
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: July 28, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

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:

During the February 24, 2026, Planning and Zoning Commission meeting, Commissioners requested a joint meeting with the City Council to collaboratively discuss updates to the Comprehensive Plan 2020 Midpoint Update. The joint City Council/ Planning and Zoning Commission meeting was held on April 14th.

The following items were discussed during the joint meeting:

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.

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 to the Future Land Use Map- *“A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.”*

RECOMMENDATION:

Staff recommends approval of the amendments to the Comprehensive Plan 2020 Midpoint Update.

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

- 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 to the joint City Council and Planning and Zoning Commission.

REFERENCE:

[Comprehensive Plan | Burleson, TX - Official Website](#)

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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