

**City Council Regular Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Development Services Director  
**MEETING:** February 3, 2025

**SUBJECT:**

7430, 7350 and 7226 FM 1902 (Case 24-315): Hold a public hearing and take possible action on an ordinance for a zoning change request from “A”, Agriculture to “PD” Planned Development for a proposed hybrid flex business park with commercial uses. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended disapproval 6 to 2) The applicant requested that this item be removed from consideration.*

**SUMMARY:**

The applicant has requested the item to be removed from consideration.

On October 14, 2024, an application for a zoning change request was submitted by Grant Decker with Kimley-Horn with authorization from Richard Hawpe (property owner) for a zoning change request of approximately 16.343 acres for a future hybrid flex business park with commercial uses as outlined in the proposed ordinance attached as Exhibit 3.

**DEVELOPMENT OVERVIEW:**

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning request is approved. Traffic and drainage studies would occur with the site plan and engineering civil construction. This request is to develop commercial, retail, office, warehouse and industrial flex pad sites at the intersection of FM 1903 and CR 913. The site is approximately 0.7 miles north of Caddo Grove Elementary and RC Loftin Middle School.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped / residential
East	A, Agricultural	Undeveloped

South	A, Agricultural	Undeveloped / residential
West	A, Agricultural	Undeveloped

**This site is designated in the Comprehensive Plan as Neighborhoods**

The Neighborhoods 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. The following non-residential uses may be appropriate at certain locations: NS, Neighborhood Services and GR, General Retail.

*Staff has determined the uses contained within the proposed PD, Planned Development zoning ordinance do not align with the Comprehensive Plan.*

**Engineering:**

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

**RECOMMENDATION:**

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

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

*January 14, 2025* – The Planning and Zoning Commission recommended denial (6-2)

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.cityofburlleson.com/DocumentCenter/View/10000/City-of-Burleson-TX-ZONING-DISTRICTS-(ecode360.com))

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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