


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: April 6, 2026

SUBJECT:

116 N Clark ST (ZC26-001): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial. *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended 8-0)*

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:

On January 20, 2026, an application was submitted by Chamberlyn Smith with Blue Swirl LLC on behalf of Johnathan Cook (owner) to change the zoning of approximately 0.566 acres of land to “CC” Central Commercial for a future tenant.

DEVELOPMENT OVERVIEW:

If the zoning change request is approved, any physical re-development of the site or new structures would have to conform to the requirements and land uses of the CC, Central Commercial zoning district as well as the OT, Old Town Overlay and Old Town Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF7, Single-family	Residential

North	SF7, Single-family	Residential
East	PD, Planned Development	Parking and Commercial
South	CC, Central Commercial	Parking and Commercial
West	SF7, Single-family	Residential

This site is designated in the Comprehensive Plan as Old Town

Land uses within Old Town should primarily include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

Staff has determined the requested zoning district aligns with the Comprehensive Plan based on the requested district and location of the site.

Engineering:

Reviews as applicable for any redevelopment of the site.

RECOMMENDATION:

Recommend approval of the ordinance for the zoning change.

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

March 10, 2026 – The Planning and Zoning Commission recommend approval 8-0.

REFERENCE:

[City of Burleson, TX Zoning](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony McIlwain
 Development Services Director
tmcilwain@burlesontx.com
 817-426-9684