

## City Council Regular Meeting

**DEPARTMENT:** Development Services


**FROM:** Tony McIlwain, Development Services Director

**MEETING:** December 15, 2025

### **SUBJECT:**

212 S Warren (Case 25-239): 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 “GR” General Retail for future development. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (*The Planning and Zoning Commission recommended approval 8-0*)

### **STRATEGIC PRIORITY AND GOAL(S):**

| Strategic Priority  | Strategic Goal  |
|---|---|
|  <p><b>Dynamic &amp; Preferred City</b><br/>Through Managed Growth</p> | 2.2 Promote sustainable residential and commercial development through strategic and long-term planning |

### **SUMMARY:**

On August 18, 2025, an application was submitted by Karen Jonson, trustee; representing the Nicholas Deak Edwards Trust (owner) to change the zoning of approximately 0.1323 acres of land to “GR” General Retail to entitle the land for sale and future development.

### **DEVELOPMENT OVERVIEW:**

Prior to any development of the site a commercial site plan and replat submittal will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the GR, General Retail 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      | Vacant Lot                       |
| North        | CC, Central Commercial  | Retail and Professional Services |
| East         | PD, Planned Development | Office, contractor-no storage    |
| South        | CC, Central Commercial  | Residential                      |
| 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, adjacent zoning, and proximity to existing Old Town non-residential uses.*

**Engineering:**

Engineering civil construction reviews and platting will be required prior to the development of the site.

**RECOMMENDATION:**

Approve an ordinance for the zoning change.

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

November 11, 2025: The Planning and Zoning Commission recommended approval 8-0.

**REFERENCE:**

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

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

Tony McIlwain  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817-426-9684