
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director

MEETING: February 6, 2023

SUBJECT:

2825 S Burleson (Case 22-152): Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agriculture to "C" Commercial. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

SUMMARY:

On November 14, 2022, an application for a zoning change request was submitted by Andrew Feghali (owner) for a zoning change of approximately 2.66 acres for laboratory research in an existing industrial/commercial building.

Development Overview:

The property is currently in the IH-35 corridor overly and is zoned "A", Agriculture, with a commercial building that appears to have been vacant for several years. The applicant has requested to rezone the property to "C", Commercial, for aerospace laboratory research and testing. The applicant's personal narrative and request are attached as Exhibit 4. The uses and any future site improvements will occur in accordance with City of Burleson Code of Ordinances, "C" Commercial district zoning, and IH-35 design standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	"A", Agriculture	Vacant commercial building
North	"A", Agriculture	Undeveloped
East	"A", Agriculture	Undeveloped
South	"C", Commercial	Commercial building
West	IH-35/ Business Park	Interstate

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

This land use category is intended for uses with important employment opportunities and potential for upward mobility of skilled workers. Corresponding zoning districts include C, Commercial; I, Industrial; and BP, Business Park.

Staff supports a zoning change request to “C” Commercial district based on the adjacent uses, proximity to IH-35, and conformance with the Comprehensive Plan.

Engineering:

The applicant intends to utilize the current structure. Future expansion of the site or building will require platting and engineering reviews.

OPTIONS:

- 1) Approve the ordinance for a zoning change request to “C” Commercial; or
- 2) Approve the ordinance for a zoning change request to an alternative zoning district; or
- 3) Deny the ordinance for a zoning change request;

RECOMMENDATION:

Approve an ordinance for a zoning change to “C” Commercial (Case 22-152).

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9686