

# ZC - 2825 S Burleson

## Location:

- 2825 S Burleson
- 2.66 acres

## Applicant:

Andrew Feghali  
Property Owner

## Item for approval:

Zoning Change from "A"  
Agriculture to "C" Commercial  
(Case22-152)





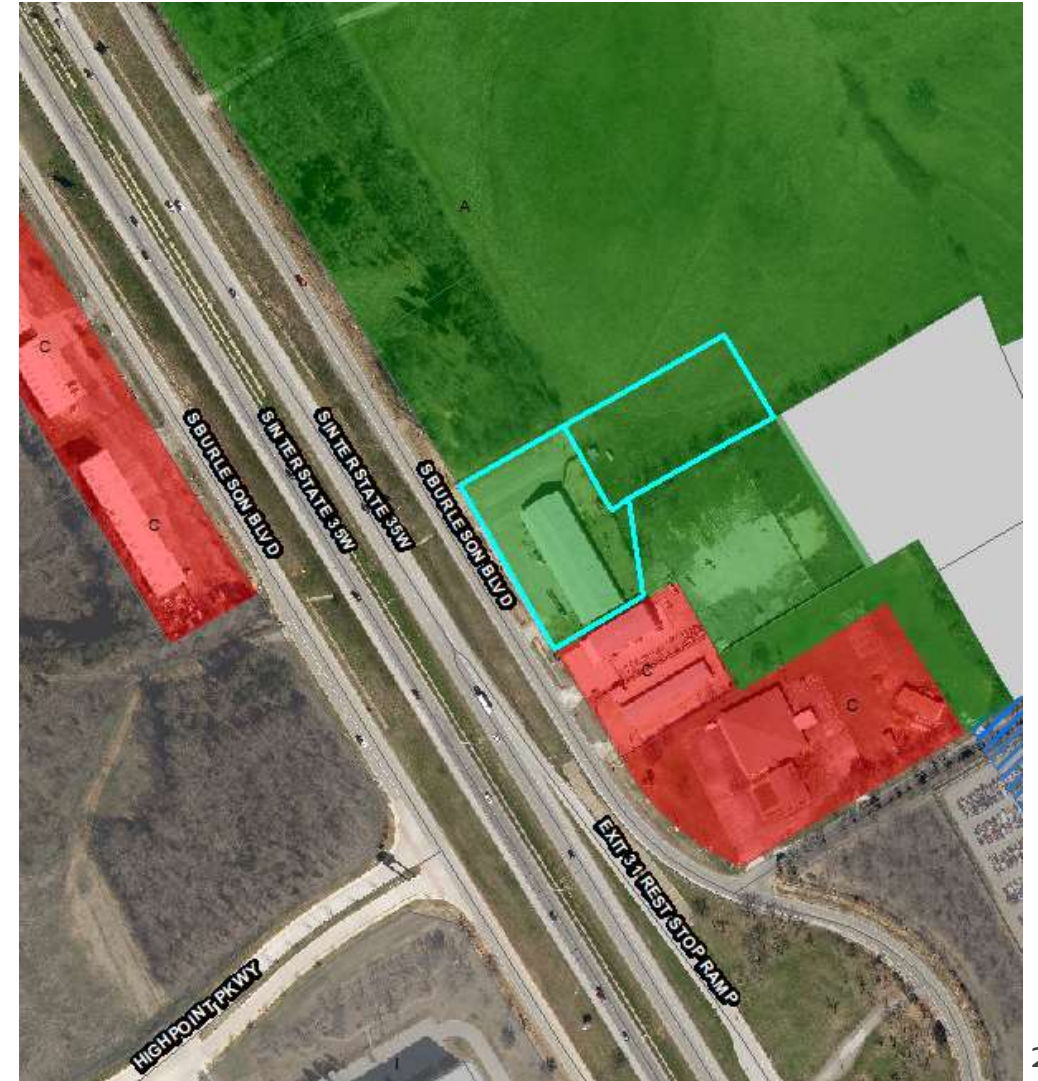
# Comprehensive Plan

Employment Growth



# Zoning

A, Agriculture  
IH-35 Overlay





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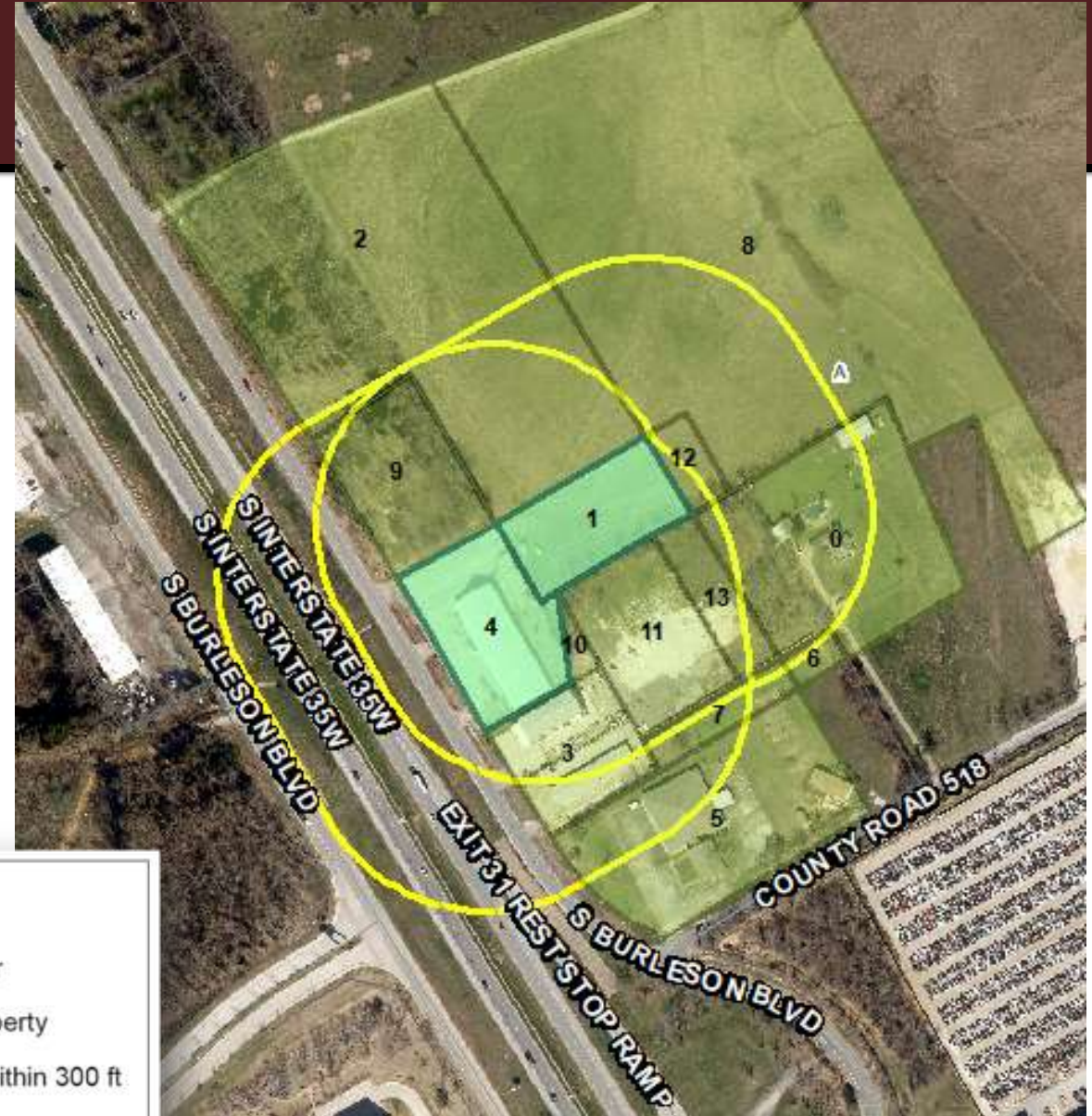
**Applicant intends to use currently existing structure on the site. Future expansions to the building and/or site are subject to platting and applicable engineer and building department reviews.**



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Public Hearing Notice Public notices mailed to property owners within 300 feet of subject property.

Published in newspaper  
Signs Posted on the property



## Legend

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



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## P&Z Summary

### Vote

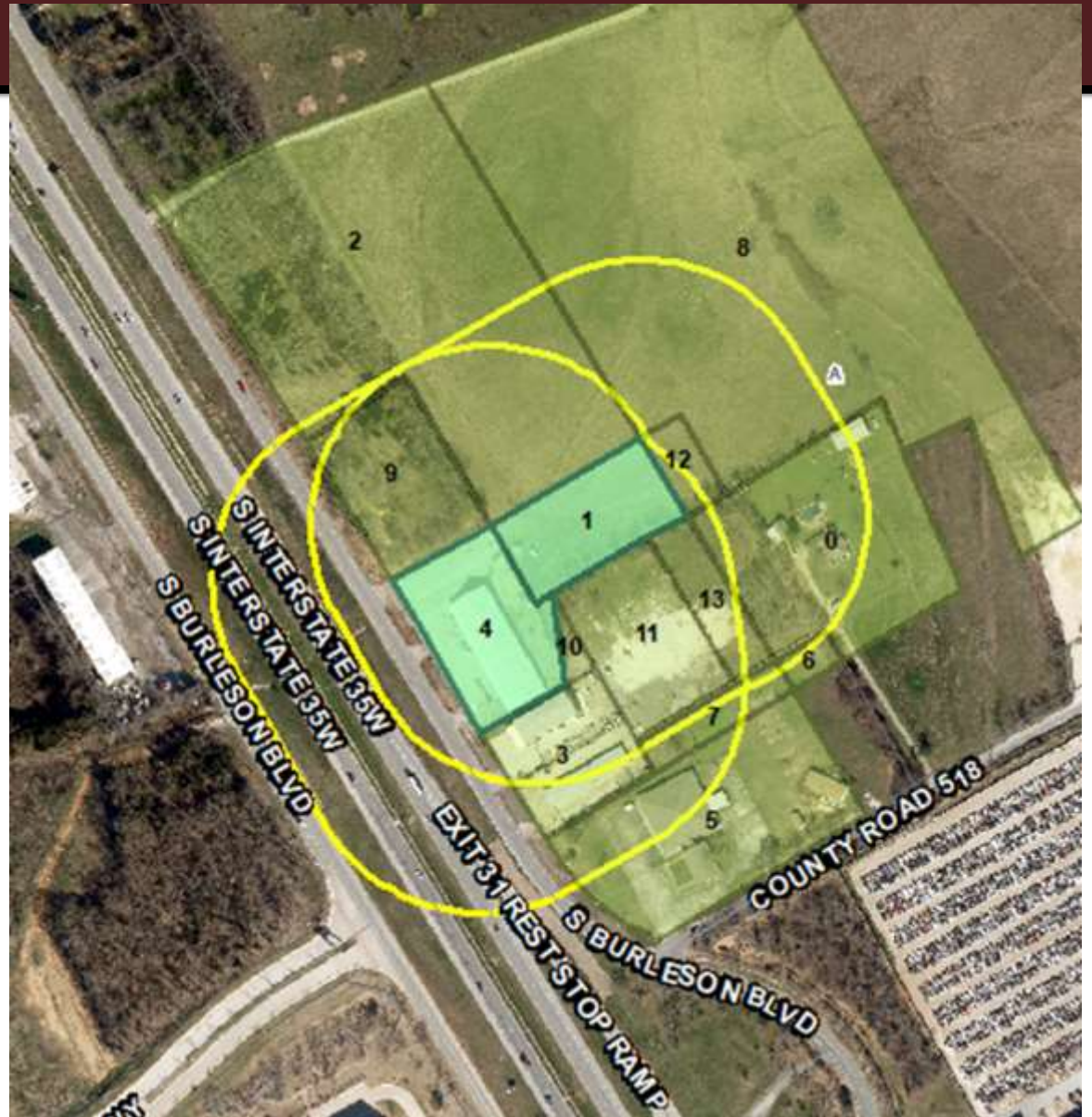
Recommended approval unanimously

### Discussion

- Enforcement of City Ordinances if use changes or with future expansion of the site
- Commercial versus Industrial zoning

### Speakers

Adjacent property owner (Mr. Reed) spoke about nuisances at other adjacent sites.





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## Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to "C" Commercial
- Conformance with the Comprehensive Plan; and
- Compatibility with adjacent uses; and
- Proximity to IH-35

