


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Development Services Director
MEETING: April 20, 2026

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the City's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances relating to a Heavy & High Energy industrial district. *(First Reading)(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning.</p>

SUMMARY:

The proposed HI, Heavy & High Energy industrial district is established to accommodate industrial development, which represents a type of economic development appropriate for the diversification of the employment base of the city. The range of industry which may be classified as industrial is rapidly expanding as a result of developments in modern technology. To take full advantage of new industrial potential for clean compatible types of industry, performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration.

This zoning district also incorporates certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts

The ordinance contains “by-right” primary land use categories as well as categories requiring approval of a specific use permit (SUP) and site plan. The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general

performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties. Additionally, there is a buffer requirement that is specific to high energy uses.

RECOMMENDATION:

The Planning and Zoning recommends approval of the ordinance with the following revisions:

(j) Buffer: The closest portion of any building, vertical subordinate equipment, or other structure requiring approval of a specific use permit shall be five hundred (500) feet from the nearest boundary of any district allowing residential uses and two hundred and fifty (250) feet from the nearest boundary of any retail or commercial zoning district.

Staff recommends approval of the draft ordinance.

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

January 20, 2026: Staff provided a briefing to the Council on data centers. Staff received direction to begin drafting a Heavy Industrial Zoning District to account for high energy uses.

February 24, 2026: Staff provided a briefing to the Planning and Zoning Commission on data centers.

March 24, 2026: The Planning and Zoning Commission conducted a public hearing and recommended approval of the ordinance (with revisions) by a vote of 8 to 1.

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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