



Burleson Development Updates

PRESENTED TO PLANNING & ZONING COMMISSION ON 2.24.2026.

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PRINCIPAL PLANNER

Background

On August 20th , planning staff made a presentation to the Infrastructure & Development (I&D) Committee on several topics related to development patterns, sustainable development, and legislative updates .

On November 5th, planning staff made an updated presentation to the I&D Committee that focused on proposals related to parking regulations, stacking requirements, and accessory dwelling units (ADUs).

This presentation proposes text amendments based on the I&D Committee's December 15th discussions. This is being provided to the Planning and Zoning Commission for discussion and direction.

Accessory Dwelling Unit (ADU) regulations

Proposed Definition:

Accessory Dwelling Unit (ADU). A self contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same Lot as a Primary Dwelling, subject to otherwise applicable dimensional and parking requirements.

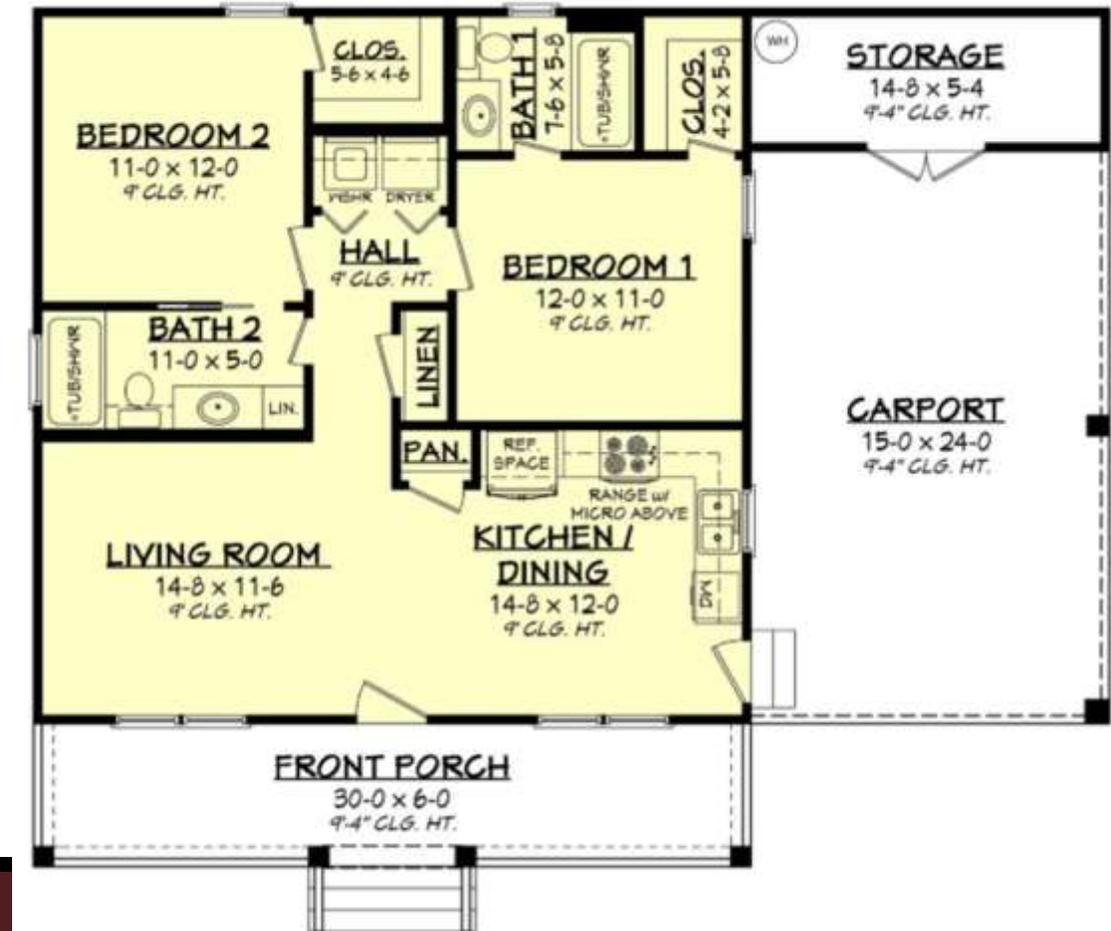
***ADUs shall not be larger than a GFA (Gross-Floor-Area) of 900 square feet, or one-half the GFA of the Primary Dwelling, whichever is smaller.**

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.

Examples of a 900 sq. ft home



Accessory Dwelling Unit (ADU) regulations

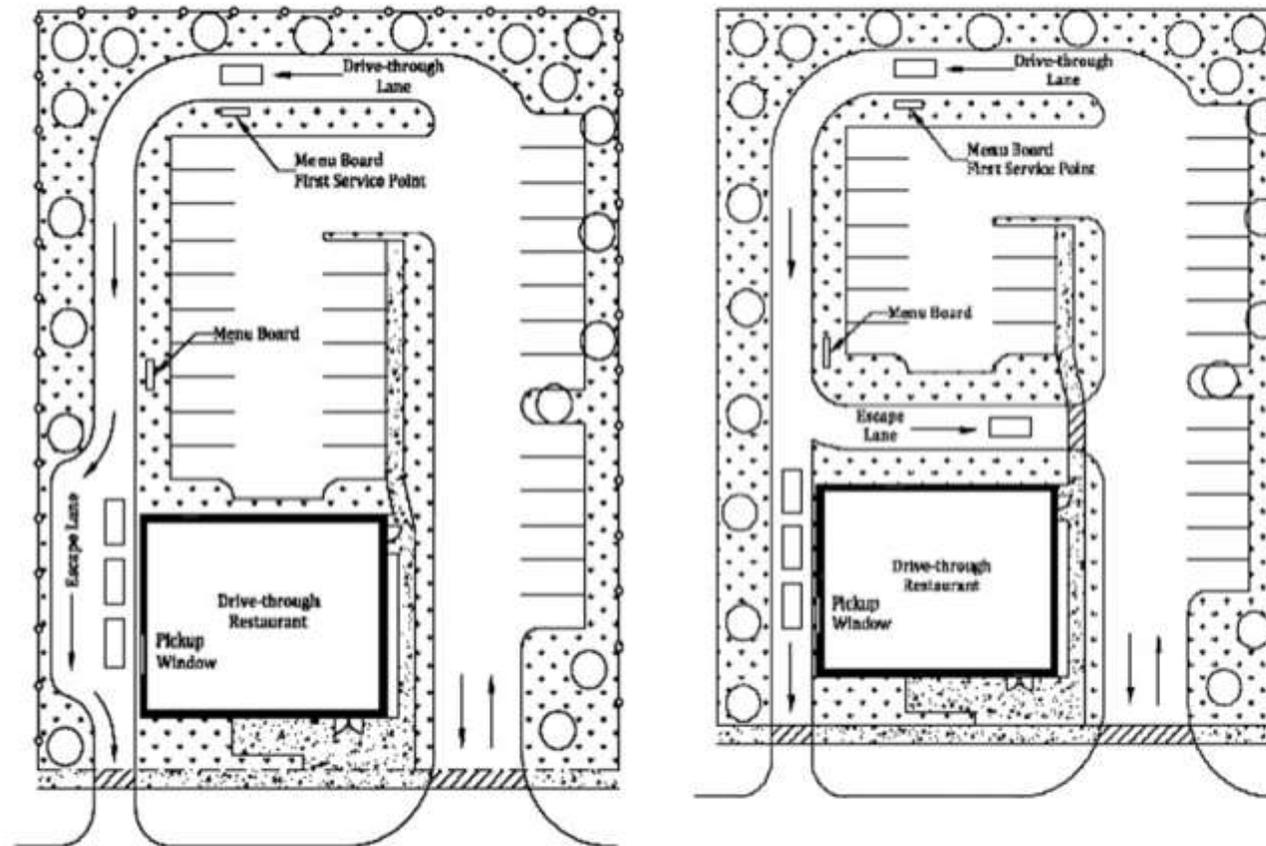
ADUs in Nonresidential zoning districts (approval by SUP or as part of a PD zoning)

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

Drive-thru Design and Stacking Requirements.

1. Stacking lanes. All uses with drive-thru facilities shall provide stacking lanes for inbound vehicles designed so that vehicles queued within the stacking lanes do not interfere with vehicle and pedestrian circulation onsite, on adjacent properties, or within public rights-of-way.
2. Stacking lanes shall have a minimum width of nine (9) feet.
3. Each stacking space shall have a minimum depth of twenty (20) feet.
4. Stacking lane minimum length shall be measured along the centerline beginning at the center of the service window, kiosk, bay, etc., to the entry point of the drive-up lane. The length of the lane shall be determined according to the use as follows:
 - a. All uses not listed below: 60 feet for each lane.
 - b. Auto Repair, Quick Lube/Oil Change, and State Inspections: 80 foot lane. If more than one lane is provided may be reduced to 40 feet each lane.
 - c. Attendant Car Wash: 100 foot lane. If more than one lane is provided than may be reduced to 60 feet each lane.
 - c. Restaurant: 160 foot lane with a minimum of 100 feet behind the order board. If more than one lane is provided may be reduced to 120 feet each lane with a minimum of 80 feet behind the order board.
5. Restaurants providing drive-thru service shall indicate a minimum of one parking spot per lane for customers waiting for an order to be completed. This is in addition to the minimum required parking for the restaurant.
6. Directional signage and pavement markings shall be provided to indicate the flow of vehicles to and through the drive-thru facility, subject to applicable sign regulations.
7. Each drive-thru entrance/exit shall be a minimum of fifty (50) from an intersection of a public right-of-way.
8. Drive-thru design shall provide a nine (9) foot wide escape lane for emergency egress from the stacking queue before reaching the drive thru window.

Example of Drive thru with Escape Lanes



Example Layouts

Vehicle Parking Regulations, Section 134

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.

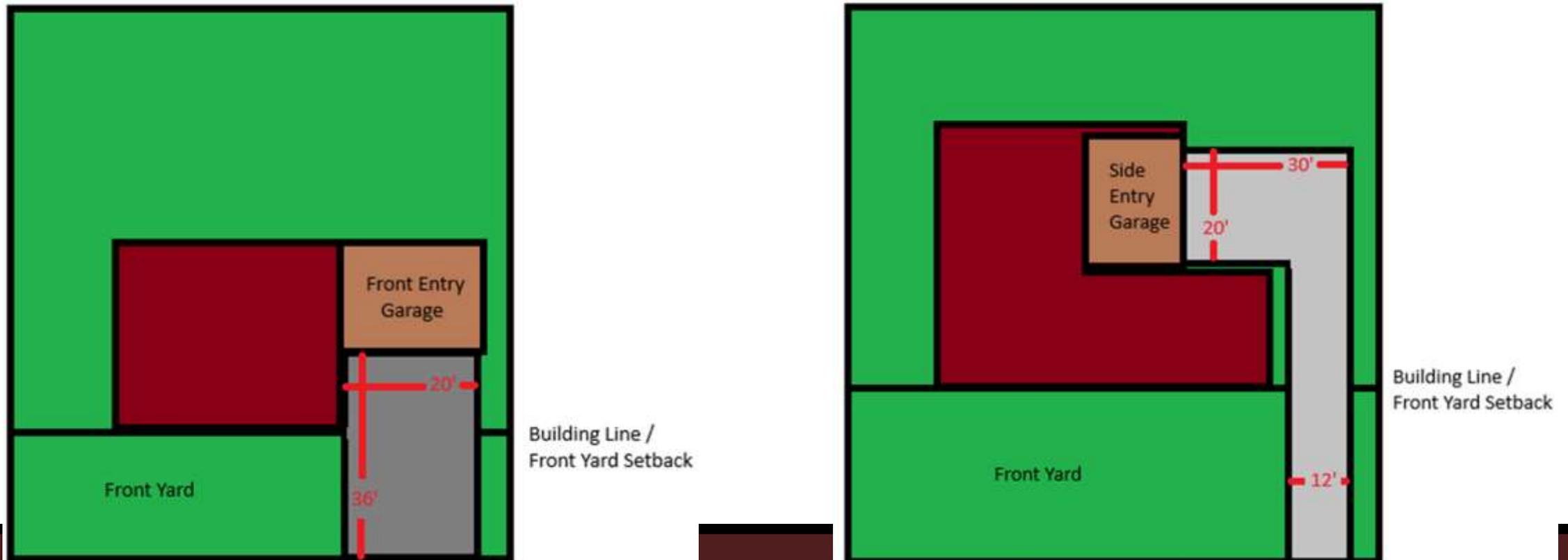
1. Front loading garages shall have a minimum driveway depth of 36 feet.
2. Front loading garages shall have a minimum driveway width of 20 feet.

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



Vehicle Parking Regulations, Section 134

Non-residential

Currently based off of land use, unless property is zoned CC, Central Commercial within the OT, Old Town Overlay (CC in OT has no parking requirements)

Recommend removing non residential parking requirements for properties along the following corridors/areas (direct frontage on; or access by the following roadways):

- Wilshire
- John Jones
- Alsbury
- Hidden Creek
- IH-35
- Old Town

Still required to comply with ADA parking based off amount of spaces provided by applicant at commercial site plan

Still required to provide off street loading for merchandise receiving and shipping

A shared parking agreement or parking agreement understanding will be required for all multi-tenant developments

Vehicle Parking Regulations, Section 134

Mitigation to prevent overparking of sites:

If the number of parking spots proposed by the applicant or developer exceeds 110 percent of the parking as outlined in Appendix B, Zoning; Section 134. Vehicle parking regulations:

- **Then an additional 100 SF of landscaping shall be required in the front yard for each additional parking space exceeding the 110 percent threshold.**

Next Steps

Staff will incorporate the Commission's feedback and inputs into red-line text amendments.

Notice and present ordinance changes for the Commission's consideration and recommendation.

Notice and present an ordinance amendment to City Council for potential action at a Public Hearing.

Questions / Comments

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