
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: October 5, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the text of the city's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances. *(Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by a vote of 7 to 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:

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;
- auto laundry/ car wash site orientation standards
- New provisions to allow accessory dwelling units; and
- Updated Planned Development use regulations

Staff emailed a draft of the zoning code document to members of the development community and conducted a Developers Roundtable on June 26th. The previous draft contained new garage standards for SF-7 zoned properties and a new *MF-18 multi-family dwelling*, which was to replace the existing MF-1 and MF-2 zoning districts.

Members of the development community questioned the necessity for the proposed garage regulations. They expressed concerns that the garage 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 is concern that the *MF-18 multi-family dwelling* district arbitrarily limits developer's choice between MF-1 and MF-2, and the density of 18 units per acre was contrary to the Council's expressed desire for more residential density where appropriate.

As a result of this feedback, staff has not included those proposed changes within these amendments.

Additionally, the previous draft of the zoning code amendments included multiple sections of changes, which if approved, would have resulted in significant non-conforming uses. While the City could elect to proceed with the previous proposed amendments, it would require a significant notification process, continued non-conforming use of property, or remedies to discontinue the use.

The remedies are: (1) payment for costs directly related to stopping the nonconforming use and payment for loss of market value of the property; or (2) continued nonconforming use of the property until the owner or lessee recovers the amount that would otherwise be payable under (1) through the continued business activities.

Staff's determination was to remove any subject sections that could expose the city to the remedies detailed above.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to the city's zoning code.

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

April 14, 2026: Proposed changes were presented and discussed at a Joint City Council and Planning and Zoning Commission meeting.

July 28, 2026: The Planning and Zoning Commission opened a public hearing, received feedback, and continued the public hearing to the meeting of August 25, 2026.

August 25, 2026: The Planning and Zoning Commission recommend approval of the proposed zoning amendments to the city's zoning code by a vote of 7 to 0.

September 21, 2026: The City Council opened a public hearing and conducted the first reading of the ordinance.

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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