
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: December 9, 2024

SUBJECT:

2152 SW Wilshire (Case 23-370): Hold a public hearing and consider disapproval of an ordinance for a zoning change request from "A", Agriculture to "PD" Planned Development for Wilshire Urban Village; a townhome and retail development. (First & Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended disapproval 5 to 3)*

SUMMARY:

On November 27, 2023, an application for a zoning change request was submitted by Rob Orr representing Burleson Premier Real Estate Investments LLC (property owner) for a zoning change request of approximately 41.54 acres for a future townhome and retail development.

DEVELOPMENT OVERVIEW:

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning is approved by City Council. Traffic and drainage studies would occur with submittal of the plat and site plan. This request is to develop several retail pad sites (12.02 acres) along the frontage of SW Wilshire, with two town home developments behind the retail component. The townhome components would include a build-to-own (10.32 acres) and build-to-rent community (18.88 acres) with a requested max density of 12 dwelling units per acre.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agriculture	Residential
East	SP, Site Plan Zoning	Tractor Supply
South	A, Agriculture	Residential

West	A, Agriculture	Residential
------	----------------	-------------

This site is designated in the Comprehensive Plan as Community Commercial

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development. Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability. Cross-access between developments and visibility from adjacent streets are important components to the success of developments in these areas.

Staff has determined the requested zoning district and use partially aligns with the Comprehensive Plan. However, without phasing to require a portion of the retail component to be built prior to the townhomes; staff recommends disapproval of the request as currently requested by the applicant.

Engineering:

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

RECOMMENDATION:

Disapprove the ordinance for the zoning change.

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

November 12, 2024 – The Planning and Zoning Commission recommend disapproval (5-3)

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](https://www.burlesontx.com/zoning/zoning-districts)

FISCAL IMPACT:

None

STAFF CONTACT:

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