
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: March 24, 2025

SUBJECT:

601 SW Alsbury (Case 24-243): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "SF7, Single-family district-7", to "GR, General Retail". *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On August 19, 2024, an application was submitted by Clark Stricklin of Impact Family Church for a zoning change request on approximately 4.383 acres of land for future development in accordance with the GR, General Retail zoning district.

Development Overview:

This site currently has a replat in staff review which will create 2 lots; one for the existing church and one for future development. If the zoning request is approved, both lots would be designated as GR, General Retail. A religious institution is allowed by right with GR, General Retail zoning for the existing church. A commercial site plan and engineering civil construction reviews will be required prior to any new development at the site.

This site is designated in the Comprehensive Plan as Community Commercial.

This land use category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

Staff supports the zoning request as the GR, General Retail zoning district conforms to the Comprehensive Plan.

RECOMMENDATION:

Recommend approval of the ordinance to City Council (Case 24-243).

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

February 25, 2025 – Planning and Zoning Commission recommended approval unanimously.

January 24, 1991 – City Council approved the plat for Cedar Ridge Addition.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684