



Case ZC26-005

PRESENTED TO CITY COUNCIL 8.17.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 9028 CR 1019

Location:

- 9028 CR 1019 and 2100 Lakewood Drive
- In vicinity of Hooper Business Park

Applicant:

- Justin Bond (RA Development)
- Burlson Development Inc., EDC 4A and MPC18,LLC (Owners)

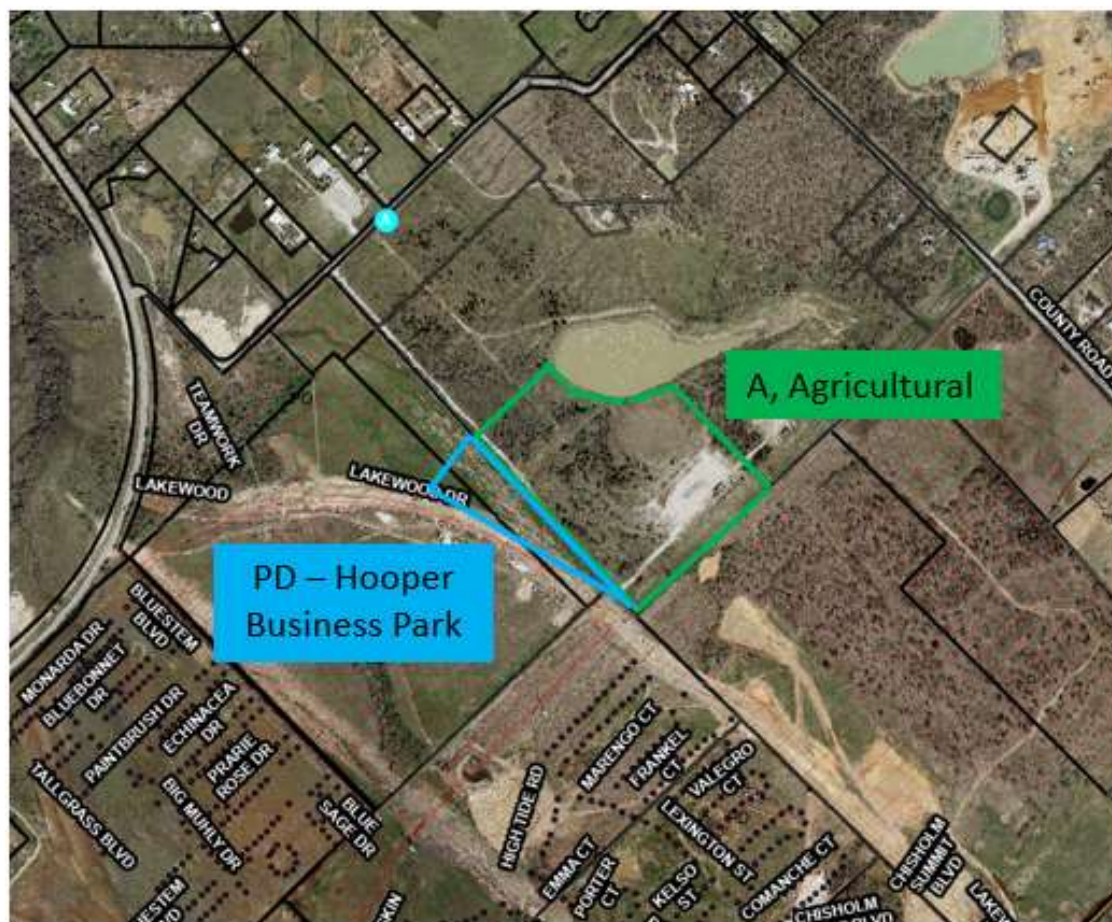
Item for approval:

Zoning Change from “A” Agricultural and “PD” Planned Development to “MF2” Multi-family dwelling district(Case ZC26-005).



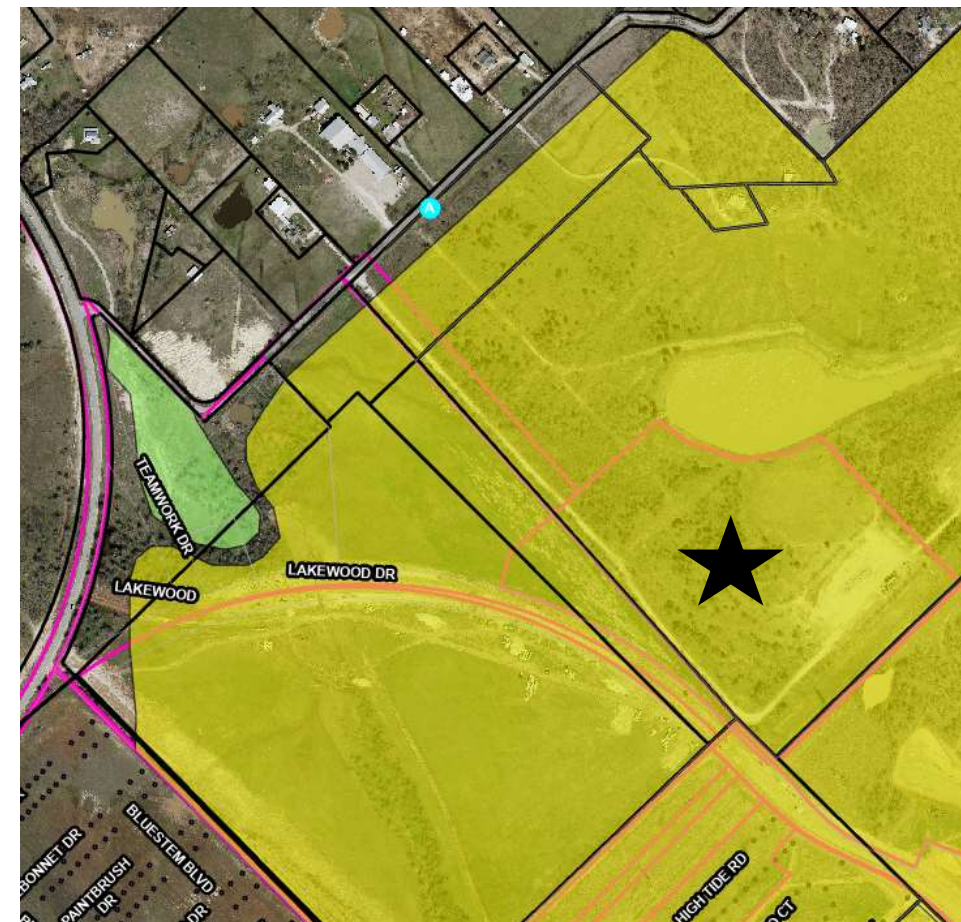
Zoning

A, Agricultural and PD, Planned Development



Comprehensive Plan

Neighborhoods



Economic Development

- The approved 380 agreement allows the Burleson Economic Development Corporation to develop and market a national/ regional office park (i.e. Hooper Business Park) located at the northern edge of Chisholm Summit.
- Hooper Business Park will target national and regional headquarters for industries such as office/professional, healthcare/medical, information technology and other related business sectors.
- Development of MF2, Multifamily adjacent to the Hooper Business Park provides additional housing options to achieve the economic goals of the Hooper Business Park.



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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.



Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft
-  Burleson

ZC – 9028 CR 1019

P&Z Summary:

- Recommended approval 8-0
- Commissioners inquired about Multi-Family Needs Study for the City of Burlson and the proposed land swap.
- No speakers

Staff Recommendation:

- Staff has determined that the requested zoning district of MF2 is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Patio homes, and townhomes may be appropriate in certain locations, especially when part of a master planned community. Multi-family dwelling units as part of a mixed-use development may be appropriate. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Neighborhoods in this category should have increased pedestrian connectivity that includes sidewalks, trails and greenbelts with hike and bike trails. Retail and commercial uses in the area should be located along larger thoroughfares and should be developed in harmony with the residential character.

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

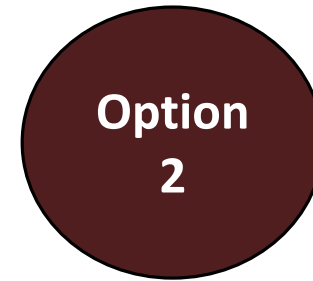
- SFE, Single-Family Estate
- SF16/SF10/SF7, Single-Family Dwelling
- SFA, Single-Family Dwelling (Attached)

The following uses may be appropriate at certain locations:

- NS, Neighborhood Services
- GR, General Retail
- 2F, Two-Family Dwelling
- MF1/MF2, Multi-Family



Approve



Deny



Questions / Comments

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