

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: February 24, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

The purpose of the item is to discuss options for updating the Comprehensive Plan's future land use map (FLUM). Staff has evaluated three areas for potential amendments. These include:

1. Regional Office/Commercial designation along the IH-35 corridor to explicitly allow apartment complexes, where adequate infrastructure and connectivity exists;
2. Chisholm Trail Corridor designation along the tollway to include medium-to-high density residential as part of mixed-use developments; and
3. Transit-Oriented Development designation to incorporate certain areas into either the Community Commercial or Neighborhoods designations.

RECOMMENDATION:

Staff is seeking the Commission's direction on the proposed changes.

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

8.20.25: Staff provided a briefing to the I & D Committee on Burleson development patterns and the principles of sustainable development.

2/4/26: Staff provided this briefing to the I & D Committee.

REFERENCE:

[Comprehensive Plan | Burleson, TX - Official Website](#)

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

STAFF CONTACT:

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