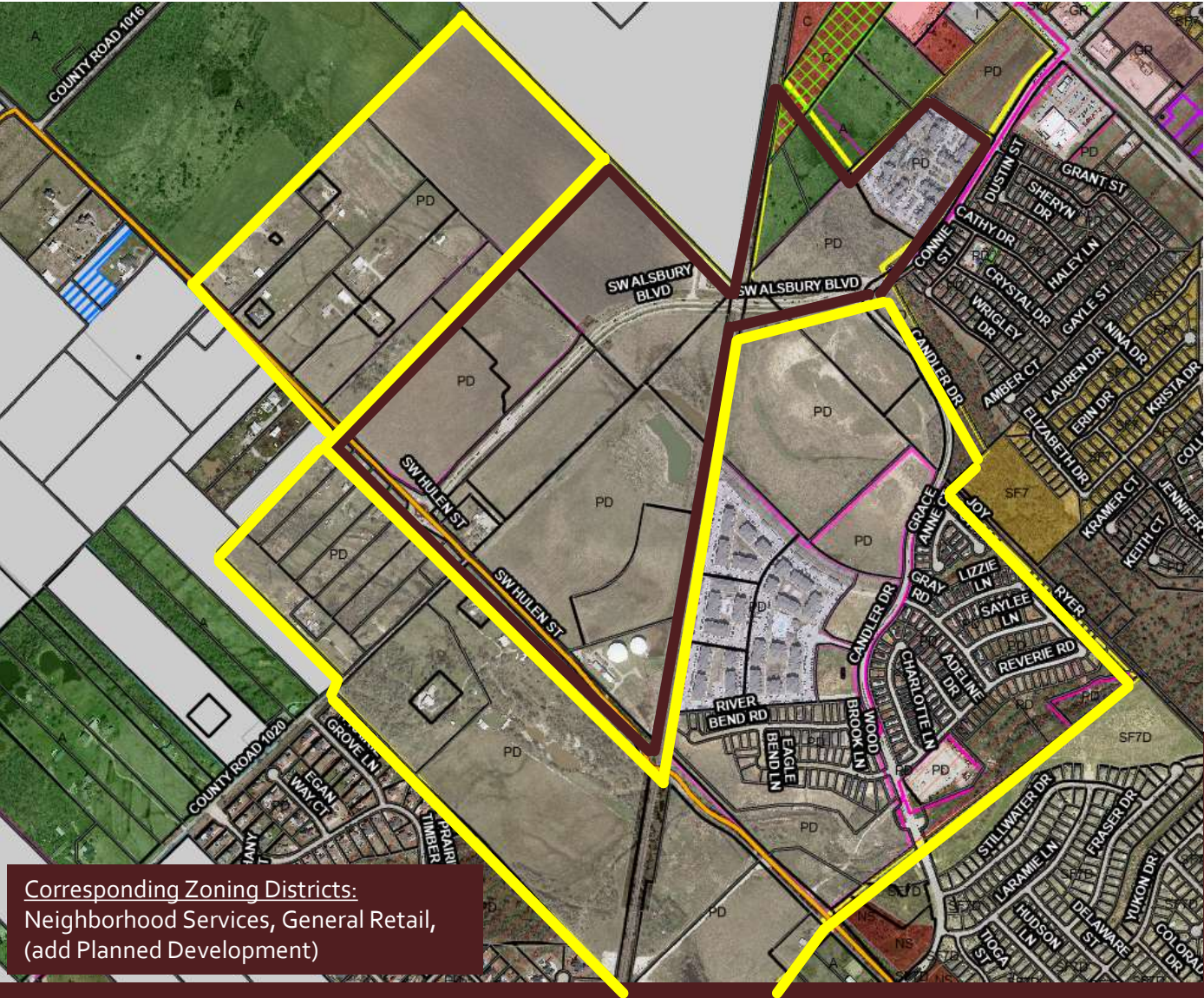
- Neighborhoods
 - Old Town Residential
 - Old Town
 - Community Commercial
 - Regional Office/Commercial
 - Chisholm Trail Corridor
 - Employment Growth Center
 - Transit-Oriented Development
 - Urban Mixed Use
 - Future Development
 - Floodplain/Open Space
- Item C.



Re-designating Transit-Oriented Development Category

Incorporate areas along Alsbury and SW Hulen Intersection into Community Commercial

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

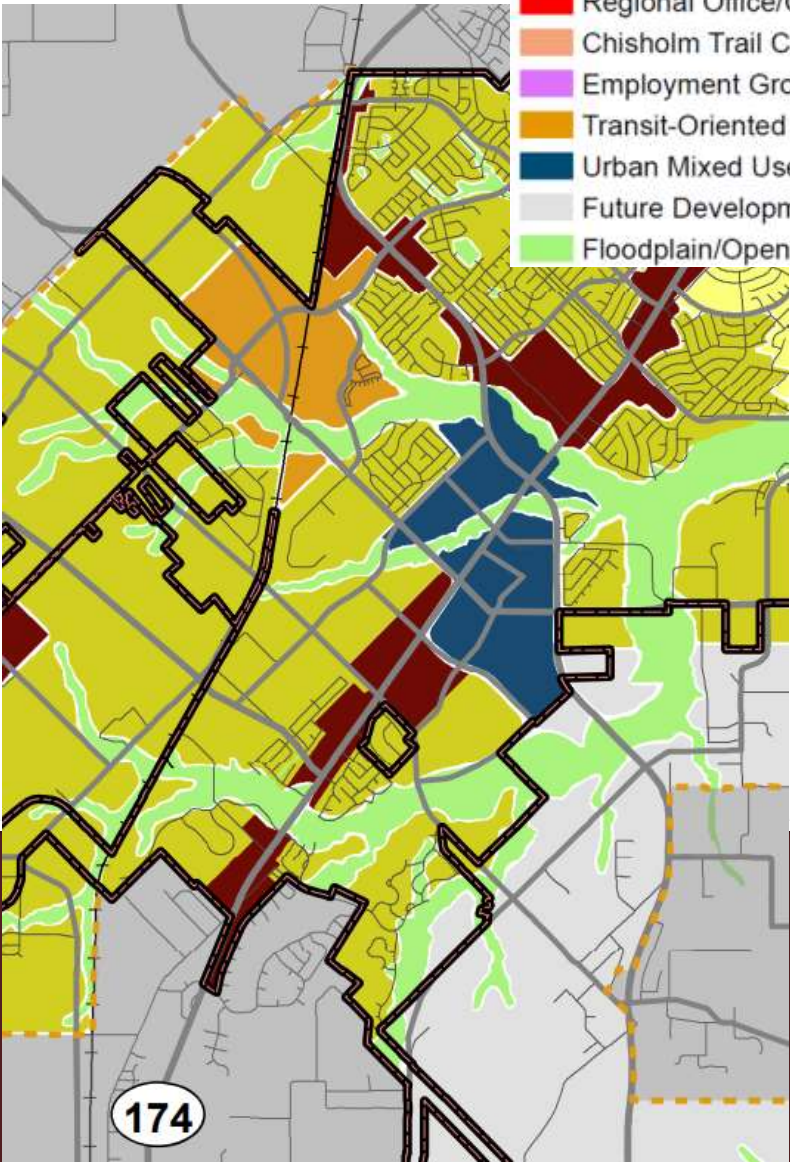


Corresponding Zoning Districts:
Neighborhood Services, General Retail,
(add Planned Development)

Future Land Use

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

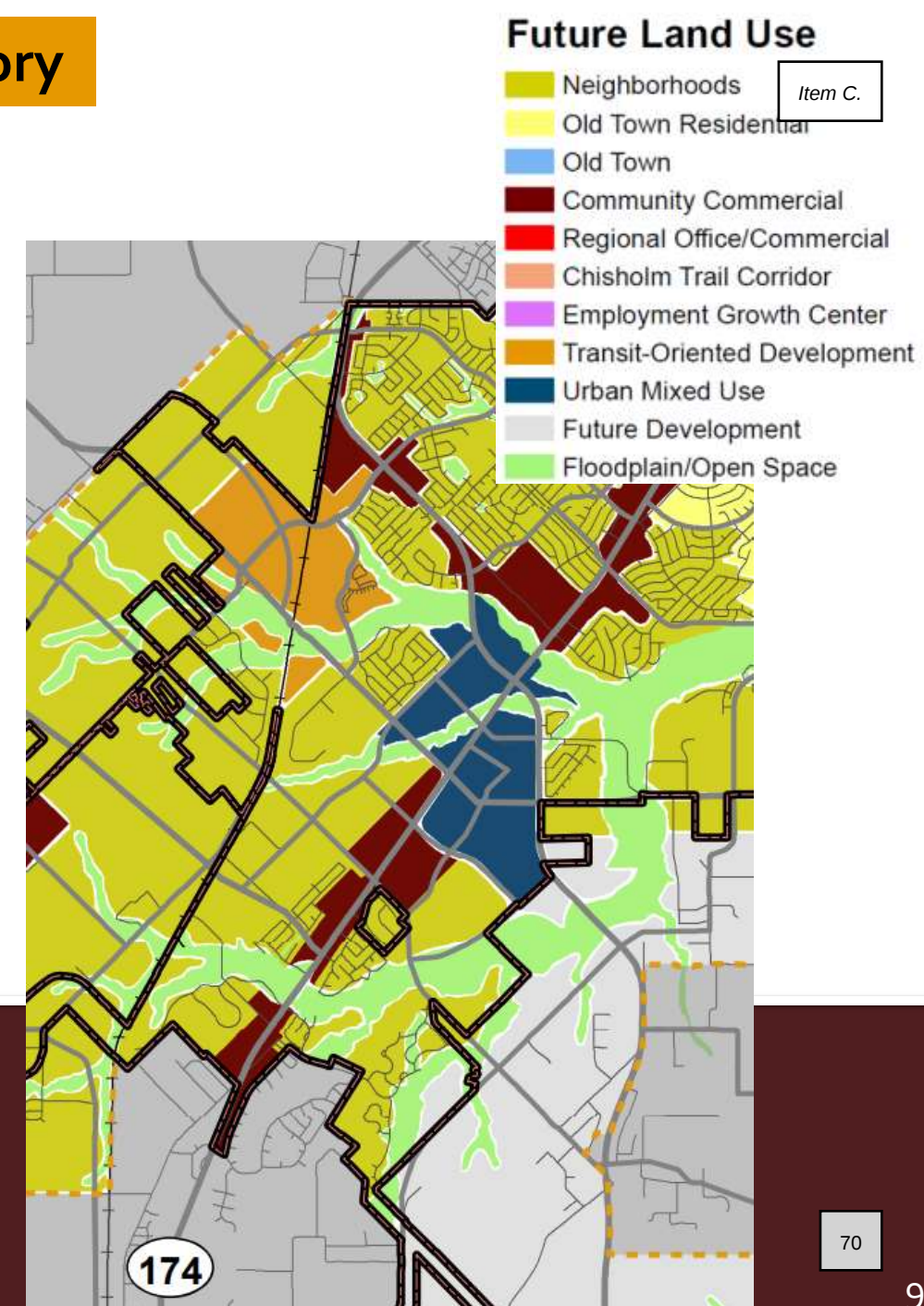
Item C.



Re-designating Transit-Oriented Development Category

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

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



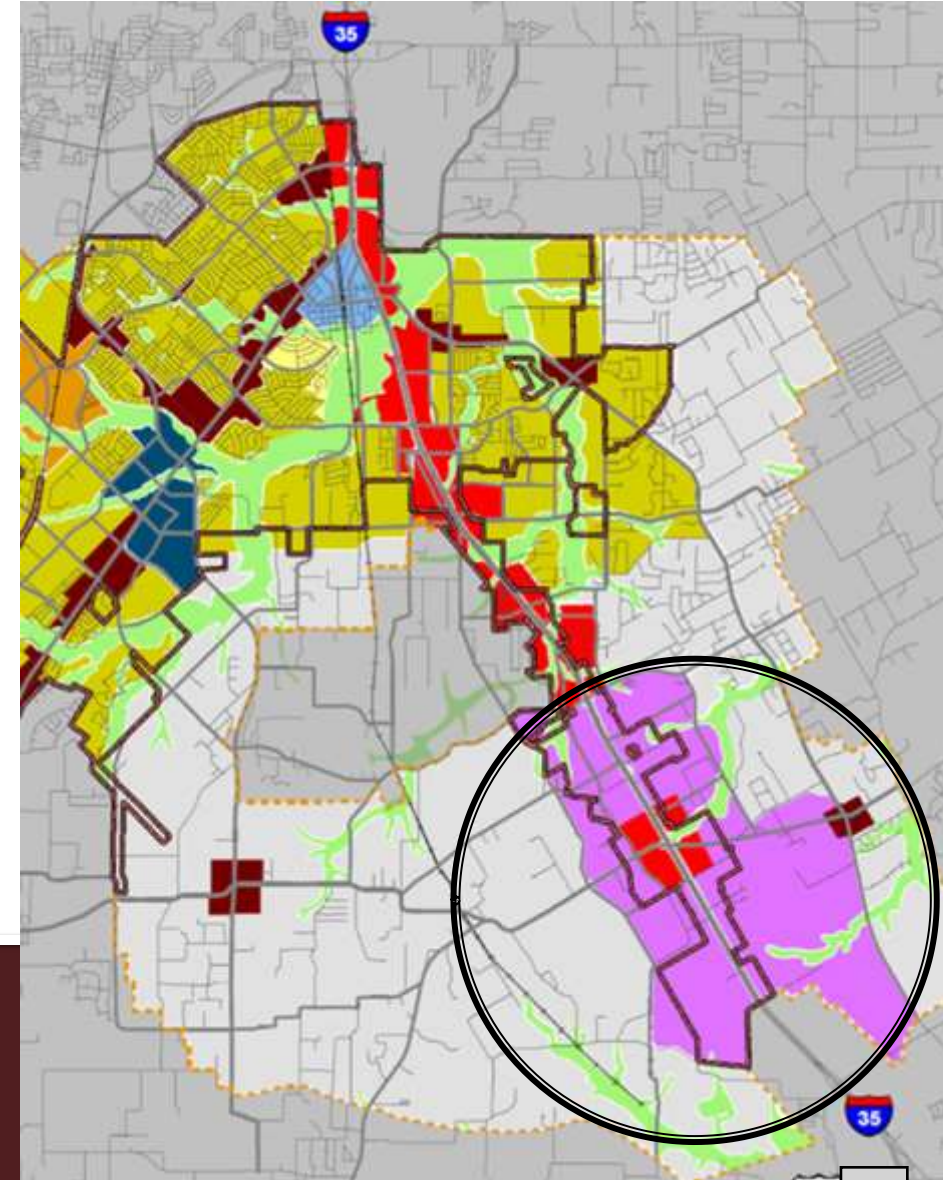
Employment Growth Center

Item C.

Incorporate heavy and high energy industrial uses within the **Employment Growth Center** category.

This designation also includes Commercial and Business Park Overlay uses.

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



Addendum

Inclusion of an addendum to the Midpoint Plan in instances where:

- **Text and map changes are approved by the Council**
- **Plan Goals/and or Actions have been completed, or need to be revised**

Addendum Example

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

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

2025 Fairfax County Comprehensive Plan Amendment Work Program				
Adopted by the Board of Supervisors on June 10, 2025, as amended through December 9, 2025				
The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as "Tier 1" are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as "Tier 2" may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as "Tier 3" are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.				
Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier I				
Policy Amendments				
Policy Plan Amendments – Phase 2 2022-CW-2CP PLUS No. P-4-2022-00009	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. This phase will focus on the remaining Policy Plan elements.	
Heritage Resources – 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for inventory of Historic Sites on an annual basis, if needed.	
Public Facilities Plan Map Amendment – 2013-CW-5CP PLUS No. P-4-2020-00003	Countywide	7/9/2013	Follow-on Considerations to Plan Amendment S11-4CW-1CP, Adopted Amendment No. 2011-12: – Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. – Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. – Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – This authorization will be incorporated with the Tier I Public Facilities Policy Plan update.	

Recommendation

- Staff recommends approval of the amendments to the Comprehensive Plan Midpoint 2020 Update.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: July 28, 2025

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. (*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:

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;
- new land use categories and corresponding table;
- changes to the city's zoning districts to include a new *MF-18 multi-family dwelling* district;
- Neighborhood Service District combined into General Retail District;

- New provisions to allow accessory dwelling units; and
- New vehicle parking regulations;
- Updated Planned Development zoning criteria

Staff emailed the draft zoning code document to members of the development community and conducted a Developers Roundtable on June 26th.

Participants questioned the necessity for the new vehicle parking 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 was concern that the *MF-18 multi-family dwelling* district density of 18 units per acre was contrary to the Council's expressed desire for more residential density where appropriate.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission conduct a public hearing, receive community feedback and provide a report (i.e. recommendation) to the City Council.

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

April 14, 2026: There have been multiple meetings on the proposed changes. However, they were last presented and discussed at the April 14, 2026, Joint City Council and Planning and Zoning Commission meeting.

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

PLANNING AND ZONING COMMISSION: 7.28.2026

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.
- A joint City Council/ Planning and Zoning Commission meeting was held on April 14th regarding proposed changes.

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 land use categories and corresponding table;
- Revisions to the city's zoning districts to include a new *MF-18 multi-family dwelling* district;
- Neighborhood Service District combined into General Retail District;

Zoning Code Highlights cont'd.

- New provisions to allow accessory dwelling units;
- New vehicle parking regulations;
- Updated Planned Development zoning criteria;
- The next several slides detail some of the changes.

Commercial Zoning District

Proposed Use Categories

Allowed by–right

Retail Sales and Services	Quick Vehicle Service	Basic Utilities
Commercial Outdoor Recreation	Major Event Entertainment	Colleges
Office, Traditional	Parks and Open Spaces	Community Services
Religious Intuitions		

Specific Use Permit

Commercial Parking	Self Service Storage	Wholesale Sales
Office, Industrial	Vehicle Repair	Rail Lines and Utility Corridors
Radio Frequency Transmission Facilities	Day Care	Medical Centers
Aviation and Passage Terminals	Detention Facilities	Schools (public)

General Retail Zoning District

Proposed Use Categories

Allowed by–right

Office, Traditional	Retail Sales and Services	Basic Utilities
Parks and Open Space	Day Care	Religious Institutions

Specific Use Permit

Community Services	Colleges	Commercial Outdoor Recreation
Quick Vehicle Servicing	Wholesale Sales	Radio Frequency Transmission Facilities
Self Service Storage	Medical Centers	Schools

Central Commercial Zoning District

Proposed Use Categories

Allowed by–right

Office, Traditional	Retail Sales and Services	Basic Utilities
Parks and Open Space	Religious Institutions	

Specific Use Permit

Community Services	Colleges	Daycare
Schools	Commercial Parking	

Proposed Vehicle Parking Regulations

Created garage/driveway minimum standards to combat parking along streets.

Residential

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

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

Front Entry Garage Criteria.

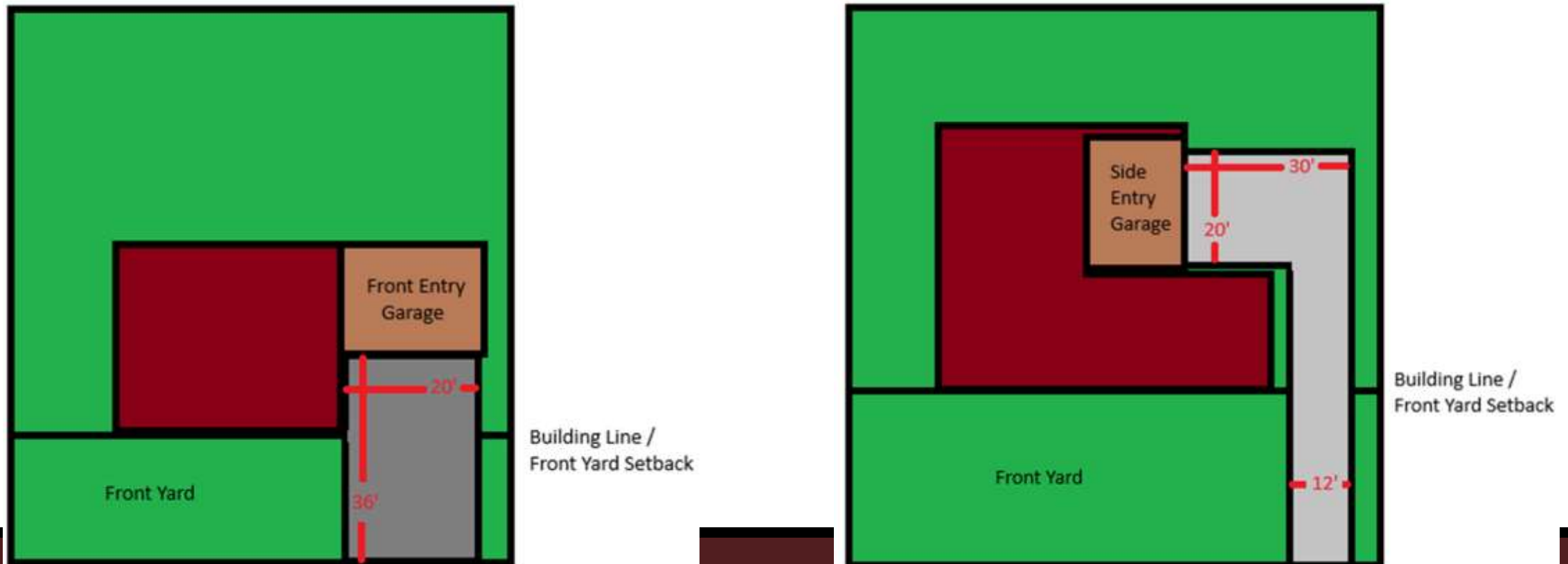
1. Front loading garages shall have a minimum driveway depth of 36 feet.
2. Front loading garages shall have a minimum driveway width of 20 feet.

Side Entry Garages.

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

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

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



Zoning Code Highlights

- Consolidated the Multi-Family₁ & Multi-Family₂ district standards into new Multi-Family Zoning district (MF-18).
 - Decreased the maximum density from 24 dwelling units per acre down to 18 dwelling units per acre
 - MF₁ and MF₂ zoning districts will become “legacy” districts; maintain vested rights but no new parcels will be zoned to this district unless requested through a PD, Planned Development

Accessory Dwelling Unit (ADU) regulations

Accessory Dwelling Unit Standards:

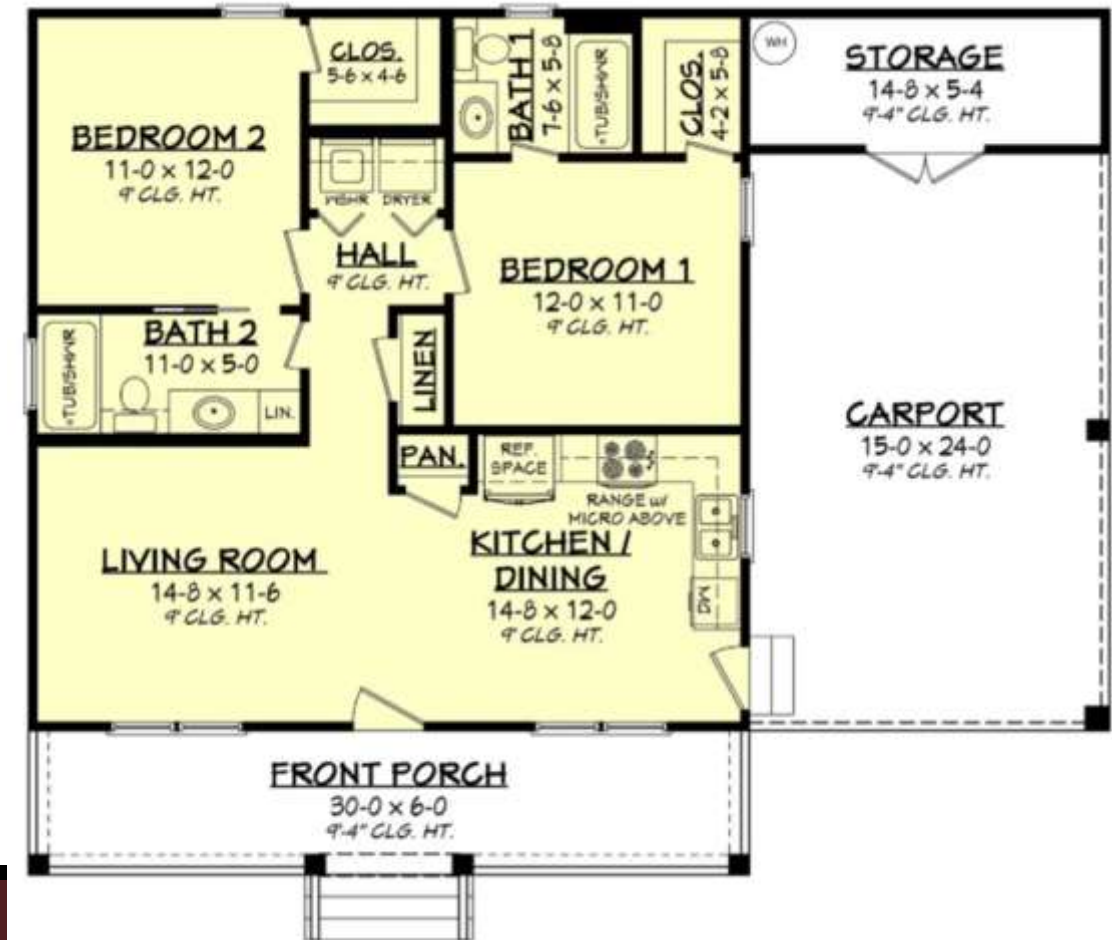
1. Either the primary residence or ADU shall be occupied by the property owner.
2. The accessory dwelling unit shall be subordinate to the primary structure in overall height and size and placed in accordance with applicable zoning district setbacks.
3. ADUs shall not be larger than a GFA (Gross-Floor-Area) 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 Nonresidential zoning districts (approval by SUP or as part of a PD zoning)

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

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.
- Participants questioned the necessity for the new vehicle parking 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 density of 18 units per acre is contrary to the Council's expressed desire for more residential density where appropriate.

Recommendation

- Staff recommends the Planning and Zoning Commission conduct a public hearing, receive community feedback and provide a report (i.e. recommendation) to the City Council.