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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** March 25, 2025

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**SUBJECT:**

440 NW John Jones (Case 25-048): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "SF7, Single-family district-7", to "GR, General Retail". (*Staff Contact: Lidon Pearce, Principal Planner*)

**SUMMARY:**

On February 17, 2025, an application was submitted by Jack Maines with Southside Bank on behalf of Madison Burleson LTD (owner) for a zoning change request on approximately 3.610 acres of land for future development of a bank in accordance with the GR, General Retail zoning district.

**Development Overview:**

The applicant is proposing a bank if the zoning is approved, which is allowed by right with GR, General Retail zoning district. They have included a conceptual site plan; attached as Exhibit 4, which also contains an additional building for a future (unknown) use that would have to be developed be in accordance with the General Retail zoning district. Commercial site plan and engineering civil construction reviews will be required prior to any new development at the site.

**This site is designated in the Comprehensive Plan as Community Commercial.**

This land use category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

*Staff supports the zoning request as the GR, General Retail zoning district conforms to the Comprehensive Plan.*

**RECOMMENDATION:**

Recommend approval of the ordinance to City Council (Case 25-048).

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

N/A

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS](#)

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

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