
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: April 21, 2025

SUBJECT:

440 NW John Jones (Case 25-048): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "SF7, Single-family district-7", to "GR, General Retail". *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On February 17, 2025, an application was submitted by Jack Maines with Southside Bank on behalf of Madison Burleson LTD (owner) for a zoning change request on approximately 3.610 acres of land for future development of a bank in accordance with the GR, General Retail zoning district.

Development Overview:

The applicant is proposing a bank if the zoning is approved, which is allowed by right with GR, General Retail zoning district. They have included a conceptual site plan; attached as Exhibit 4, which also contains an additional building for a future (unknown) use that would have to be developed be in accordance with the General Retail zoning district. Commercial site plan and engineering civil construction reviews will be required prior to any new development at the site.

This site is designated in the Comprehensive Plan as Community Commercial.

This land use category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

Staff supports the zoning request as the GR, General Retail zoning district conforms to the Comprehensive Plan.

Staff received one letter of opposition on April 2nd, from Denna Branson, who resides at 500 Bretts Way. This correspondence has been included as Exhibit 5 for Council's consideration.

RECOMMENDATION:

Approve the ordinance for the zoning change request (Case 25-048).

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

March 25, 2025 – P&Z recommend approval unanimously.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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