

City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: March 23, 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, and a possible joint meeting with the Planning and Zoning Commission. *(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:

The purpose of the report is to brief the full council of staff's work efforts involving updates to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code.

2020 Midpoint Update

Staff has evaluated three areas 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
- heavy & high energy industrial district
- supplemental regulations

RECOMMENDATION:

Staff is seeking the Council's direction and feedback on this report. The Planning and Zoning Commission is seeking a joint meeting with Council to discuss amendments to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code.

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.

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:

Tony D. McIlwain, ACP.CFM
Development Services Director

tmcilwain@burlesontx.com

817-426-9684