

INFRASTRUCTURE & DEVELOPMENT COUNCIL COMMITTEE
AUGUST 20, 2025
DRAFT MINUTES

Council Present:

Dan McClendon, Chair
Chris Fletcher *arrived at 1:41 p.m.*
Phil Anderson

Council Absent:

Staff:

Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 1:30 p.m.

Chair Dan McClendon called the meeting to order. **Time: 1:36 p.m.**

2. CITIZEN APPEARANCES

- No speakers.

3. GENERAL

A. Minutes from the May 21, 2025 Infrastructure & Development committee meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Motion made by Phil Anderson and seconded by Dan McClendon to approve.

Motion passed 2-0, with Chris Fletcher absent.

4. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction regarding Burleson development patterns and the principles of sustainable development. (Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director)

Tony McIlwain, Development Services Director, presented an overview of Burleson's development patterns and the principles of sustainable development. His presentation included discussion on minimum housing sizes to address affordability and proposed regulations for accessory dwelling units (ADUs).

Committee discussion followed, with Chair McClendon noting that the primary dwelling should be owner-occupied and the secondary dwelling, such as a mother-in-law suite, should be occupied by a related individual; otherwise, the use could constitute a duplex. He asked how code enforcement would determine

relationships and the overall intent of the regulation. The possibility of allowing short-term rentals in ADUs was discussed, with general support for the idea. He expressed support for moving forward with ADU regulations and allowing residential units above commercial spaces. Mr. McIlwain stated that the code should clearly define ADUs and limit them to no more stories than the primary structure. The committee agreed that the presentation should be reviewed again before going before the full Council, and City Manager Tommy Ludwig recommended obtaining Planning and Zoning Commission feedback before Council consideration.

Lidon Pearce, Principal Planner, continued with a presentation on parking regulations. Chris Fletcher inquired whether different regulations applied to different uses. Mr. Pearce explained that many parking lots are underutilized outside of business hours, noting a trend towards removing minimum parking requirements and allowing businesses to determine their own parking needs. Chair McClendon agreed, commenting that many lots remain empty and supporting flexibility that would allow small businesses to locate near existing retail developments. Mr. Pearce suggested focusing on stacking standards for drive-throughs rather than traditional parking standards. Mr. McIlwain added that exceptions should remain in place for schools and churches to prevent traffic issues in residential areas. Chair McClendon agreed that those uses should continue to have parking requirements while others could be relaxed. Mr. McIlwain suggested staff evaluate zoning districts and corridors to determine where such flexibility could apply, and Chair McClendon requested that staff return with a proposal.

Discussion then turned to commercial and residential density options. Staff explained that rather than undertaking large-scale rezoning, they were considering creating new districts or identifying areas where higher density would be appropriate through updates to the comprehensive plan. Chair McClendon noted that land use decisions are closely tied to zoning and encouraged staff to explore options. Mr. Pearce asked whether staff should pursue higher density and evaluate the impacts. Chair McClendon suggested focusing on the I-35 corridor and possibly Hiliary Street for multi-family housing. Emilio Sanchez, Deputy Director of Development Services, noted that apartments could be designated along I-35 if desired by Council. Deputy City Manager, Eric Oscarson, discussed sewer capacity, stating that developers could tie into the system and that future expansion is included in the capital plan. Chair McClendon expressed support for multi-family development along the I-35 corridor.

RECESS AND BACK TO ORDER

Chair Dan McClendon recessed for a short break at 2:52 p.m. and called the meeting back to order at 2:58 p.m. with all members present.

Discussion resumed with consideration of future land use and comprehensive plan updates. The committee supported updating the Future Land Use Map to reflect potential apartment zoning along the I-35 corridor and making changes through a comprehensive plan amendment rather than a rezoning effort. Staff

noted that implementation would include legislative updates and text amendments but would not involve changes to the citywide zoning map. The committee also discussed removing the Transit-Oriented Development (TOD) area from the plan. Chair McClendon asked if TOD would be removed from the code entirely, and Mr. Pearce clarified that it would remain as a legacy designation, allowing existing TOD properties to remain while preventing new properties from being zoned as TOD.

Mr. Pearce gave a brief legislative update, reporting on House Bill 24 which requires larger public notice signs on properties, and House Bill 3699 pertains to municipal regulation of subdivisions, requiring updates to local code to align with state law and allowing staff-level approvals where applicable.

Staff concluded by outlining next steps which include bringing back detailed proposals for further review and consideration. Following required public notice, the items will proceed to the Planning and Zoning Commission and then to the City Council. Key areas of focus moving forward include parking regulations, ADU standards, stacking requirements for drive-throughs, multi-family density along the I-35 corridor, comprehensive plan and map amendments, sewer capacity for apartment developments, platting text revisions, and legislative updates.

5. REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

6. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

- No executive session needed.

7. ADJOURN

There being no further discussion Chair Dan McClendon adjourned the meeting.

Time: 3:15 p.m.

Monica Solko
Deputy City Secretary