


City Council Special Meeting

DEPARTMENT: Development Services
FROM: Tony D. McIlwain, Development Services Director
MEETING: April 14, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on proposed amendments to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

During the February 24, 2026, Planning and Zoning Commission meeting, Commissioners requested a joint meeting with the City Council to collaboratively discuss updates to the 2020 Midpoint Update of the Comprehensive Plan and the city’s zoning code. As a reminder, the following items have been discussed with the City Council and Planning and Zoning Commission:

2020 Midpoint Update

Three areas have been evaluated for potential amendments:

1. Regional Office/Commercial designation along the IH-35 corridor to explicitly allow apartment complexes, where adequate infrastructure and connectivity exists;
2. Chisholm Trail Corridor designation along the tollway to include medium-to-high density residential as part of mixed-use developments; and

3. Transit-Oriented Development designation to incorporate certain areas into either the Community Commercial or Neighborhoods designations.

Zoning Code

- accessory dwelling units (ADUs)
- drive-through design and stacking requirements
- vehicle parking regulations
- supplemental regulations
- heavy and high energy industrial (HI)

The draft ordinance for the heavy and high energy industrial district is going before Council on April 20th for a public hearing.

A draft of the overall zoning code updates as well as a previous Council presentation on sustainable development patterns are attached as exhibits 3 and 4 respectively.

RECOMMENDATION:

Staff is seeking Council and Commission direction and feedback, to include the next steps.

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

August 20, 2025: Staff provided a briefing to the I & D Committee on Burleson development patterns and the principles of sustainable development.

November 5, 2025: Staff provided a briefing to the Committee on accessory dwelling units (ADUs), drive-through design and stacking requirements, and parking standards.

December 15, 2025: Staff provided a second briefing to the Committee on accessory dwelling units (ADUs), drive-through design and stacking requirements, and parking standards.

February 4, 2026: Staff provided a briefing on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan to the I & D Committee.

February 24, 2026: Staff provided this briefing to the Planning and Zoning Commission.

March 23, 2026: Staff provided a briefing to the full City Council.

REFERENCE:

[Comprehensive Plan | Burleson, TX - Official Website](#)

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

STAFF CONTACT:

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