
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: July 14, 2025

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the text of Article II, Definitions and Article III, Zoning Districts, of the city's zoning ordinance codified in Appendix B, of the City of Burleson Code of Ordinances. (*Staff Contact: Tony D. McIlwain, Development Services Director*)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

The City of Burleson's zoning regulations (i.e. Zoning Ordinance) contain land use and development requirements, which are separated into distinct classifications (i.e. zones), on all properties within the municipal boundaries. These zones provide specific standards that govern the purpose of land such as permitted uses, minimum yard sizes, height and bulk regulations, etc. This item proposes various amendments to provisions within the city's zoning ordinance. Highlights of some of the proposed changes include:

- new zoning definitions;
- new land use categories and corresponding table;
- changes to the city's zoning districts to include a new *MF-18 multi-family dwelling* district and the recently approved *Heavy and High Energy Industrial* zoning district;

- Converts IH-35 and Business Park overlays into new base zoning districts named as Interstate Commercial & Business Park Districts respectively;
- Neighborhood Service District combined into General Retail District;
- New provisions to allow accessory dwelling units; and
- New garage criteria for the SF7 zoning district.
- Updated Planned Development zoning criteria

Staff emailed the draft zoning code document to members of the development community and conducted a Developers Roundtable on June 26th.

Participants questioned the necessity for the new garage criteria. They expressed concerns that the criteria will negatively affect overall lot size, lot yield, residential density, and result in an increased cost burden that will be passed down to homebuyers.

There was concern that the *MF-18 multi-family dwelling* district density of 18 units per acre was too low, and contrary to the Council's expressed desire for more residential density.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission conduct a public hearing, receive community feedback and provide a report (i.e. recommendation) to the City Council.

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

April 14, 2026: There have been multiple meetings on the proposed changes. However, they were last presented and discussed at the April 14, 2026, Joint City Council and Planning and Zoning Commission meeting.

REFERENCE:

n/a

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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