
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: October 6, 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, Zoning, Article V, Supplemental Regulations 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)*

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:

Burleson Code of Ordinances, Appendix B, Zoning, Article V, Supplemental Regulations contain development standards, processes and requirements, which are applicable to city properties. City staff is proposing amendments to the following supplemental regulation sections:

- Amending various Code sections relating to **Site plans** to update text references, processes and requirements. Most notably, it includes a new requirement to illustrate the location and full extents of any on-site sewage facility (OSSF).
- Amending various provisions of the **Accessory building and structure yard** regulations to include increasing the setback of an alley or side street garage or carport from 18' to 20'.

- Amending Code section 133-100 relating to **height** to replace the Spinks Airport Air Hazard Zoning ordinance with the IH35 overlay district restrictions.
- Amending Code section 136-103 to remove **snow cone stands** as a seasonal use; they are governed by the State's mobile food vendor regulations.
- Amending Code section 136-105 to replace stationary food vendor with **mobile food vendor**.
- Deleting Code section 136-106 relating to **stationary food vendors**; which are governed by the State's mobile food vendor regulations.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to the supplemental standards of the zoning code.

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

September 15, 2026: The Planning and Zoning Commission recommended approval by a vote of 7 to 0.

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

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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