



Case ZC26-003

PRESENTED TO CITY COUNCIL– 8.17.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 6885 CR 518

Location:

- 6885 CR 518

Applicant:

- Pete Flowers (Dollars-Flowers Partners)
- JBT Burleson LLC. (Owners)

Item for approval:

Zoning Change from “A” Agricultural to “PD”
Planned Development (Case ZC26-003).



Zoning

A, Agricultural



Comprehensive Plan

Employment Growth Center



Proposed Planned Development Additional Allowed Uses to the Industrial Land Uses Allowed by-right

Corporate headquarters
Data processing, hosting, and related services
Logistics facilities
Motel or hotel
Office, business and professional Office, medical or dental
Park or public playground
Research and development facilities
Retail shop
Warehousing for storage and distribution
Cold storage, freezer, cooler, and food processing facilities

Proposed Planned Development Specific Use Permit Required

Antenna facility-Subject to compliance with all the provisions of City of Burleson Code of Ordinances, Appendix B, Zoning Ordinance, Section 44
Antenna Facilities with the following additional conditions: Shall be concealed from public right-of-way; or
Shall be screened from public view.
Medical care facilities

Proposed Planned Development Prohibited Uses

Animal pound, private
Asphalt/concrete batching (permanent) Auto
glass, seat cover, muffler shop Auto impoundment
Auto, new used auto sales (outdoors) Auto
painting or body shop
Auto parts and accessory sales (with outside
storage) Auto repair garage
Auto sales or auction Automobile/truck rental
service Brick kiln or tile plant
Cement or hydrated lime Cleaning plant,
commercial
Contractors, electrical/mechanical/plumbing (with
outside storage) Contractor, storage
equipment
Custom personal service shop
Dump or sanitary landfill Dyeing/laundry plant,
commercial Go-cart track
Hatchery
Hauling or storage company Heavy machinery
sales/repair Kennel
Livestock auction

Maintenance and repair services for buildings Massage,
therapeutic
Motorcycle sales and repair Monopole antenna
Open salvage yard
Open storage of commercial goods Paint shop
Parking lot or structure, commercial (auto) Parking lot,
trucks/trailers
Plumbing shop (with outside storage)
Sand/ gravel extraction storage (outside) Sewage
pumping station
Sewage treatment plant Sexually oriented business.
Stable or barn, private Taxidermy
Tire retread, recapping and storage
Trailer, manufactured home sales, rental, assembly and
manufacturing Topsoil/sand extraction/storage
Veterinarian, office only Veterinarian hospital
Veterinarian with outside animal pens Welding or
machine shop
Wrecking or auto salvage yard



ZC – 6885 CR 518

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.



ZC – 6885 CR 518

P&Z Summary:

- Recommended denial 7-1
- Commissioner inquired about the roadway impacts, ETJ location and the adjacent residential property.
- 4 speakers
 - 3 speakers in opposition
 - 1 speaker in support (Applicant)

Staff Recommendation:

- Staff has determined that the requested zoning district of PD is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Employment Growth Center

Employment Growth Centers offer important employment opportunities, occupy large areas of land, and are generally located near major roads. The City's Highpoint Business Park has been a great start to diversifying the economy and bringing world-class industries to the City. This future land use category focuses on the opportunities to expand the development.

This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. Design standards should be implemented to protect the image from the IH-35W corridor – specifically quality building materials and screening for outside storage. Success of the Employment Growth Center relies on quality road access with wide street lanes and large intersections and may be linked to rail for freight purposes. Transit, sidewalks and other pedestrian features should be limited.

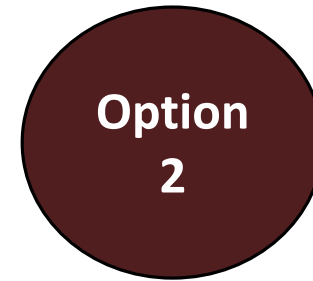
The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing. Limited residential uses focused on workforce housing may be considered.

Corresponding zoning districts may include (but are not limited to):

- C, Commercial
- I, Industrial
- BP, Business Park Overlay



Approve



Deny



Questions / Comments

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