BURLESON CITY COUNCIL REGULAR MEETING
SEPTEMBER 21, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:
Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry H. Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Amanda Campos, City Secretary
Monica Solko, Deputy City Secretary
Allen Taylor, City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:30 p.m.**

Invocation led by Bob Massey, Secretary and Treasurer of the Burleson Christian Ministerial Alliance (BCMA)

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- A Proclamation recognizing "Constitution Week" in the City of Burleson *(Recipient: Betsy Ruffin)*

B. Presentations

- None.

C. Community Interest Items

- The Be Healthy 5K was held over the weekend, with a great turnout. Congratulations to Mayor Pro Tem Dan McClendon who received a medal at the event. Thank you to staff and the Parks and Recreation for organizing another successful event.
- Join us in October for free Zumba classes in the plaza.
- The Burleson Public Library was recognized for another successful summer with the following:
  - 46,000 library visits
  - 67,000 items checked out (a record)
  - 11,736 attendees at library events
  - 601 new library cards issued
  - Kudos to Atmos Energy for their sponsorship and the community who supported the programs.
- Join us for Art in the Park, Baily Lake Park, come create and connect, tomorrow evening at 5:30pm, outdoor crafting mobile rock painting and friendship bracelet making.
- Join us Saturday for Hispanic Heritage Month Celebration in the plaza, 5-8 p.m., featuring music, food and community activities.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**
  - None.

- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
  - None.

4. CITIZEN APPEARANCES

- No speakers.

5. CONSENT AGENDA

A. Minutes from the September 8, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

B. CSO#6277-09-2026, minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing a contract for a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres

of land addressed as 9028 CR 1019, Burleson, Texas. ***(Staff Contact: Tony D. McIlwain, Development Services Director)***

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

C. CSO#6278-09-2026, Cooperative Purchasing Agreement with Sames Auto Group through TIPS Cooperative (Contract # 240901) for the purchase of five replacement vehicles in the amount of $414,686.89. ***(Staff Contact: Tray Gee, Fleet Superintendent)***

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

D. CSO#6279-09-2026, resolution ratifying the appointments of chairpersons and vice-chairpersons of the City of Burleson Boards, Commissions, and Committees. ***(Staff Contact: Lisandra Leal, Assistant City Secretary)***

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

E. CSO#6280-09-2026, ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSCs reasonable ratemaking expenses. (Final Reading) ***(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)***

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

F. CSO#6281-09-2026, valet services agreement with Elite Valet Services in the amount of $63,000. ***(Staff Contact: Alex Philips, Director of Economic Development)***

Motion made by Phil Anderson and seconded by Alexa Boedeker to approve the consent agenda.

Motion passed 7-0.

6. DEVELOPMENT APPLICATIONS

A. CSO#6282-09-2026, ordinance change request on approximately 1.793 acres of land from A, Agriculture district to C, Commercial district located at 1540 E Renfro Street (ZC26-009). (First and Final Reading) ***(Staff Contact: Tony McIlwain, Development Services Director)*** **(The Planning and Zoning Commission recommended approval 7-0)**

Tony McIlwain, Development Services Director, presented a request from Cynthia Rivera with Manley's Boiler Holdings to change the zoning of the property located at 1540 East Renfro Street from Agricultural to Commercial. He stated the request is consistent with the Comprehensive Plan, which designates the area for future Community Commercial use. Mr. McIlwain reviewed the concept plan and proposed building and noted that no architectural guidelines or standards apply to the property.

There were no questions from council.

Mayor Fletcher opened the public hearing. **Time: 5:41 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 5:42 p.m.**

Motion made by Adam Russell and seconded by Victoria Johnson to approve.

Motion passed 7-0.

B. CSO#6283-09-2026, resolution for variances to Chapter 63; Sign Regulations, relating to the location of a monument that is taller and larger than allowed for Crunch Fitness located at 1551 Greenridge Drive, Crunch Fitness (VAR26-013). ***(Staff Contact: Tony D. McIlwain, AICP, CFM, Development Services Director) (No Planning and Zoning Commission action was required for this item)***

Tony McIlwain, Development Services Director, presented a request from Katherine Moltz and Doug Florance for approval of a resolution granting three sign variances under Chapter 63, including a reduced 30-inch setback from the right-of-way, a 189-square-foot sign face, and a height of approximately 29 feet. The code requires a 10-foot setback, a maximum 150-square-foot area for multi-tenant signs, and a maximum height of 12 feet. Staff did not support the request, citing concerns regarding the sign's proximity to the right-of-way and potential future traffic or pedestrian conflicts. The item was not considered by the Planning and Zoning Commission and did not require a public hearing.

Debbie Moltz, spoke in support of the request and noted that other signs in the area are located close to parking lot curbs and stated that she did not observe traffic hazards along the street.

Lawerence Wilson, of Venture Commercial Real Estate spoke in support of the request and provided background on the project. He emphasized the importance of visibility and signage for the success of retail tenants and stated that the additional retail space is currently in the pre-leasing phase.

Council discussed the purpose and location of the proposed sign, the need for visibility for the retail development, and the significant differences between the proposed sign and the requirements of Chapter 63. Staff explained that complying with the 10-foot setback would require moving the sign farther into the property, potentially across an internal access drive and into a parking area. Council members expressed concerns primarily with the proposed height and size of the sign and the precedent that approving substantial variances could establish, while also acknowledging the importance of visibility to the development. Staff noted that previous discussions and an alternative easement arrangement had been explored but were not ultimately feasible. Council indicated support for working with the applicants to identify a location or design that complies with the ordinance.

Motion made by Larry Scott and seconded by Dan McClendon to deny.

Motion to deny passed 7-0.

C. Ordinance amending the text of the city's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances. ***(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by a vote of 7 to 0)***

Tony McIlwain, Development Services Director, presented proposed amendments to the city's zoning code, including new definitions; site orientation standards for auto laundry/car washes; updated Planned Development zoning criteria; distinctions for vertical, horizontal, and walkable mixed-use developments; and regulations for accessory dwelling units (ADUs). The proposed car wash standards would orient tunnels parallel to the parkway or adjacent street and locate vacuum and cleaning areas to the rear of the primary structure. ADUs would be permitted in specified residential and other zoning districts, subject to requirements including owner occupancy, one dedicated parking space, and a 900-square-foot maximum. Staff also reviewed feedback from the Planning and Zoning Commission and a developer roundtable. Based on that feedback, proposed changes regarding garage placement in single-family districts and combining the MF-1 and MF-2 districts were not included. Staff further discussed the impact of Senate Bill 929 and recommended a conservative approach to applying new zoning standards to existing properties, with existing districts potentially becoming legacy districts and new zoning districts applying primarily to future rezonings and annexations.

Council discussed the proposed MF-18 multifamily district and the developer community's concerns that combining MF-1 and MF-2 would limit development options and establish a density cap. Staff explained that the proposed MF-18 density was based on combining and averaging the existing district densities, while noting that MF-2 currently allows up to 24 units per acre. Council expressed a preference to retain the existing MF-1 and MF-2 districts rather than eliminate MF-2.

Mayor Fletcher opened the public hearing. **Time: 6:09 p.m.**

No speakers.

Mayor Fletcher closed the public hearing. **Time: 6:10 p.m.**

Motion made by Adam Russell and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

7. GENERAL

A. CSO#6284-09-2026, Consider and take possible action on a minute order appointing members to the City of Burleson boards, commissions, and committees for October 1, 2026 – September 30, 2029, terms and filling vacancies. ***(Staff Contact: Lisandra Leal, Assistant City Secretary)***

Lisandra Leal, Assistant City Secretary, presented the 2026-2029 term board, commissions and committee appointments.

Advisory Committee on People with Disabilities			
Place	Members	Appt.	Term
2 (Ord. Sec 2-36c)	Jordan Smelley	Partial Term	2024-2027
9 (Youth – non student voting member)	Beverly Moore	Appoint	2026-2027

Animal Shelter Advisory Committee			
Place	Members	Appt	Term
4 (Youth – non student voting member)	Faviola Carinci	Appoint	2026-2027
5 (Animal Welfare Representative)	Donna Riggs	Partial Term	2025-2028

Capital Improvement Program Advisory Committee			
Place	Members	Appt	Term

6	Morris Hairell, Jr.	Partial Term	2024-2027
7 – Real Estate	Payton L. Byrd	Partial Term	2025-2028

Library Board			
Place	Members	Appt	Term
2 (Youth)	Madison Kahan	Reappoint	2026-2027
3	Jennifer Yarbrough	Partial Term	2025-2028

Old Town Design Standards Review Committee			
Place	Members	Appt	Term
2 (Youth)	Jessica Shrauner	Reappoint	2026-2027

Parks and Recreation Board			
Place	Members	Appt	Term
2 (Youth)	Addison Oscarson	Reappoint	2026-2027
5	Lori Pouncy	Partial Term	2025-2026

Planning and Zoning Commission			
Place	Members	Appt	Term
8 (Youth ex-officio)	Vacant	Partial Term	2025-2026

Public Spaces and Cultural Heritage Board			
Place	Members	Appt	Term
1	Joy Larabell	Partial Term	2025-2028
4 (Youth) (non-student voting member)	Naomi Jaramillo	Appoint	2026-2027

Burleson Type B Community Service Corporation			
Place	Members	Appt	Term
4	Dan McClendon	Reappoint	2026-2028
5	Beverly Moore	Appoint	2026-2028

Council encouraged youth members to apply and serve on city boards, commissions and committees.

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

8. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff feedback regarding the City's Capital Improvement Program. ***(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)***

Randy Morrison, Director of Capital Engineering provided an update on the City's Capital Improvement Program (CIP), including the FY 2026 fund summary and recently adopted FY 2027–2031 CIP. He reviewed the City's 48 active projects, with the majority involving streets and sidewalks, followed by water and sewer improvements. He highlighted projects in design, right-of-way acquisition, construction, and recently completed projects, including roadway, pedestrian, utility, drainage, park, and facility improvements. He also provided updates on regional projects being managed by TxDOT and other agencies, including the FM 917/I-35 interchange reconstruction, SH 174/Wilshire Boulevard widening, and FM 731 bridge replacement. Various project schedules, construction progress, funding, utility coordination, right-of-way needs, and anticipated completion dates were discussed.

Council discussed anticipated construction impacts associated with the FM 917/I-35 interchange and SH 174 widening projects, including traffic changes and communication with TxDOT. Council also raised concerns regarding traffic congestion near Hillside Drive and John Jones Road and requested consideration of a right-turn lane associated with a new bank development; Mr. Morrison stated he would coordinate with Development Services and follow up.

B. Receive a report, hold a discussion, and provide staff direction regarding the 90th Texas Legislative session and the City's legislative program. ***(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)***

Janalea Hembree, Director of Strategy and Innovation, provided an overview of the upcoming 90th Texas Legislative Session, including key dates, legislative priorities, and the city's proposed approach to monitoring legislation. She noted that bill prefiling begins November 9, 2026, the regular session convenes January 12, 2027, and concludes May 31, 2027, with most legislation taking effect September 1, 2027. Some hot topics continue to be property taxes, local control, municipal authority, stormwater and flood mitigation, public education, school taxes, and school choice. City staff will monitor legislation affecting home-rule authority, economic development and Chapter 380 authority, infrastructure and grant funding, unfunded mandates, public finances, water rates, development fees, short-term rentals, TMRS, labor issues, and other matters affecting municipal operations. The City's legislative policy generally calls for opposing legislation that is detrimental to the City's strategic goals or limits home-rule authority. She also reviewed the City's legislative activity during the 89th Session and noted that Council previously identified the qualified hotel project bill as a legislative initiative.

Amanda Campos, City Secretary, discussed the Texas Municipal League (TML) legislative process regarding data center regulation, noting that TML has formed a subcommittee to develop an appropriate definition that considers factors beyond energy and water usage, as some data centers may have a small footprint or building size.

Council discussed priorities for the upcoming session and confirmed the qualified hotel project bill as the city's primary legislative initiative, with staff recommending that the city focus on one bill for active legislative advocacy. Council indicated a willingness to travel to Austin to support legislative initiatives as needed. Staff noted that the city does not currently have a contract with Focus Advocacy and will therefore work directly with the city's legislative representatives. Council agreed for staff to monitor potential legislation concerning property taxes, public works employees being identified as first responders, data center regulation, extraterritorial jurisdiction (ETJ) regulations, and proposed requirements involving a two-thirds vote, with additional priorities to be added as legislation is filed. Ms. Hembree added that legislative priorities may be modified throughout the session as bills are introduced and their potential impacts become clearer

9. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

10. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The City Council may reconvene into open session and take action on posted items.

A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

- Deliberation regarding a deed between the City and Shannon Creek Apartments LLC and Shannon Creek Apartments II LLC for approximately 9.737 acres of land in Johnson County, Texas
- Deliberation regarding possible parkland dedication on property near 454 E Renfro St in Johnson County, Texas

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

- Deliberation regarding the purchase, exchange, lease, or value of real property in Johnson County for park purposes to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties
- Deliberation regarding the purchase, exchange, lease, or value of real property in Johnson County for sanitary sewer purposes to serve existing and new development in the City where deliberation in open session would have a detrimental effect on the position of negotiations with third parties

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City

is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

- Project Street

Mayor Fletcher announced that the Council would convene into Executive Session.
Time: 7:04 p.m.

Mayor Fletcher announced that the Council would reconvene into open session.
Time: 7:22 p.m.

11. ADJOURNMENT

Motion made by Alexa Boedeker and seconded by Dan McClendon to adjourn.

Motion passed 7-0.

Mayor Chris Fletcher adjourned the meeting.

Time: 7:22 p.m.

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Monica Solko
Deputy City Secretary