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## Planning & Zoning Commission Meeting

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

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**SUBJECT:**

3225 S Burleson BLVD (Case 25-016): Hold a public hearing and consider and take possible action on a zoning ordinance change request from defaulted "A, Agricultural" to "C, Commercial. (*Staff Contact: Lidon Pearce, Principal Planner*)

**SUMMARY:**

On January 21, 2025, an application was submitted by Steven Everitt, executor of the JD Everitt estate(owner) for a zoning change request on approximately 4.091 acres of land for future development in accordance with the C, Commercial zoning district and the IH-35 overlay corridor.

**Development Overview:**

This site is located within the IH-35 corridor overlay specific area 5 (FM 917 Interchange). If the zoning is approved, any new development and land usage would occur in accordance with the C, Commercial zoning district and the IH-35 overlay specific plan area 5. A commercial site plan, platting, 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 Regional Office/ Commercial.**

This land use category is intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category. Corresponding zoning districts may include GR, General Retail and C, Commercial.

*Staff supports the zoning request as the C, Commercial zoning district conforms to the Comprehensive Plan and development will occur in accordance with the IH-35 overlay and design standards.*

**RECOMMENDATION:**

Recommend approval of the ordinance to City Council (Case 25-016).

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

N/A

**REFERENCE:**

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

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

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

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