

ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE, AND MAP OF THE CITY OF BURLESON, TEXAS BY AMENDING THE OFFICAL ZONING MAP AND CHANGING ZONING ON APPROXIMATELY 56.382 ACRES OF LAND SITUATED IN A PORTION OF THE G.W. PARSONS SURVEY, ABSTRACT NO. 689, THE SAMUEL MYERS SURVEY, ABSTRACT NO. 627 AND THE J.W. RAWLS SURVEY, ABSTRACT NO. 728, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, FROM “A” AGRICULTURAL TO “PD” PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLOATION OF THIS ORDINANCE; PROVING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Burleson, Texas (the “City”), is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the “Zoning Ordinance and Map”); and

WHEREAS, an application for a zoning change was filed by **JBT Burleson LLC.** on **March 30, 2026**, under **Case Number ZC26-003**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted 7 to 1 to recommend denial to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Planned Development (PD)**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS the City Council of the City of Burleson, Texas may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS the City Council of the City of Burleson, Texas finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1
MAP AND ZONING
AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agriculture district to PD, Planned Development District.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances, as amended, except to the extent modified by the Development Standards attached as Exhibit B.

Section 3

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 4

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 2026.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney



ZC26-003
EXHIBIT "A"
LEGAL DESCRIPTION FOR
PROPOSED ZONING: INDUSTRIAL

All that certain lot, tract, or parcel of land, situated in a portion of the G.W. Parsons Survey, Abstract No. 689, the Samuel Myers Survey, Abstract No. 627 and the J.W. Rawls Survey, Abstract No. 728, City of Burleson, Johnson County, Texas, being all of that certain called 56.362 acre tract described in a deed to JBT Burleson recorded in Instrument No. 2013-12834 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a mag nail found for the most easterly Southeast corner of said 56.362 acre tract and being in County Road No. 518;

THENCE South 62 deg. 28 min. 56 sec. West along said County Road No. 518 and the Southeast line of said 56.362 acre tract, a distance of 1,313.51 feet to a 4" fence corner post for the most southerly Southeast corner of said 56.362 acre tract and the Southeast corner of a called 1.220 acre tract described in a deed to Christopher A. Reed and Natalie Reed recorded in Instrument No. 2015-3105 (DRJCT);

THENCE in a northwesterly direction departing said County Road No. 518 and continue along the Northeast line of said 1.220 acre tract and the Southwest line of said 56.362 acre tract the following three 3 courses;

- 1) North 04 deg. 49 min. 29 sec. West, a distance of 85.79 feet to a 4" fence corner post;
- 2) South 62 deg. 45 min. 28 sec. West, a distance of 27.70 feet to a 4" fence corner post;
- 3) North 19 deg. 42 min. 22 sec. West, a distance of 412.34 feet to a 4" fence corner post for the Northeast corner of said 1.220 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 67 deg. 06 min. 28 sec. West along the Northwest line of said 1.220 acre tract and the Southeast line of said 56.362 acre tract, a distance of 117.66 feet to a 1/2" rebar capped found stamped "FORT WORTH SURVEYING", hereinafter referred to as 1/2" rebar capped found, for the Northwest corner of said 1.220 acre tract, an ell corner of said 56.362 acre tract and being in the Northeast line of a called 3.22 acre tract described in a deed to Christopher A. Reed and Natalie Reed recorded in Volume 2751, Page 724 (DRJCT);

THENCE North 22 deg. 56 min. 59 sec. West along said Northeast line and the Southwest line of said 56.362 acre tract, a distance of 91.15 feet to a 1/2" rebar found (disturbed) for the Northeast corner of said 3.22 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 59 deg. 31 min. 54 sec. West along the Northwest line of said 3.22 acre tract and the Southeast line of said 56.362 acre tract, a distance of 305.58 feet to a 1/2" rebar capped found for an ell corner of said 56.362 acre tract, the most easterly Northeast corner of a called 2.66 acre tract described in a deed to Feghali Holdings, LLC recorded in Instrument No. 2022-38986 (DRJCT) and being in the Northwest line of a called 2.34 acre tract described in a deed to Christopher A. Reed recorded in Instrument No. 2014-5852 (DRJCT);

THENCE North 29 deg. 48 min. 44 sec. West departing said Northwest line and continue along the Northeast line of said 2.66 acre tract and the Southwest line of said 56.362 acre tract, a distance



of 152.43 feet to a 1/2" rebar capped found for the most northerly Northeast corner of said 2.66 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 60 deg. 06 min. 43 sec. West along the Northwest line of said 2.66 acre tract and the Southeast line of said 56.362 acre tract, a distance of 565.94 feet to a 1/2" rebar capped found for the Northwest corner of said 2.66 acre tract, the most westerly Southwest corner of said 56.362 acre tract and being in the Northeast right-of-way line of Interstate 35 W.;

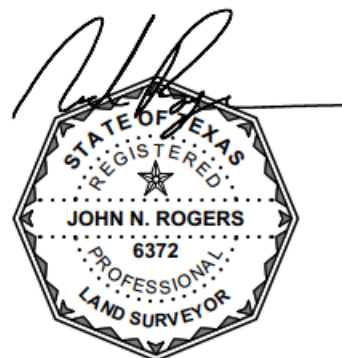
THENCE North 31 deg. 36 min. 01 sec. West along said Northeast right-of-way line and the Southwest line of said 56.362 acre tract, a distance of 745.92 feet to a 1/2" rebar capped found for the Northwest corner of said 56.362 acre tract;

THENCE in a northeasterly direction departing said Interstate 35 W. and continue along the Northwest line of said 56.362 acre tract the following six (6) courses;

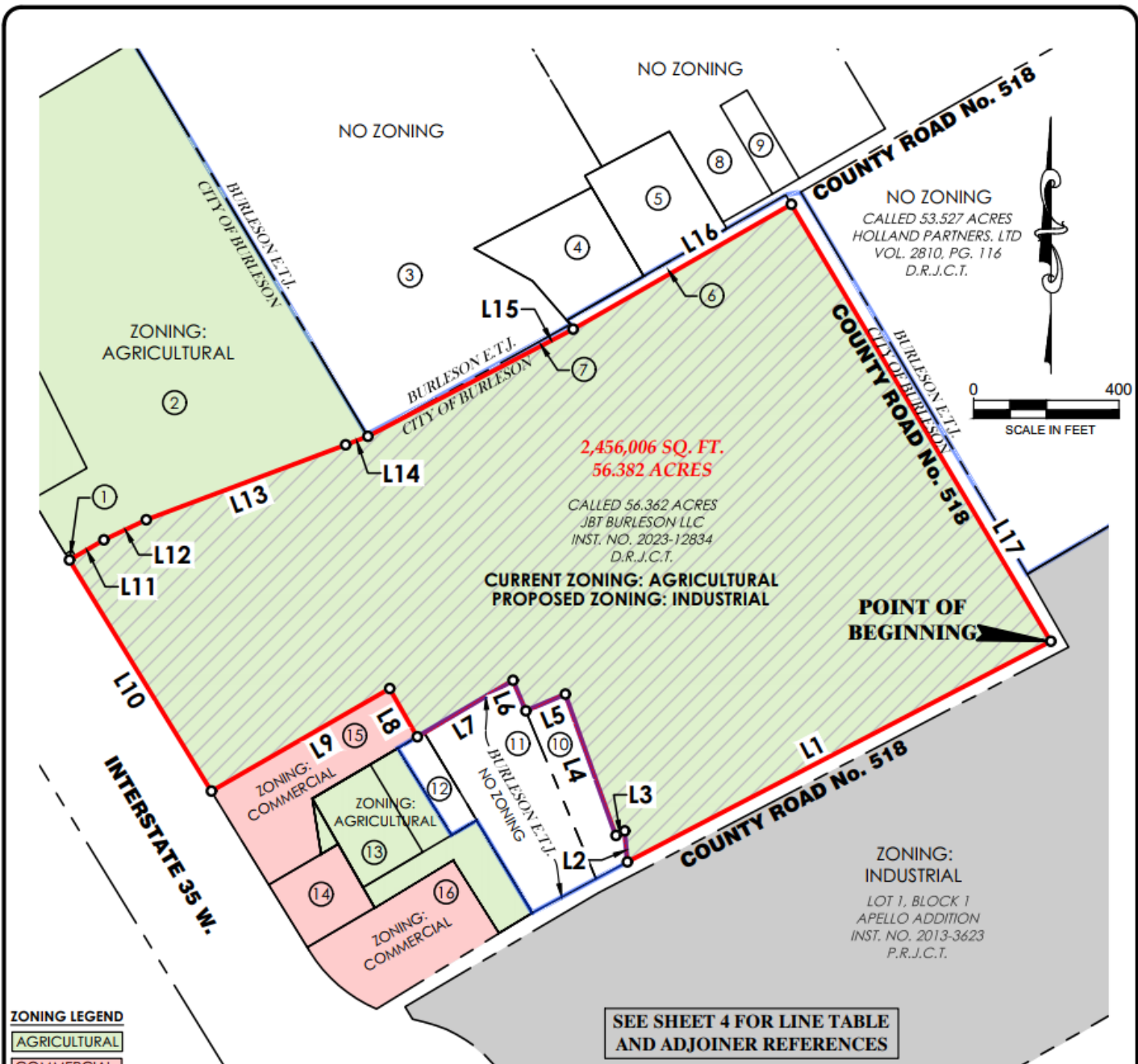
- 1) North 59 deg. 43 min. 27 sec. East, a distance of 109.88 feet to a 1/2" rebar capped found;
- 2) North 64 deg. 37 min. 42 sec. East, a distance of 129.36 feet to a 1/2" rebar capped found;
- 3) North 69 deg. 24 min. 06 sec. East, a distance of 585.60 feet to a 1/2" rebar capped found;
- 4) North 69 deg. 40 min. 06 sec. East, a distance of 65.95 feet to a 1/2" rebar capped found;
- 5) North 62 deg. 24 min. 00 sec. East, a distance of 636.56 feet to a 1/2" rebar capped found;
- 6) North 60 deg. 14 min. 00 sec. East, a distance of 692.03 feet to a 1/2" rebar capped found for the Northeast corner of said 56.362 acre tract;

THENCE South 30 deg. 43 min. 15 sec. East along the Northeast line of said 56.362 acre tract, a distance of 1,397.25 feet to the **POINT OF BEGINNING**, containing 2,456,006 square feet or 56.382 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

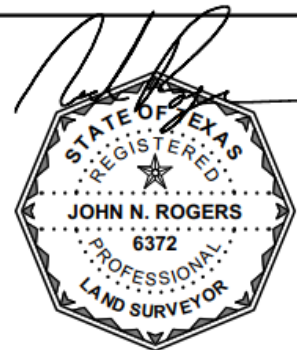


4/2/2026



Job No.:	25068	Scale:	1"=400'
Drafted:	L.J.C.	Checked:	J.N.R.
Surveyed on the Ground:	3/24/2026		
Date Prepared:	4/2/2026		
Revised:	.	Revised:	.

Sheet
3
of
4



Date Signed: 4/2/2026

ADJOINER REFERENCES:

- ① REMAINDER OF TRACT 3
CALLED 2.67 ACRES
BILL G. MARTIN & WIFE, MARTHA M. MARTIN
VOL. 529, PG. 367
D.R.J.C.T.
- ② CALLED 21.841 ACRES
JOCO HOLDING CORPORATION
INST. NO. 2020-38676
D.R.J.C.T.
- ③ CALLED 29.492 ACRES
DAVID BELEK
INST. NO. 2019-19628
D.R.J.C.T.
- ④ REMAINDER OF
CALLED 2.00 ACRES
MICHELLE NICOLE GREENE
INST. NO. 2013-19930
D.R.J.C.T.
- ⑤ REMAINDER OF
CALLED 2.00 ACRES
AARON MICHAEL GREENE
INST. NO. 2013-19929
D.R.J.C.T.
- ⑥ CALLED 0.476 ACRES
AARON GREENE & MICHELLE GREENE
INST. NO. 2020-23509
D.R.J.C.T.
- ⑦ REMAINDER OF TRACT 1
CALLED 152.1 ACRES
BILL G. MARTIN & WIFE, MARTHA M. MARTIN
VOL. 529, PG. 367
D.R.J.C.T.
- ⑧ TRACT 1
CALLED 33.45 ACRES
RODNEY ROSENAUER AND PEGGY
ROSENAUER
VOL. 2985, PG. 559
D.R.J.C.T.
- ⑨ TRACT TWO
CALLED 0.55 ACRES
RODNEY AND PEGGY ROSENAUER
VOL. 2985, PG. 559
D.R.J.C.T.
- ⑩ CALLED 1.220 ACRES
CHRISTOPHER A. REED
AND NATALIE REED
INST. NO. 2015-3105
D.R.J.C.T.
- ⑪ CALLED 3.22 ACRES
CHRISTOPHER A. REED
AND NATALIE REED
VOL. 2751, PG. 724
D.R.J.C.T.
- ⑫ REMAINDER OF
CALLED 2.34 ACRES
CHRISTOPHER A. REED
INST. NO. 2014-5852
D.R.J.C.T.
- ⑬ TRACT 2
CALLED 1.222 ACRES
TILLAR BURLISON BLVD PARTNERS, LP
INST. NO. 2025-1750
D.R.J.C.T.
- ⑭ TRACT 1
TILLAR BURLISON BLVD PARTNERS, LP
INST. NO. 2025-1750
D.R.J.C.T.
LOT 1, BLOCK 1
HORTON ADDITION
VOL. 10, PG. 691
P.R.J.C.T.
- ⑮ CALLED 2.66 ACRES
FEGHALI HOLDINGS, LLC
INST. NO. 2022-38986
D.R.J.C.T.
- ⑯ REMAINDER OF CALLED 5.90 ACRES
GUY R. KINCAID AND WIFE,
TINA KINCAID
INST. NO. 2014-2822
D.R.J.C.T.

LINE TABLE

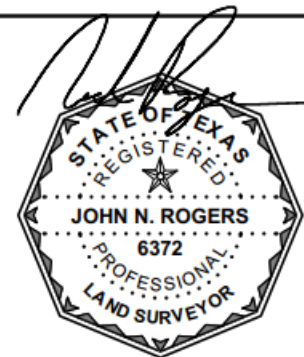
LINE #	BEARING	DISTANCE
L1	S62°28'56"W	1313.51'
L2	N04°49'29"W	85.79'
L3	S62°45'28"W	27.70'
L4	N19°42'22"W	412.34'
L5	S67°06'28"W	117.66'
L6	N22°56'59"W	91.15'
L7	S59°31'54"W	305.58'
L8	N29°48'44"W	152.43'
L9	S60°06'43"W	565.94'
L10	N31°36'01"W	745.92'
L11	N59°43'27"E	109.88'
L12	N64°37'42"E	129.36'
L13	N69°24'06"E	585.60'
L14	N69°40'06"E	65.95'
L15	N62°24'00"E	636.56'
L16	N60°14'00"E	692.03'
L17	S30°43'15"E	1397.25'

**EXHIBIT "A" MAP SHOWING
PROPOSED ZONING : INDUSTRIAL,
SITUATED IN A PORTION OF THE
G.W. PARSONS SURVEY, ABSTRACT NO. 689,
SAMUEL MYERS SURVEY, ABSTRACT NO. 627,
J.W. RAWLS SURVEY, ABSTRACT NO. 728,
CITY OF BURLISON, JOHNSON COUNTY, TEXAS**

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE,
NAD83(2011), U.S. SURVEY FEET, AS
DERIVED FROM GPS/OPUS
OBSERVATIONS.



Job No.:	25068	Scale:	NONE	Sheet
Drafted:	L.J.C.	Checked:	J.N.R.	4
Surveyed on the Ground:	3/24/2026			of
Date Prepared:	4/2/2026			4
Revised:	.	Revised:	.	



Date Signed: 4/2/2026

EXHIBIT “B”
DEVELOPMENT STANDARDS

A. Applicability

All development located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this zoning ordinance. All City of Burleson Engineering standards will be adhered to unless otherwise specified in this document or in the approval process of engineering plans.

B. Base Zoning District

The property shall be developed and used in accordance with the base zoning district of the "I, Industrial District" with additional land use regulations as given in the Business Park Overlay District, Appendix B, Section(s) 103-4 and 103-5; and as stated below. The approval of the subject PD will remove any and all requirements associated with the IH-35 Overlay from the subject tract.

- a. Primary uses: In addition to permitted uses of the underlying districts, following uses are allowed:

- 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

- b. Accessory uses:

- Auto laundry/carwash
- Automotive fuel sales
- Battery Charging Area
- Caretaker's or guard's residence
- Mechanical bay

- c. Uses allowed with specific use permit:

- 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

d. **Prohibited uses:** The following uses are prohibited:

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

C. Development Regulations

Development will be held to the requirements of the "Business Park Design Standards" as given in the City of Burleson Code of Ordinances, Appendix C, Article VII.

Notwithstanding the foregoing, buildings used for cold storage, freezer, cooler, refrigerated, or temperature-controlled space ("Cold Storage Buildings") may be constructed with insulated metal panels (IMP) or similar metal wall panel systems. This provision affirms the exemption already provided in the Business Park Design Standards Section 7-50(a)(4). The facade articulation standards of Section 7-50(b) shall continue to apply to Cold Storage Buildings and may be satisfied through variation in metal panel color, profile, or module, or through any other method listed in Section 7-50(b).

D. Preliminary Site Plan

The provided Conceptual Site Plan is preliminary in nature and is provided based on anticipated speculative development of the site. The Conceptual Site Plan is illustrative only and is not regulatory. The number, size, location, orientation, and configuration of buildings, lots, drives, and parking may be modified at the time of site plan or plat approval. Any such modification that results in a variation of not more than fifteen percent (15%) in the cumulative building square footage depicted on the Conceptual Site Plan shall be deemed in general conformance with the Conceptual Site Plan and may be approved administratively by City Staff without requiring an amendment to this Planned Development District.

