
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Development Services Director
MEETING: November 13, 2023

SUBJECT:

Receive a report, hold a discussion and provide staff direction regarding an update to the city's zoning ordinance. (*Staff Presenter: Tony McIlwain, Development Services Director*)

SUMMARY:

The purpose of this presentation is to provide the City Council a briefing on proposed updates to the City's Zoning Ordinance. The City of Burleson's zoning regulations (i.e. Zoning Ordinance) are located in Appendix B of the Code of Ordinances. The zoning code contain land use and development requirements, which are separated into distinct classifications (i.e. zones), on all properties within the municipal boundaries. These zones provide specific standards that govern the purpose of land such as permitted uses, minimum yard sizes, height and bulk regulations, etc.

This briefing (i.e. report and attached documents) will detail proposed changes to the city's that provide for revised definitions, a consolidation of land use categories, a new single-family residential zoning district (SF 8.5), revisions to the IH-35 design standards, new standards for accessory uses, and zoning options relating to liquor/package stores. The Council should be made aware that as a result of recent state legislation, Senate Bill 929, any Council action that would render a conforming use to become non-conforming would require mailed notice of a public hearing to each affected business/property owner. Additionally, if the City were to require a non-conforming use to cease, it must provide compensation to the affected business/property owner. Senate Bill 929 amends Local Government Code section 211.006 and the City must notice in accordance with the law if there are wholesale changes to the City's official zoning map.

City staff would like to receive feedback and seek Council's direction on our efforts any other zoning ordinance related matters.

OPTIONS:

Not applicable; no official voting action is required of the Council.

RECOMMENDATION:

Staff is requesting Council's feedback and direction of the proposed update to the Zoning Ordinance.

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

June 6, 2022: The City Council received a briefing on proposed updates to the Zoning Ordinance.

FISCAL IMPACT:

None

STAFF CONTACT:

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