
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: November 3, 2025

SUBJECT:

2520 CR 913 (Case 25-259): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "C" Commercial for future development. *(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
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On September 2, 2025, an application was submitted by Paul Johnson representing Crossroads Property Group, LLC (owner) to change the zoning of approximately 2.6625 acres of land to "C" Commercial for future commercial development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site a commercial site plan and plat 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 C, Commercial zoning district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped

North	A, Agricultural	Residential
East	FM 1902 / SFE, Single-family Estate	Undeveloped
South	CR 913 / A, Agricultural	Undeveloped
West	A, Agricultural	Agricultural / Stables

This site is designated in the Comprehensive Plan as Chisholm Trail Corridor

Land uses along the Chisholm Trail Corridor should be primarily nonresidential, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. Corresponding zoning districts may include GR, General Retail and C, Commercial.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the requested district and proximity to the Chisholm Trail Corridor as well as being located on the corner of the CR 913 / FM 1902 intersection.

Engineering:

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

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

October 14, 2025 : The Planning and Zoning Commission recommended approval 8-0.

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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