

ZC – 3162 S Burleson

Location:

- 3162 S Burleson

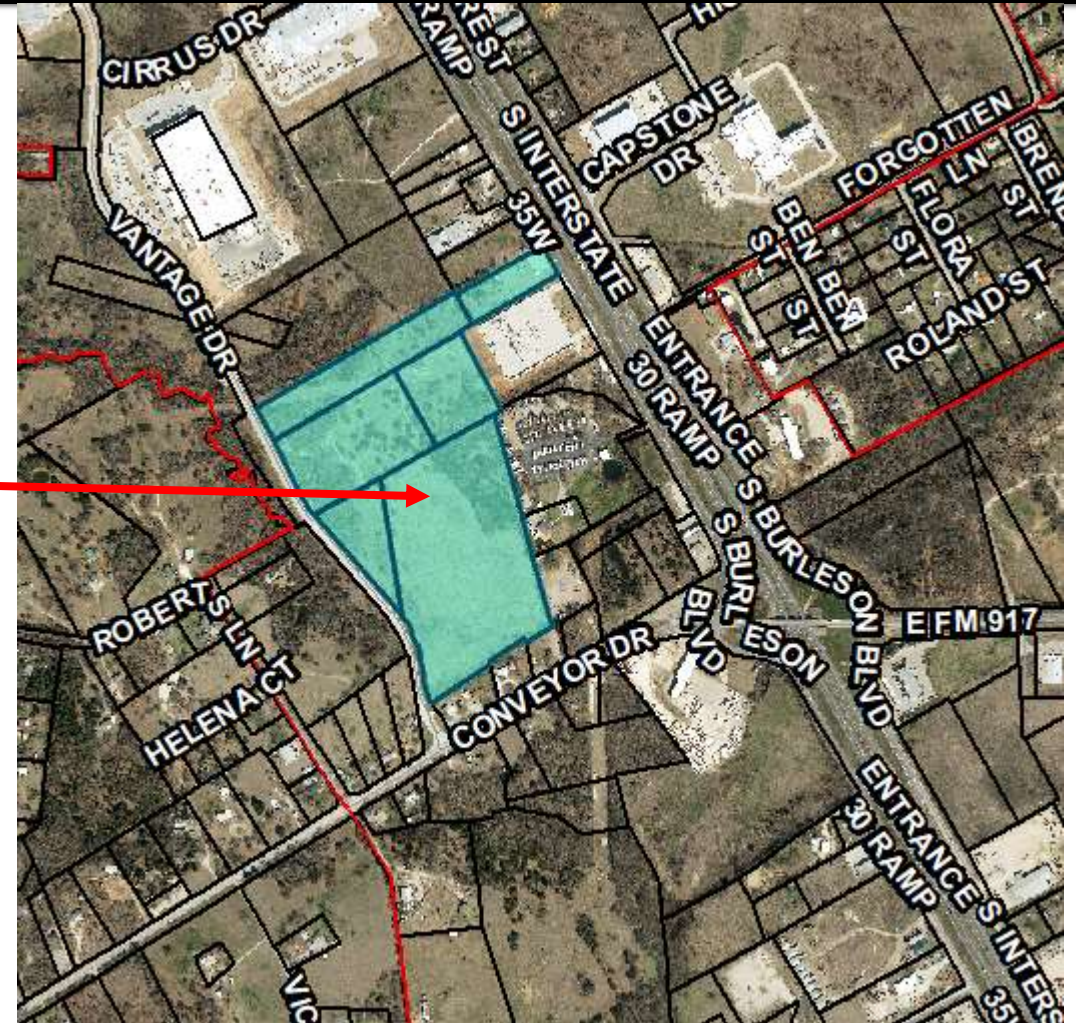
Applicant:

Rob Orr

(Burleson Highpoint Investments LLC)

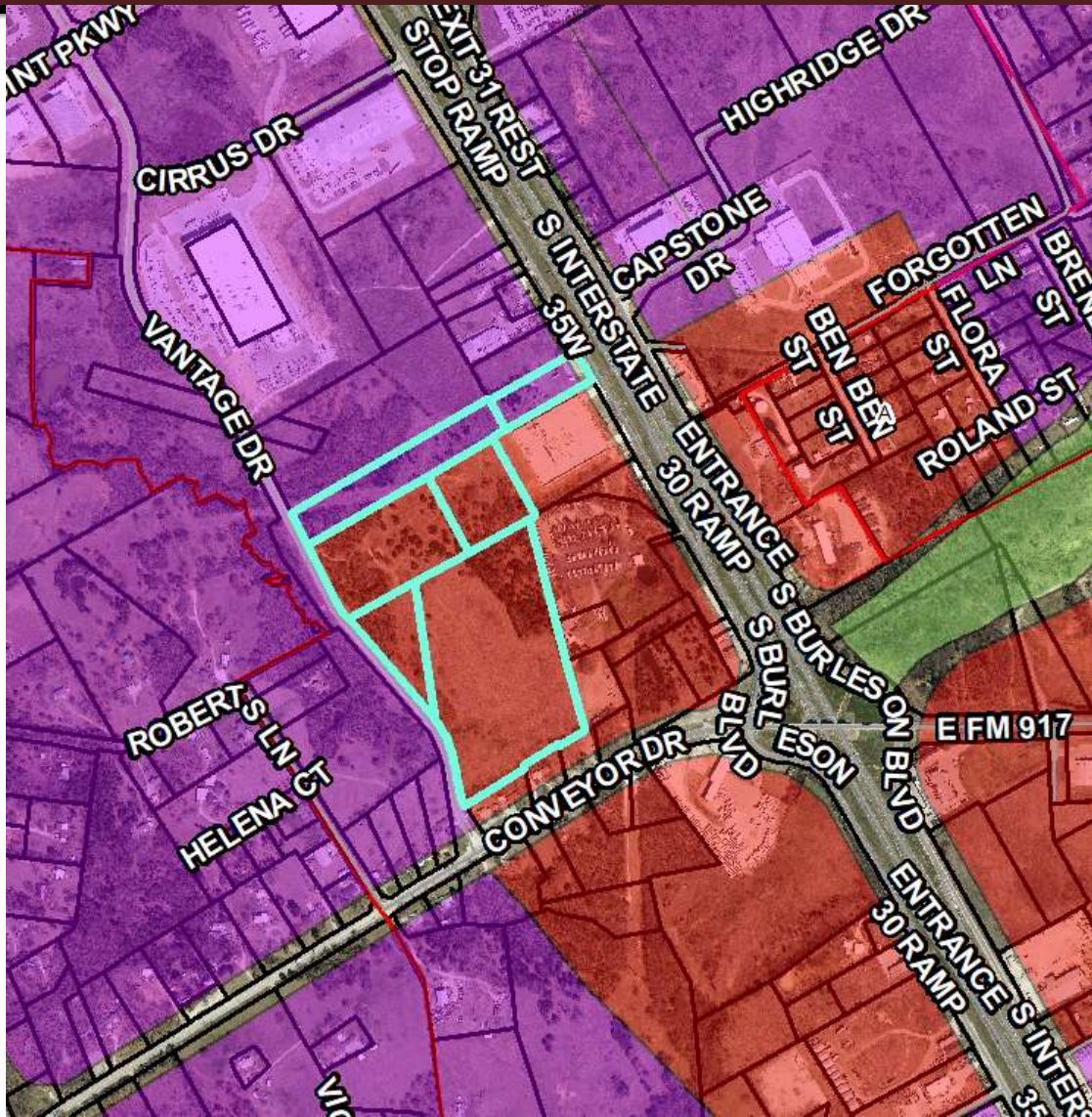
Item for approval:

Zoning Change from "C" Commercial and "A" Agricultural to "PD" Planned for industrial development utilizing the Business Park Design Standards (Case 24-129).



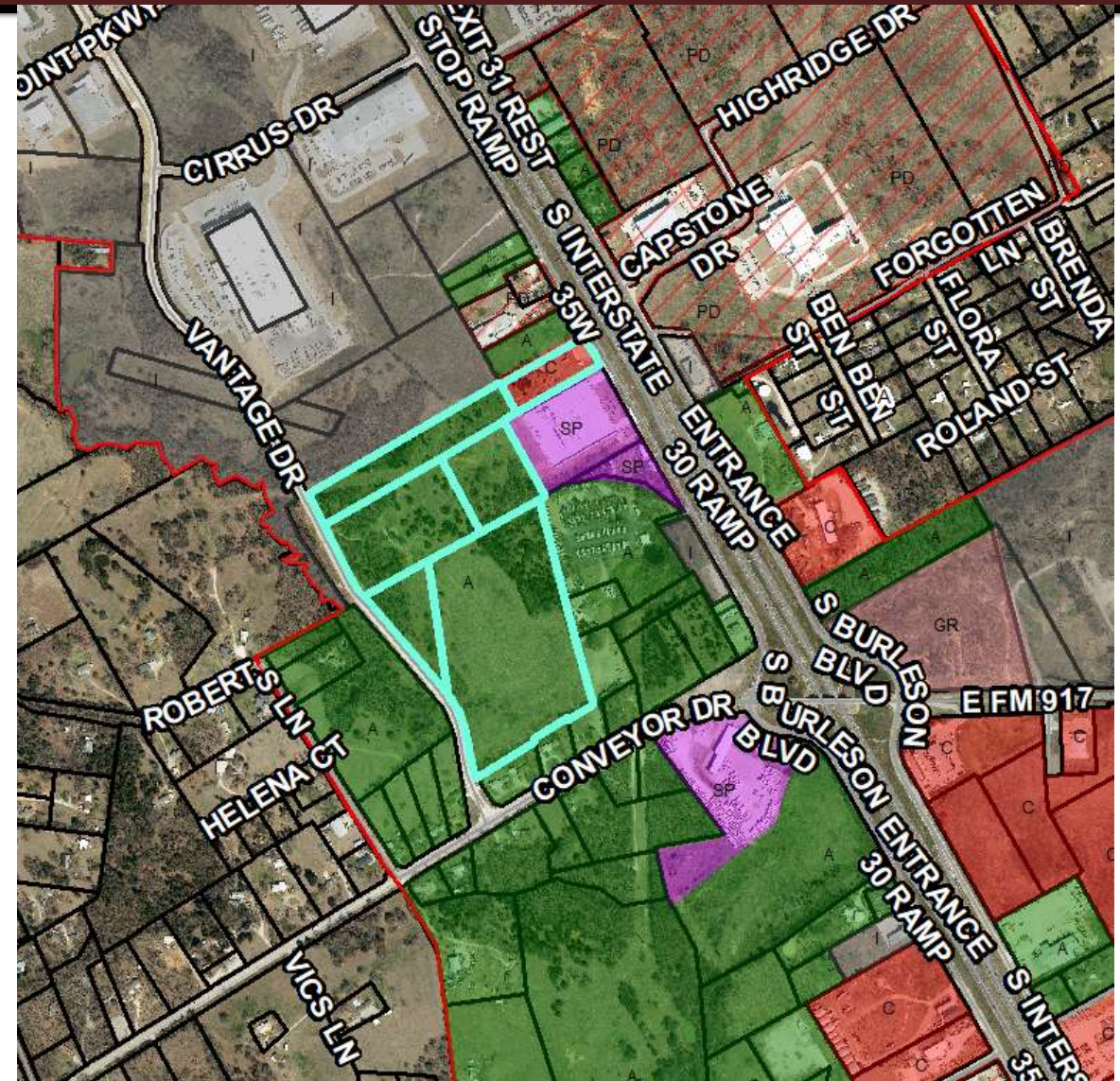
Comprehensive Plan

Employment Growth Center & Regional Office/ Commercial



Zoning

Commercial and Agricultural



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Ordinance Elevation Examples

Acceptable



Unacceptable



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PD Regulations

- **Development Regulations in accordance with the Business Park Design Standards (will be reviewed at site plan submittal)**
- **Land Uses in accordance with I, Industrial zoning with additional restricted uses as outlined in the Business Park overlay**

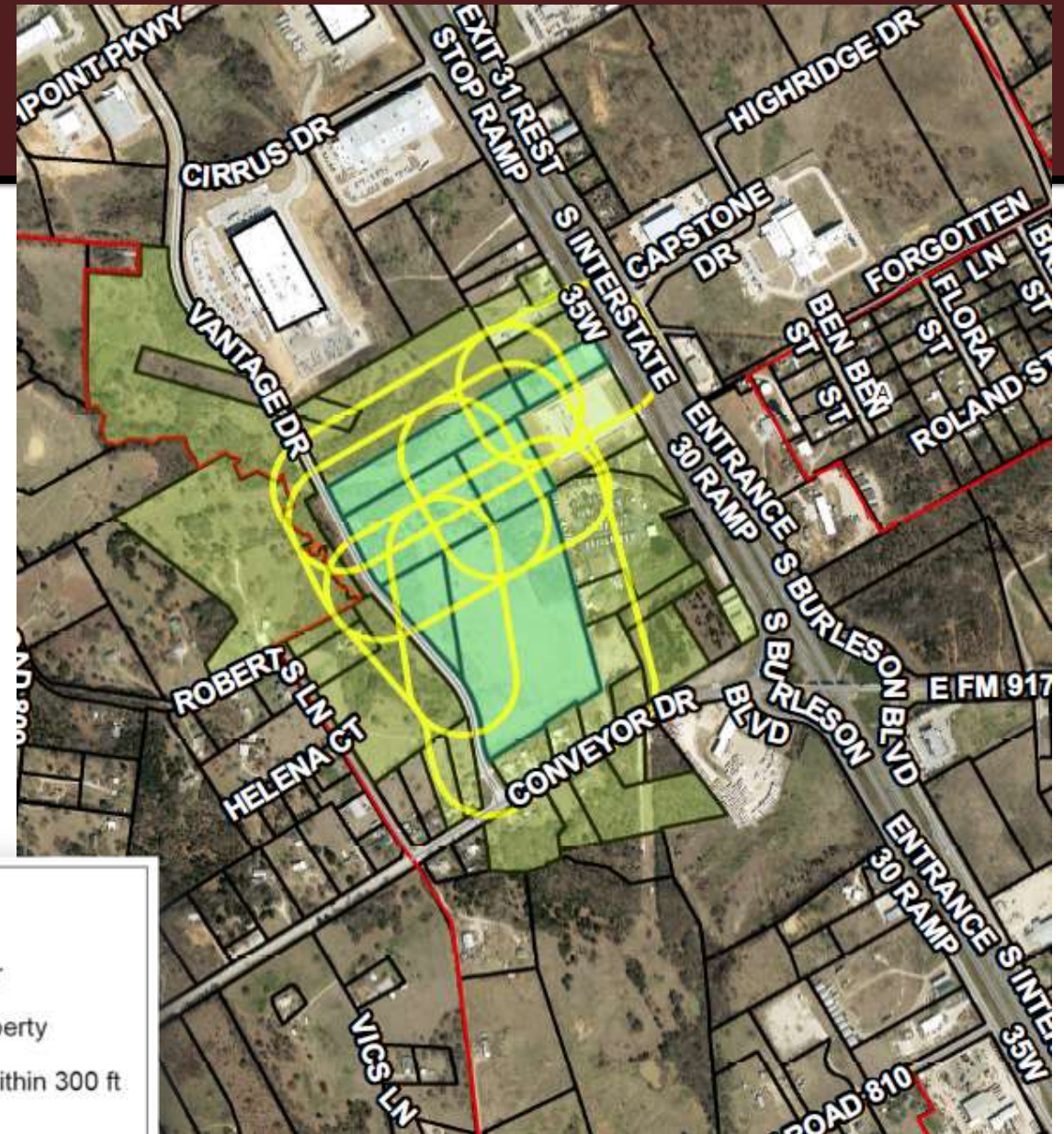
Prohibited uses include (not limited to) land uses such as:

- Auto repair, sales, tire retread, salvage yard, etc.
- Brick, cement or lime plants
- Sand, gravel, and topsoil extraction
- Sewage plants
- Sexually oriented business

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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.
- At this time staff has received no formal opposition



Legend

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

[illegible]