

# ZC – 3301 N CR 810

## Location:

- 3301 N CR 810
- 4.429 acres

## Applicant:

Felix Wong (Applicant)

IV Tire Service INC. (Owner)

## Item for approval:

Zoning Change from "A" Agriculture to "C" Commercial (Case 24-329)



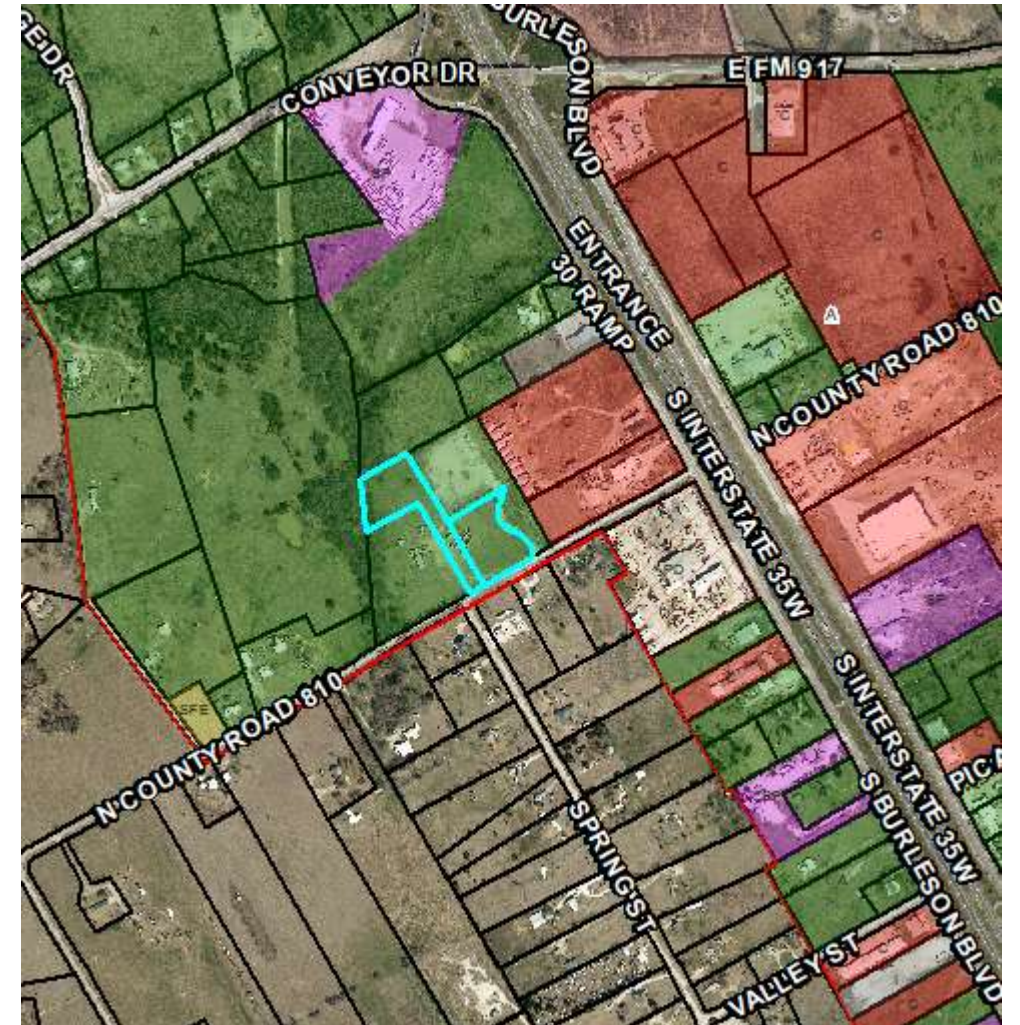
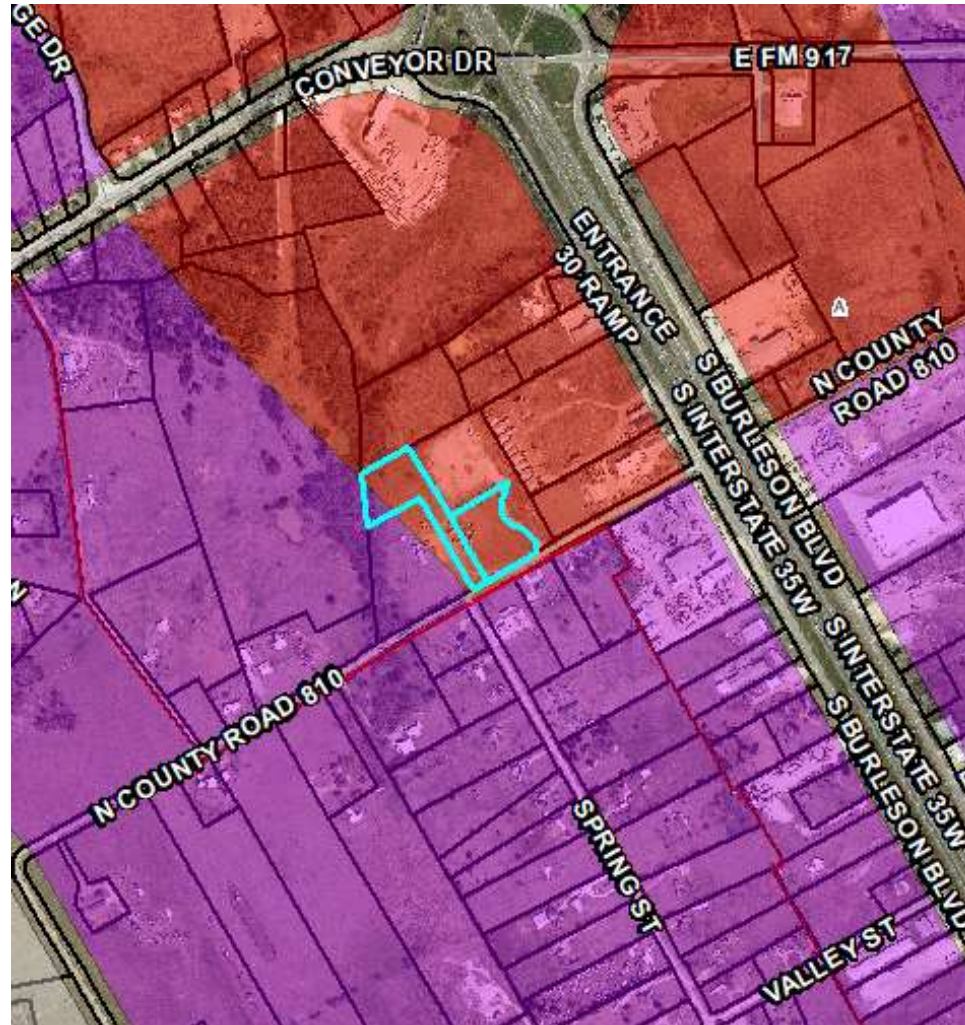


# Comprehensive Plan

Regional Office / Commercial

# Zoning

A, Agriculture



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Allowed Uses in C, Commercial	Allowed (continued)	SUP Required
Auto related (sales, paint, repair) to include parking lots	Motorcycle sales or repair	Amusement (indoor)
Bakery	Office, business or medical	Animal Pound
Cabinet or upholstery shop	Paint Shop	Kennel
Clothing or similar manufacturing	Restaurant	Liquor Store
Convenience or Food and Beverage Store	Studio, health, fitness, or arts	Mini warehouse
Greenhouse or Nursery	Trailer assembly, sales, manufacturing	Gas Well
Hauling or storage company	Wholesale Sales	Tattoo Studio
Retail and repair shops	Schools or Religious Institutions	Taxidermy Zoo

Full list of allowed uses contained within City of Burleson zoning ordinance



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## Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property
- Staff has received no formal opposition related to this zoning request



**Legend**

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft.
-  Burleson

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## P&Z Summary

### Vote

Recommended approval unanimously

### Discussion

None

### Speakers

Applicant was present (no questions)



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## Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “C” Commercial
- Requested zoning district conforms to the Comprehensive Plan and is not at a highly visible area or intersection.

