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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony McIlwain, Development Services Director

**MEETING:** July 22, 2024

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**SUBJECT:**

3162 S Burleson Blvd (Case 24-129): Hold a public hearing and consider approval of an ordinance for a zoning change request from “C” Commercial and “A” Agricultural to “PD”, Planned Development for industrial development utilizing Appendix C, Article VII; Business Park Design Standards. (First & Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* *(The Planning and Zoning Commission recommended approval unanimously)*

**SUMMARY:**

On April 1, 2024, a zoning change request was submitted by Rob Orr representing Burleson Highpoint Investments LLC (owners) to change the zoning of approximately 39.801 acres to PD, Planned Development.

**DEVELOPMENT OVERVIEW:**

The owners are proposing a PD, Planned Development with a base zoning district of I, Industrial for a future industrial development adjacent to the Highpoint Business Park. Development of the site and structures would occur in accordance with the City of Burleson Code of Ordinances, Business Park Design Standards, Appendix C, Article VII. In addition to the land use regulations found in the base I, Industrial zoning district, staff has incorporated additional land use regulations and restrictions into the Planned Development. These land use regulations were taken from the existing Business Park Overlay District and incorporated into the proposed Ordinance (attached as Exhibit 3).

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	C, Commercial and A, Agricultural	Primarily undeveloped
North	I, Industrial	Business Park, Golden State Foods

East	IH-35W and A, Agricultural	Interstate and RV Park
South	FM 917 (Conveyor) and A, Agricultural	Primarily undeveloped
West	ETJ and A, Agricultural	Primarily undeveloped

**This site is designated in the Comprehensive Plan as Employment Growth Center and Regional Office/ Commercial.**

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.

Regional office / commercial includes uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category.

*Staff has determined the requested zoning and use align with the Comprehensive Plan based on the adjacent business park and location along FM 917 and IH-35W.*

#### **Engineering:**

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

#### **RECOMMENDATION:**

Approve an ordinance for the zoning change request.

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

June 25, 2024 – The Planning and Zoning Commission recommended approval (7-0).

December 6, 2010 – Business Park Design Standards adopted by City Council.

#### **REFERENCE:**

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

[City of Burleson, TX BUSINESS PARK DESIGN STANDARDS \(ecode360.com\)](https://www.ecode360.com/city-of-burleson-tx-business-park-design-standards)

[City of Burleson, TX OVERLAY ZONING DISTRICTS \(ecode360.com\)](https://www.ecode360.com/city-of-burleson-tx-overlay-zoning-districts)

#### **FISCAL IMPACT:**

None

**STAFF CONTACT:**

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