

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** November 12, 2024

**SUBJECT:**

2152 SW Wilshire (Case 23-370): Hold a public hearing and consider a recommendation of disapproval for an ordinance for a zoning change request from "A", Agriculture to "PD" Planned Development for Urban Wilshire Village; a townhome and retail development. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On November 27, 2023, an application for a zoning change request was submitted by Rob Orr representing Burleson Premier Real Estate Investments LLC (property owner) for a zoning change request of approximately 41.54 acres for a future townhome and retail development.

**DEVELOPMENT OVERVIEW:**

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning is approved by City Council. Traffic and drainage studies would occur with submittal of the plat and site plan. This request is to develop several retail pad sites (12.02 acres) along the frontage of SW Wilshire, with two town home developments behind the retail component. The townhome components would include a build-to-own (10.32 acres) and build-to-rent community (18.88 acres) with a requested max density of 12 dwelling units per acre.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agriculture	Residential
East	SP, Site Plan Zoning	Tractor Supply
South	A, Agriculture	Residential
West	A, Agriculture	Residential

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

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development. Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability. Cross-access between developments and visibility from adjacent streets are important components to the success of developments in these areas.

*Staff has determined the requested zoning district and use partially aligns with the Comprehensive Plan. However, without phasing to require a portion of the retail component to be built prior to the townhomes; staff recommends disapproval of the request as currently requested by the applicant.*

**Engineering:**

Engineering civil construction reviews and platting will be required prior to the development of the site.

**RECOMMENDATION:**

Recommend disapproval to City Council for an ordinance for the zoning change.

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

N/A

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.ecode360.com)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649