

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Senior Planner
MEETING: March 26, 2024

SUBJECT:

3812 S Burleson Blvd (Case 24-042): Hold a public hearing and consider approval of an ordinance for a zoning change request from “A”, Agricultural to “C” Commercial for a contractor’s office with no outside storage. (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On February 5, 2024, a zoning change request was submitted by Saul and Juan Ramon Solis of Indeed Construction Inc. (owners) to change the zoning of approximately 2.07 acres to C, Commercial.

DEVELOPMENT OVERVIEW:

The owners are proposing a C, Commercial zoning for the development of a contractor’s office with no outside storage. The proposed use would be allowed by-right with a C, Commercial zoning and within the IH-35 overlay district. If the zoning is approved a commercial site plan submittal will be required to ensure the site is developed in accordance with the C, Commercial zoning district and the IH-35 Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	Undeveloped	Industrial
East	Interstate 35	Highway
South	A, Agricultural	Undeveloped
West	ETJ	Undeveloped

This site is designated in the Comprehensive Plan as Employment Growth Center.

This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. Corresponding zoning districts may include Commercial, Industrial, and Business Park Overlay.

Staff has determined the requested zoning and use align with the Comprehensive Plan.

Engineering:

Commercial site plan, civil engineering, and TxDOT reviews will be required prior to the development of the site. Sanitary sewer extension will be required to the site prior to development as well.

RECOMMENDATION:

Recommend approval of an ordinance for the zoning change.

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

June 1984 – Spring Valley plat was approved by the Commissioner’s Court of Johnson County.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.cityofburleson.com/DocumentCenter/View/10000/City-of-Burleson-TX-ZONING-DISTRICTS-(ecode360.com))

FISCAL IMPACT:

None

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Senior Planner
lpearce@burlesontx.com
817-426-9649