



Amendments to Comprehensive Plan 2020 Midpoint Update

9.8.26: Planning & Zoning Commission

Development Services Department

Comprehensive Plan 2020 Midpoint Update

- The purpose of this item is to hold a public hearing and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update.
- Staff has presented these amendments over multiple public meetings.

Presentation History

- February 4, 2026: Planning Staff provided this presentation to the Infrastructure & Development Committee.
- February 24, 2026: Planning Staff provided this presentation to the Planning and Zoning Commission.
- March 23, 2026: Planning Staff provided this presentation to the City Council.
- April 14, 2026: Planning Staff provided this presentation the joint City Council and Planning and Zoning Commission.
- July 28, 2026: Planning and Zoning Commission conducted a public hearing on the amendments to the 2020 Midpoint Update.

Proposed Amendments

1. Regional Office/Commercial future land use category- explicitly allow apartment complexes, where adequate infrastructure and connectivity exist;
2. Chisholm Trail Corridor future land use category- include medium-to-high density residential use as part of mixed-use developments.
3. Transit-Oriented Development future land use category- redesignate to Community Commercial (along Alsbury and SW Hulen) and Mixed Use for remaining areas.

Proposed Amendments (cont'd.)

4. Employment Growth Center future land use category- inclusion of heavy and high energy industrial uses.
5. Addendum to catalog-
 - Text and map changes are approved by the Council.
 - Plan Goals/Actions have been completed, or need to be revised.
6. Notation on Future Land Use Map- containing the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

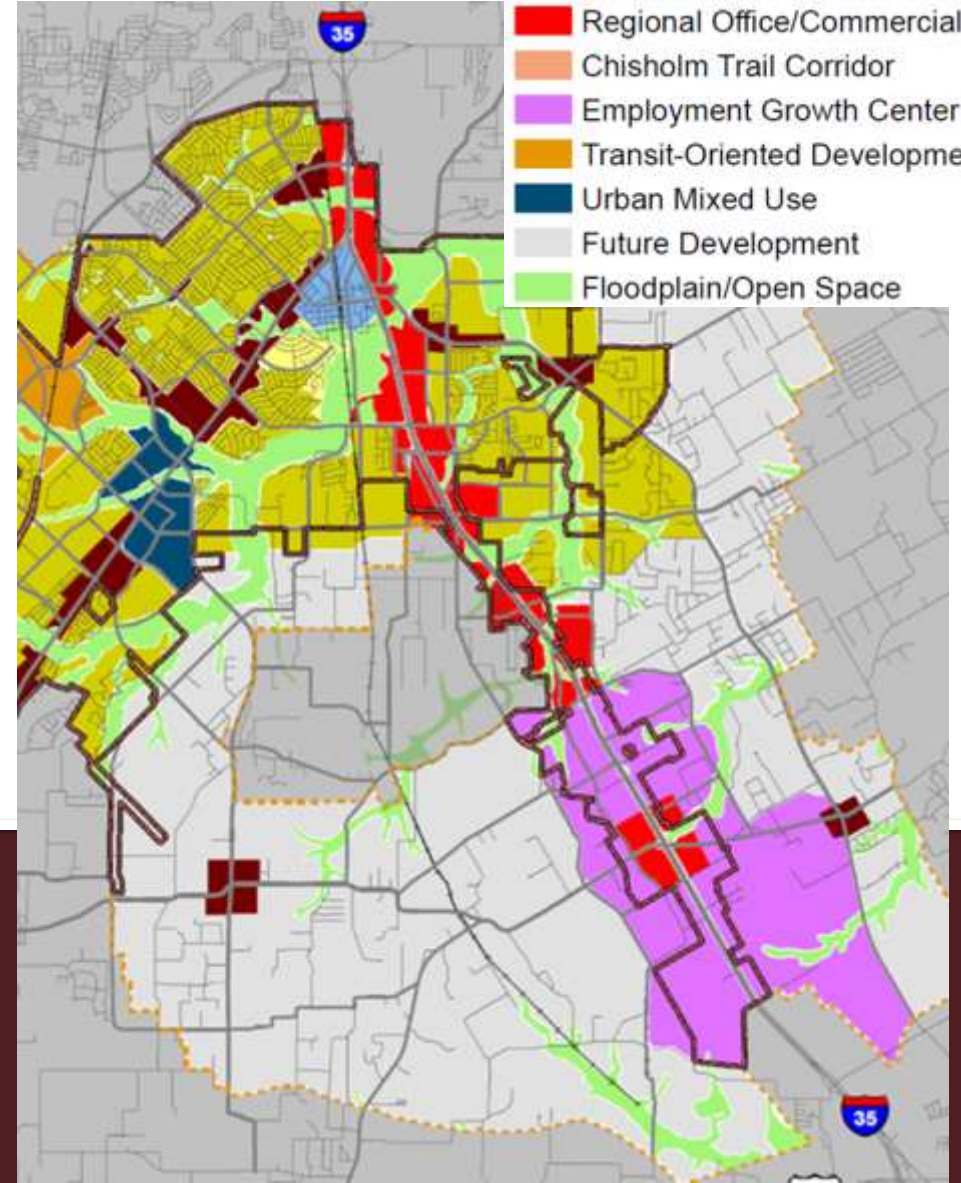
Regional Office/Commercial/ Multifamily

- This land use category is intended for uses with regional emphasis due to the area's high visibility.
- Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged.
- ~~Remove text: Medium to high density residential may be allowed as part of a mixed-use development.~~
- New text: Apartments complexes may be suitable on parcels within the IH-35 overlay of this future land use category that also have adequate infrastructure and connectivity to support density.
- This area should be served by a well-designed street system to facilitate quality developments.
- Due to the visibility from roadways, architectural design and screening are important.

Corresponding Zoning Districts:
GR, C, (add Multifamily Dwelling District and Planned Development)

Future Land Use

- Neighborhoods
- Old Town Residential
- Old Town
- Community Commercial
- Regional Office/Commercial
- Chisholm Trail Corridor
- Employment Growth Center
- Transit-Oriented Development
- Urban Mixed Use
- Future Development
- Floodplain/Open Space



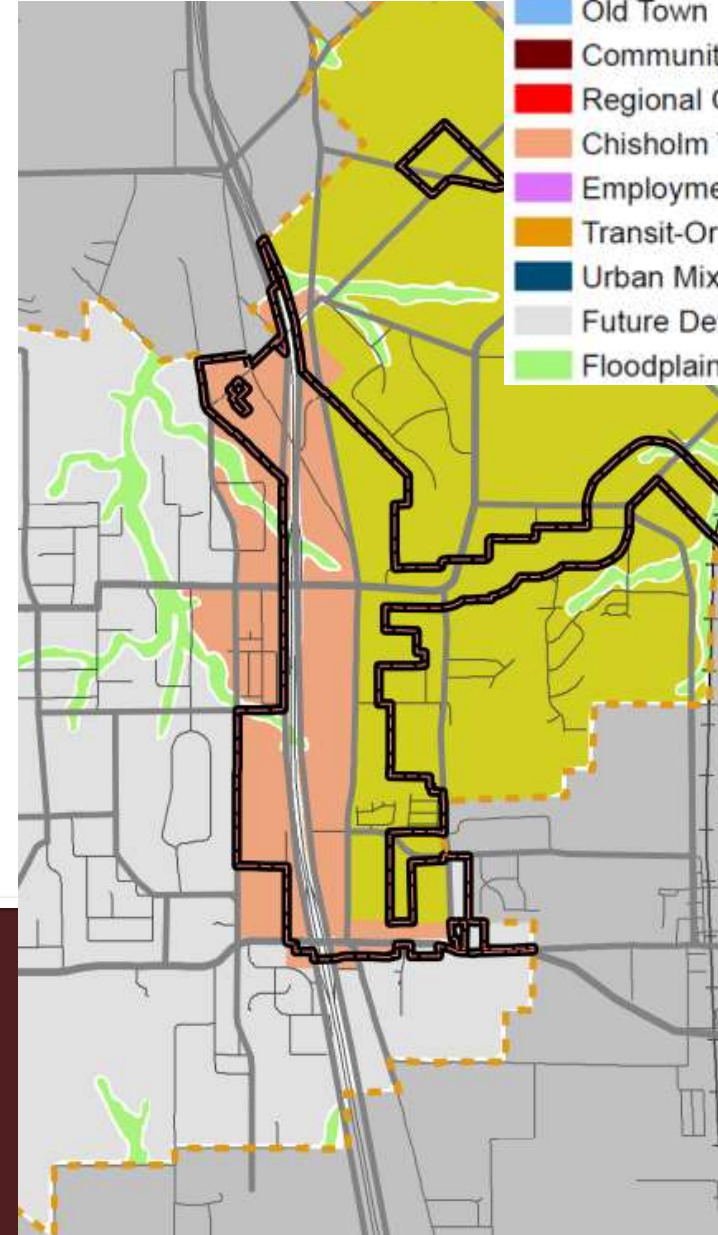
Chisholm Trail Corridor

- Land uses should be primarily nonresidential with the primary uses being large scale professional campuses (e.g., office parks, medical centers)
- Complimentary large-scale retail may also be appropriate if the development is coordinated and emphasizes quality building and site design.
- Robust landscaping and pedestrian and vehicular connectivity should be emphasized to reflect a positive image of Burleson along this major corridor.
- New text: Medium to high density single-family and multifamily residential may be allowed as part of a mixed-use developments on non major intersection parcels as adequate infrastructure and connectivity becomes available.

Corresponding Zoning Districts:
General Retail, Commercial (add Planned Development)

Future Land Use

- Neighborhoods
- Old Town Residential
- Old Town
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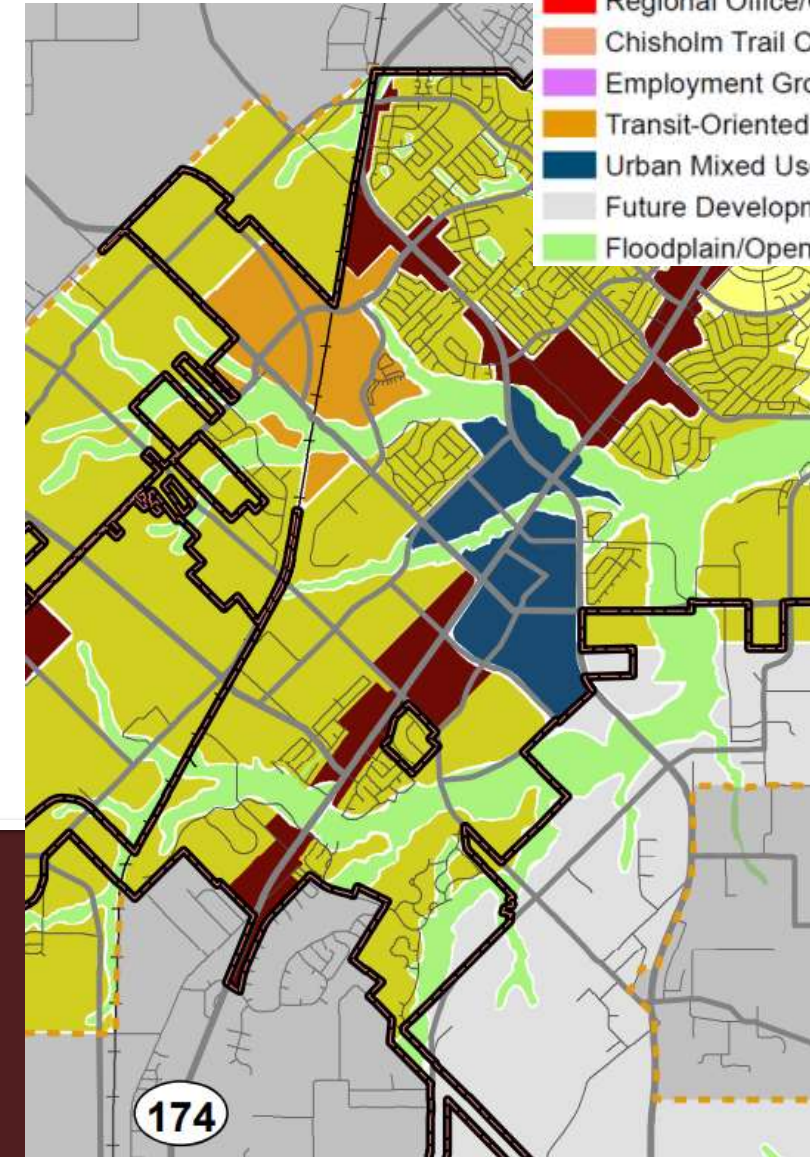
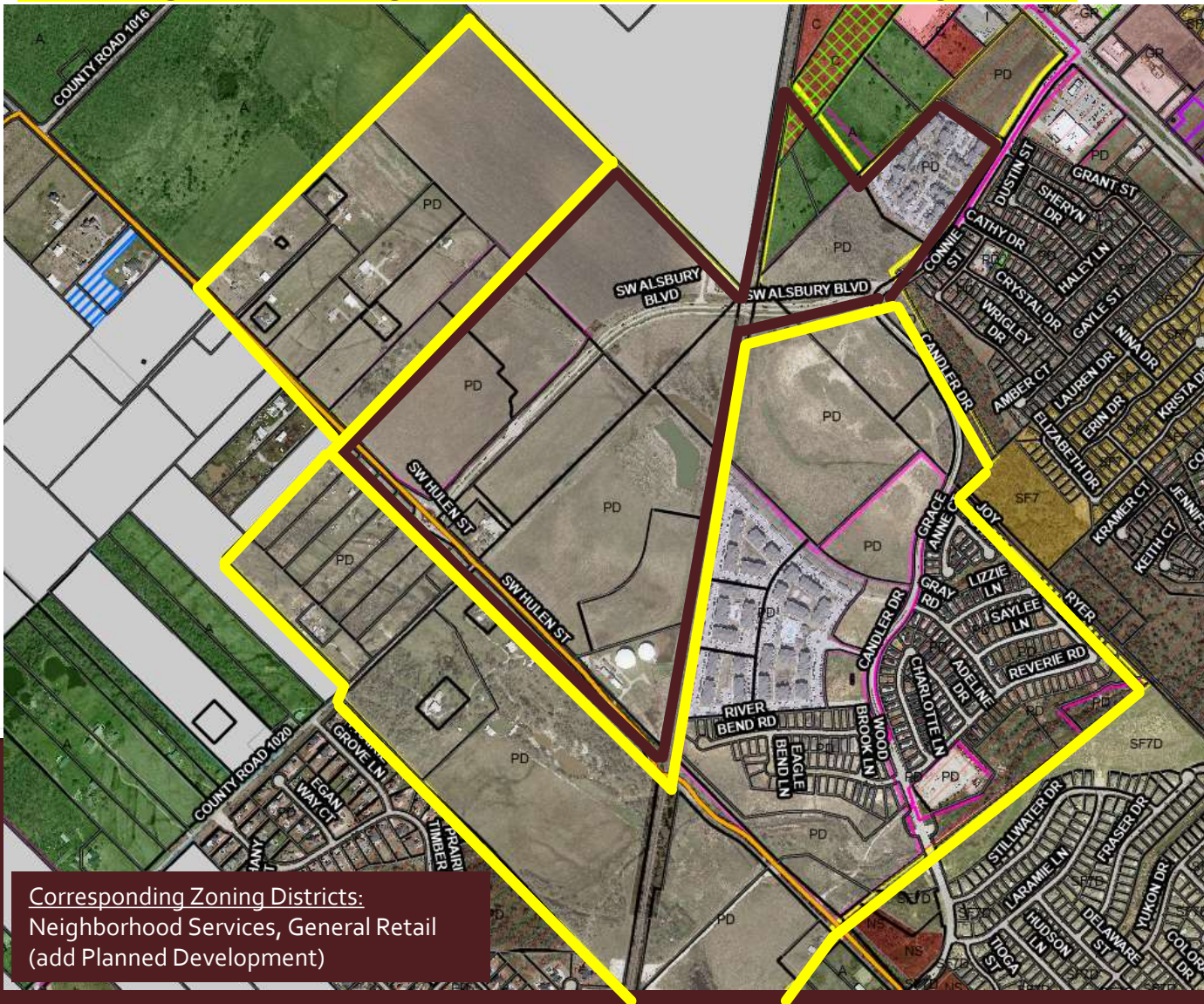
Re-designating Transit-Oriented Development Category

Incorporate areas along Alsbury and SW Hulen Intersection into Community Commercial

Remaining areas re-designate as new Mixed Use FLUM category (PD)

Future Land Use

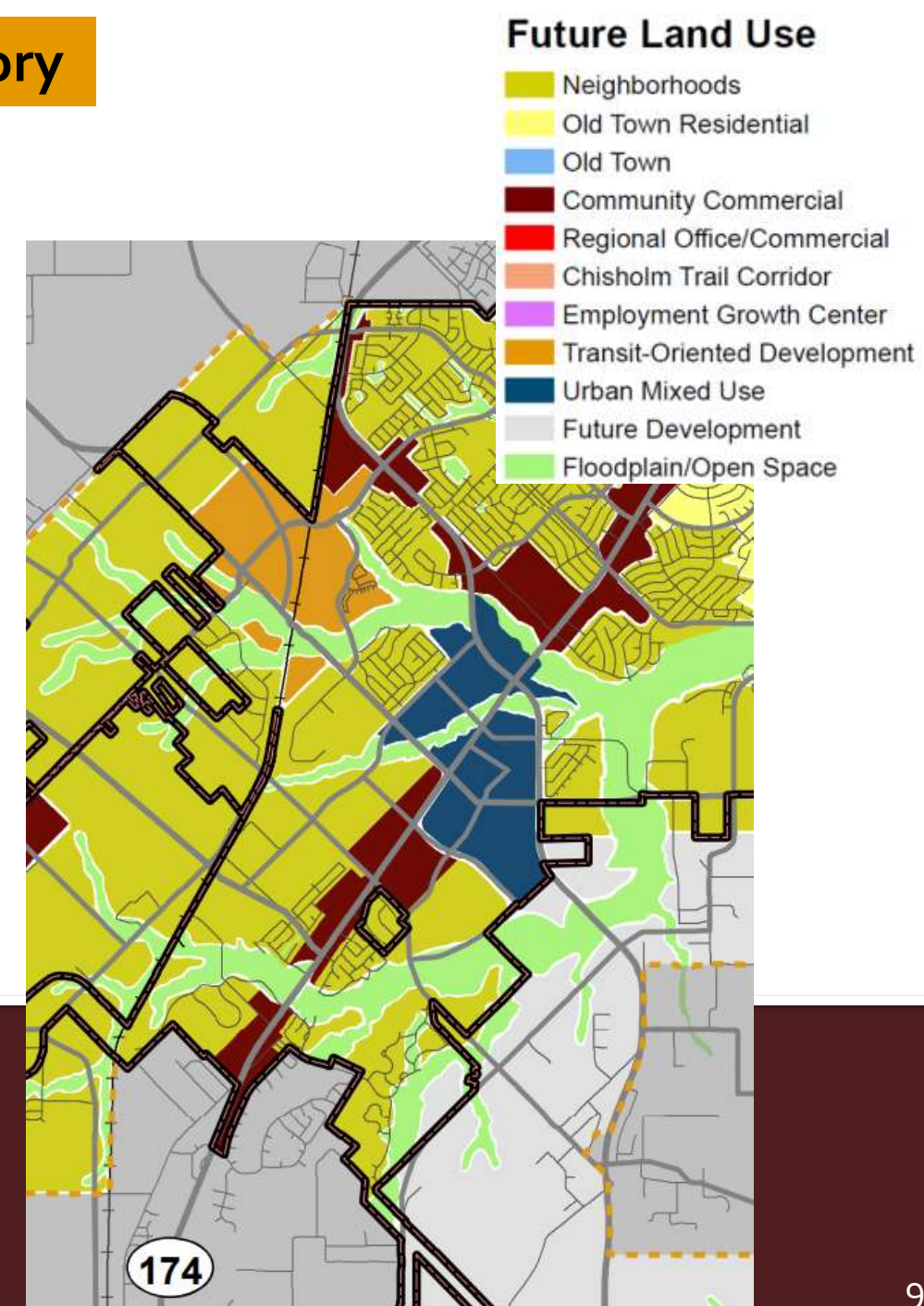
- Neighborhoods
- Old Town Residential
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Re-designating Transit-Oriented Development Category

- New text: Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.
- New text: Mixed-use developments consisting of office, retail, cultural facilities, and housing are encouraged. Housing options include a range of medium-to-high density single-family and multifamily residential.
- New text: Mixed use developments should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods.
- New text: Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability.

Corresponding Zoning Districts:
Neighborhood Services, General Retail
(add Planned Development)

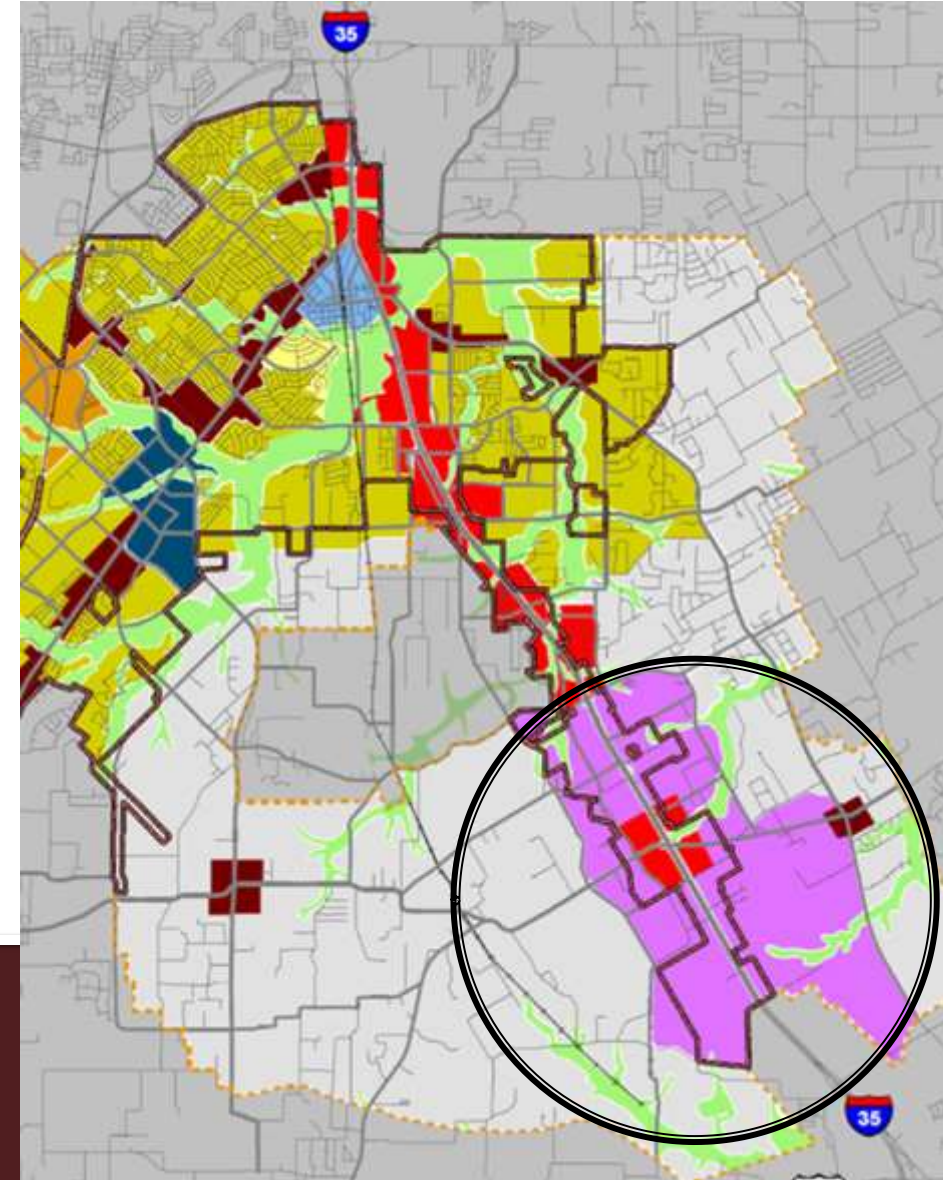


Employment Growth Center

Incorporate heavy and high energy industrial uses within the **Employment Growth Center** category.

This designation also includes Commercial and Business Park Overlay uses.

NOTE: The light gray areas are designated as Future Development, on the FLUM. These areas are located outside of current city limits, with no zoning or associated land use.



Addendum

Inclusion of an addendum to the Midpoint Plan in instances where:

- **Text and map changes are approved by the Council**
- **Plan Goals/and or Actions have been completed, or need to be revised**

Addendum Example

Fairfax County, Va. utilizes a Plan amendment work program that (with modifications) could serve as a template for the addendum.

The example to the right would succinctly capture the nature and date of changes to the 2020 Midpoint Update.

2025 Fairfax County Comprehensive Plan Amendment Work Program

Adopted by the Board of Supervisors on June 10, 2025, as amended through December 9, 2025

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as "Tier 1" are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as "Tier 2" may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as "Tier 3" are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier I				
Policy Amendments				
Policy Plan Amendments – Phase 2 2022-CW-2CP PLUS No. PA-2022-00009	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. This phase will focus on the remaining Policy Plan elements.	
Heritage Resources – 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for inventory of Historic Sites on an annual basis, if needed.	
Public Facilities Plan Map Amendment – 2013-CW-5CP PLUS No. PA-2020-00003	Countywide	7/9/2013	Follow-up Considerations to Plan Amendment S114CW-1CP, Adopted Amendment No. 2011-12: – Coordinate with other local and state utilities, such as Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. – Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. – Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – This authorization will be incorporated with the Tier I Public Facilities Policy Plan update.	

Associated Zoning Code Updates

- There are zoning code updates associated with the amendments to the 2020 Midpoint update plan.
- Staff anticipates the following schedule:
 - August 25, 2026: Date of Planning and Zoning Commission continued public hearing.
 - September 21, 2026: Anticipated date of City Council public hearing.

Recommendation

- The Planning and Zoning Commission recommended approval by a vote of eight to zero.
- Staff recommends approval of the amendments to the Comprehensive Plan 2020 Midpoint Update.