

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: November 11, 2025

SUBJECT:

212 S Warren (Case 25-239): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "GR" General Retail for future development. (Staff Contact: Lidon Pearce, Principal Planner)

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 August 18, 2025, an application was submitted by Karen Jonson, trustee; representing the Nicholas Deak Edwards Trust (owner) to change the zoning of approximately 0.1323 acres of land to "GR" General Retail to entitle the land for sale and future development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site a commercial site plan and replat 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 GR, General Retail zoning district as well as the OT, Old Town Overlay and Old Town Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF7, Single-family	Vacant Lot

North	CC, Central Commercial	Retail and Professional Services
East	PD, Planned Development	Office, contractor-no storage
South	CC, Central Commercial	Residential
West	SF7, Single-family	Residential

This site is designated in the Comprehensive Plan as Old Town

Land uses within Old Town should primarily include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

Staff has determined the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.

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):

N/A

REFERENCE:

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

FISCAL IMPACT:

None.

STAFF CONTACT:

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