
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: August 17, 2026

SUBJECT:

9028 CR 1019 and 2100 Lakewood Drive (ZC26-005): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 8-0)

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 April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCPC 18, LLC), Burleson Development Inc and Burleson 4A Corporation for the rezoning of approximately 32.297 acres of land for future multi-family residential development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a site plan will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the MF2, Multiple-family dwelling district. Primary uses allowed in MF2 include; colleges, public community centers, multiple-family residential, municipal buildings, parks, religious institutions, and schools. The maximum density in the MF2 district is 24 dwelling units per acre with a height

not to exceed three stories. Landscaping and overall design of the site would be in compliance with Appendix C, Article VIII; Multi-Family Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Burleson ETJ	Predominantly Undeveloped
North	Burleson ETJ	Predominantly Undeveloped
East	PD, Planned Development	Chisholm Summit
South	PD, Planned Development	Hooper Business Park
West	PD, Planned Development	Hooper Business Park

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area. Development of multifamily adjacent to the Hooper Business Park provides housing options to achieve the economic goals of the Business Park.

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 rezoning request.

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

7/28/2026: Planning and Zoning Commission recommended approved of a zoning change request.

6/18/2026: Annexation request approved by City Council.

10/3/2022: Annexation request approved by City Council (Hooper Business Park).

10/3/2022: Zoning Change request approved by City Council (Hooper Business Park PD).

9/13/2022: Planning and Zoning Commission recommended approved of a zoning change request (Hooper Business Park PD).

REFERENCE:

[ARTICLE VIII: MULTI-FAMILY DESIGN
STANDARDS - City of Burleson, TX](#)

FISCAL IMPACT:

N/A.

STAFF CONTACT:

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