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## Infrastructure & Development Committee

**DEPARTMENT:** Development Services

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

**MEETING:** February 4, 2026

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**SUBJECT:**

Receive a report, hold a discussion, and provide recommendations to the city council 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
 <b>Dynamic &amp; Preferred city</b> Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

**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 Committee'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.

**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

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