

City Council Regular Meeting

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

SUBJECT:

6885 County Road 518 (ZC26-003): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 56.362 acres of land from A, Agriculture to PD, Planned Development. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended denial 7-1)

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 March 30, 2026, an application was submitted by Pete Flowers with Dollar-Flowers Partners on behalf of JBT Burleson LLC., for the rezoning of approximately 56.362 acres of land for future Industrial Warehouse Distribution 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 of the Industrial Zoning District uses and the Business Park Overlay District Design Standards.

Zoning and Land Use Table

	Zoning	Use
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Subject Site	A, Agriculture	Undeveloped
North	A, Agriculture and Burleson ETJ	Predominantly Undeveloped
East	<u>Burleson ETJ</u>	Undeveloped
South	Burleson ETJ and Industrial	Residential and Auto Salvage (LQK)
West	Interstate	IH-35

This site is designated in the Comprehensive Plan as 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.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area. The adjacent residential use is a concern and additional landscaping and buffering would be best along the property lines to help shield the use to the extent possible.

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: The Planning and Zoning Commission recommended denial 7-1.

REFERENCE:

<https://ecode360.com/39940876>

<https://ecode360.com/39939115>

FISCAL IMPACT:

N/A.

STAFF CONTACT:

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