

3936 S Burleson ZC

Location:

- 3936 S Burleson

Applicant:

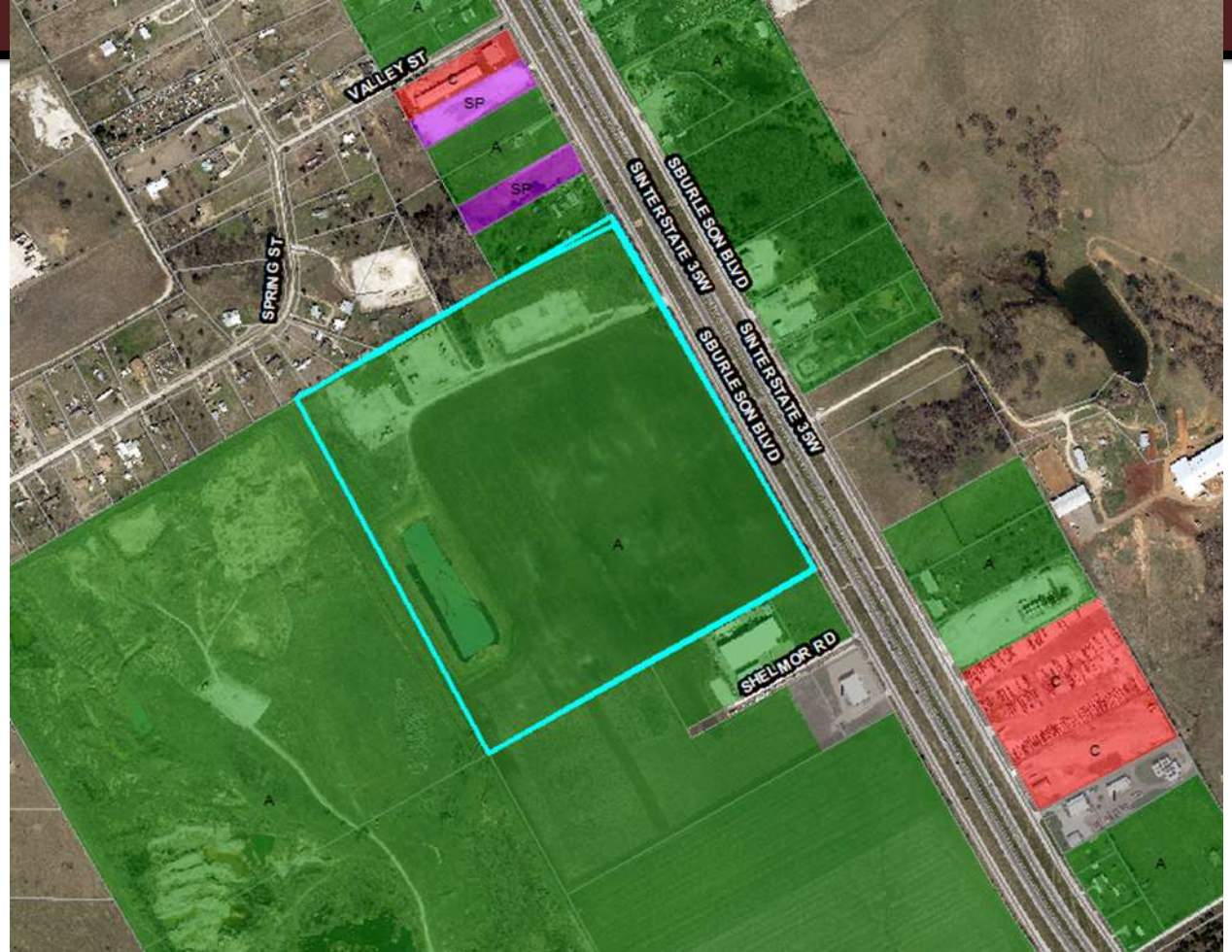
Jeff Landon (applicant)

Charles Ezell (owner)

Item for approval:

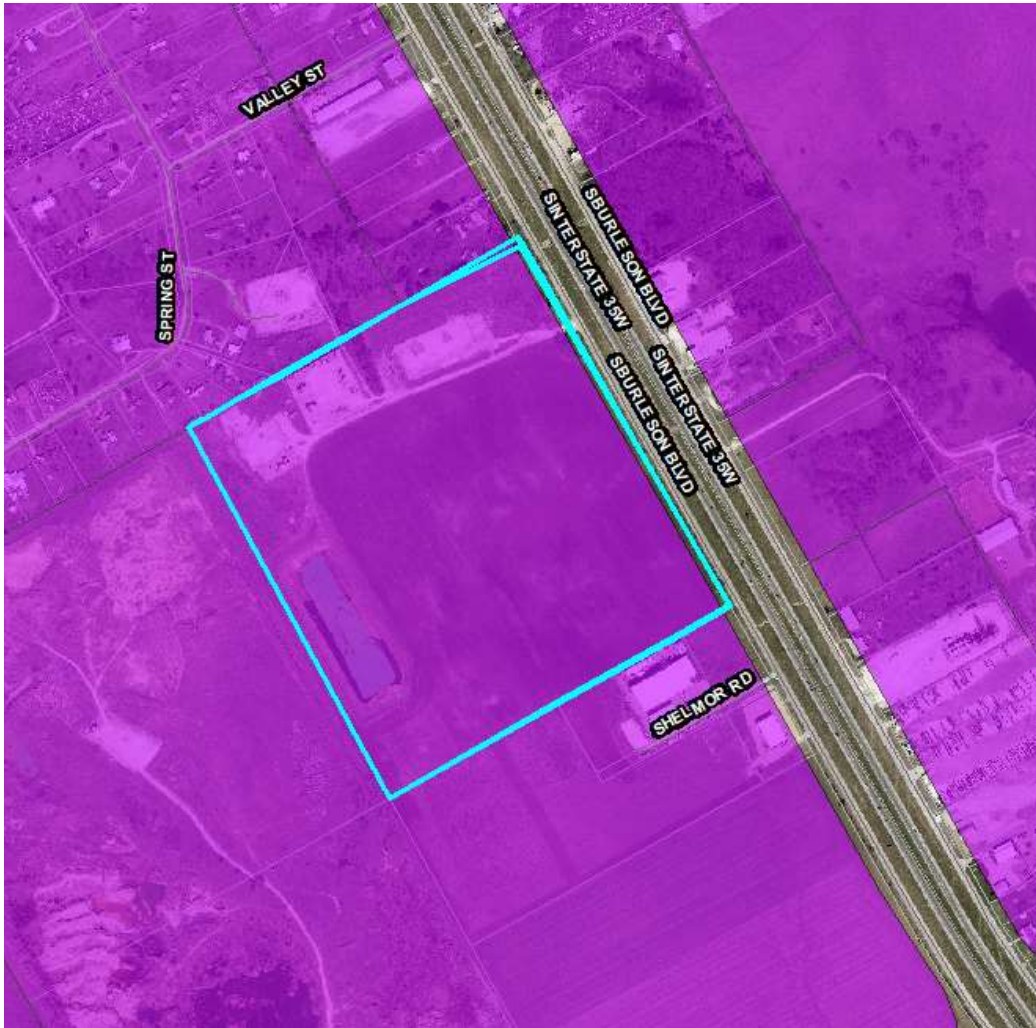
Zoning Change (Case 22-043).

- A, Agriculture to PD, Planned Development



Comprehensive Plan

Employment Growth Center



Current Zoning

Agricultural



Planned Development Specifics

- The PD requires conformance with all current "I", Industrial and IH-35 design standards (setbacks, landscaping, etc.)
- Allows the by-right land uses in the Industrial zoning district as well as the IH-35 overlay, in addition to a contractor's office with screened storage (required by Specific Use Permit in IH-35 overlay).
- The following Industrial zoning district uses are strictly prohibited by the PD:
 1. Sexually Oriented Businesses (SOBs)
 2. Auto salvage yards

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Traffic:

- The site will be accessed from the IH-35 service road and will require TxDOT approval.

Utilities/ Drainage:

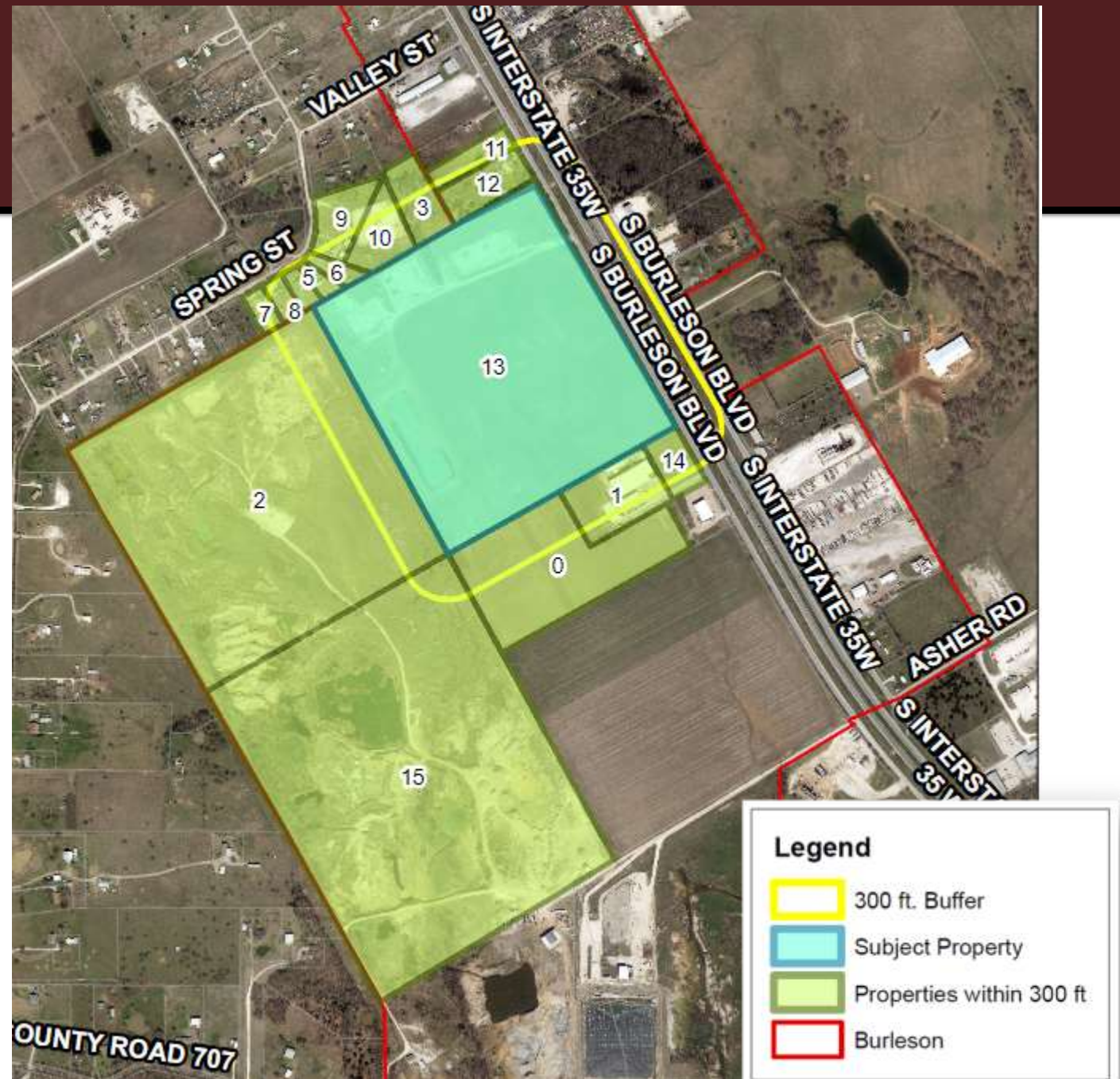
- There is no city sewer available to this site and the city does not currently have any projects identified on the CIP plan to extend sewer. The applicant will be required to install a sewage treatment facility or O.S.S.F.
- Water is provided by Bethany.
- Detention of storm water is required for any development greater than 1 acre; it will be evaluated with the plat submittal.

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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

Staff has received no inquiries concerning this request.



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Staff's Recommendation

Staff recommends approval of the zoning change request to PD, Planned Development.

- PD is consistent with the goals and policies of the Comprehensive Plan; and
- Requires conformance with all "I", Industrial and IH35 design standards;
- Prohibits SOBs and auto salvage yards.

