

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Development Services Director
MEETING: February 3, 2025

SUBJECT:

3301 N CR 810 (Case 24-329): Hold a public hearing and consider approval of an ordinance for a zoning change request from “A” Agricultural to “C” Commercial district for a proposed tractor trailer repair and tire service center. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8 to 0)*

SUMMARY:

On October 30, 2024, an application for a zoning change request was submitted by Felix Wong on behalf of I V Tire Service INC. (property owner) for a zoning change request of approximately 4.429 acres to “C” Commercial district for a proposed tractor trailer repair and tire service.

DEVELOPMENT OVERVIEW:

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning request is approved. Traffic and drainage studies would occur with the site plan and engineering civil construction. This request is for a tractor trailer repair and tire service, which would be allowed-by-right if the “C” Commercial district zoning is granted.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped / residential
East	C, Commercial	Southern Star Tractor
South	ETJ	Residential
West	A, Agricultural	Undeveloped

This site is designated in the Comprehensive Plan as Regional Office / Commercial

This land use category is intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category. Corresponding zoning district include GR, General Retail and C, Commercial

Staff has determined the requested zoning district conforms to the Comprehensive Plan and the proposed use is not out of character with the currently existing adjacent uses.

Engineering:

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

RECOMMENDATION:

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

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

January 14, 2025 – The Planning and Zoning Commission recommended approval (8-0)

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:

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