



ZC Case 25-239

PRESENTED TO CC– 12.15.25

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 212 S Warren

Location:

- 212 S Warren

Applicant:

- Karen Johnson (Trustee)
- Nicholas Deak Edwards Trust (Owner)

Item for approval:

Zoning Change from “SF7” Single-family to “GR” General Retail (Case 25-239).



Zoning

SF7, Single-Family



Comprehensive Plan

Old Town



GR, General Retail Land Usage

Allowed by-right

Art gallery or museum
Bakery
Bed and Breakfast
Child care
College or University
Convenience store (no auto fuel sales)
Personal services
Motel or hotel
Office business and professional
Parking lot
Religious institution
Retail uses
Restaurant (not drive-in or drive-up)
Schools (not business or trade)

Specific Use Permit required

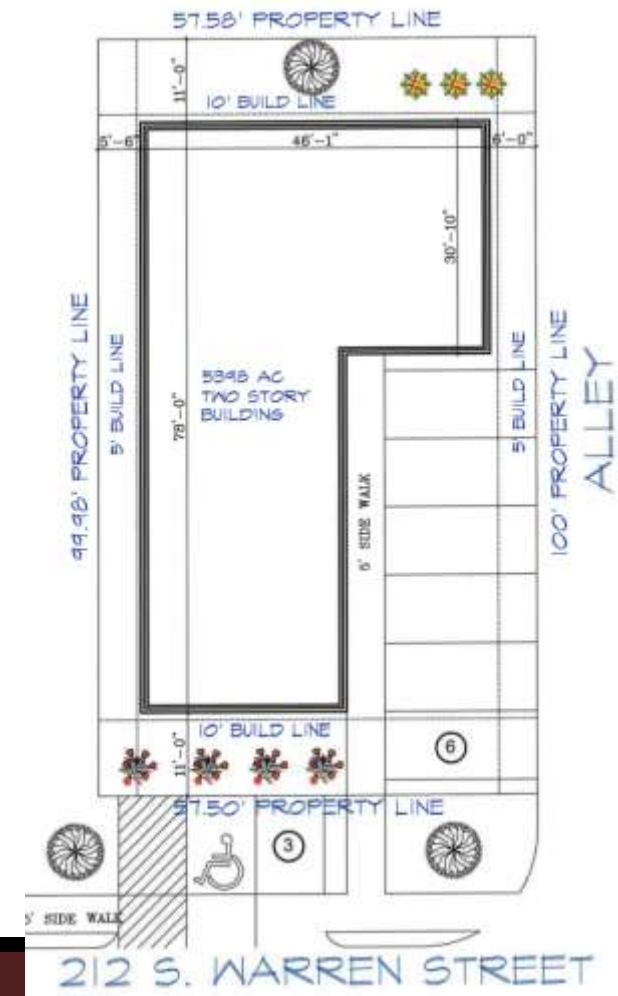
Amusement, commercial (indoor)
Community center (private)
Plumbing shop (with outside storage)
Taxidermy shop

Commercial Site Development

Platting, commercial site plan review, Old Town Design Review and Board, and engineering civil construction reviews will be required prior to development of the site.

Landscaping, screening, and parking will be reviewed at the commercial site plan phase.

Preliminary concept provided by the applicant (not a formal site plan submittal).



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Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft
-  Burleson

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Staff Recommendation:

- Staff has determined that the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.
- Staff recommends approval of the ordinance for a zoning change.



ZC – 2220 W FM 917

P&Z Summary:

- Recommended approval 8 – 0.
- Commissioners asked if the lot was vacant and about the adjacent residential lot. Staff discussed that the site would have to be developed according to the Old Town Design standards.
- No speakers.

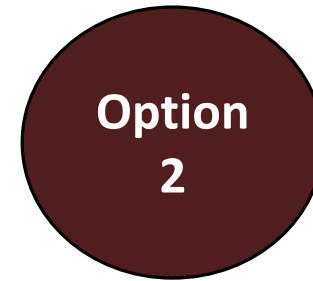
Staff Recommendation:

- Staff has determined that the requested zoning and use align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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