
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Senior Planner
MEETING: June 28, 2022

SUBJECT:

8121 CR 1016Z (Case 22-062): Hold a public hearing and consider a zoning change request from "A" Agricultural, to "C" Commercial, to allow for future commercial development.

SUMMARY:

On May 2, 2022, an application was submitted by Richard and Teri Kahler (owners) to rezone approximately 1.5 acres from "A" Agricultural, to "C" Commercial for future commercial development.

Planning Analysis

The site is located adjacent to Chisholm Trail Parkway and currently has a commercial structure that was built prior to the property being involuntarily annexed into the City of Burleson in 2016. If the zoning request is approved, a septic system installation and subsequent building inspections will be required prior to the issuance of any certificate of occupancy.

Zoning and Land Use Table:

	Zoning	Use
Subject Site	A, Agricultural	Commercial building
North	A, Agricultural	Undeveloped
East	A, Agricultural	Undeveloped
South	SP, Site Plan	Light Manufacturing (Ord. C-723-12)
West	Chisholm Trail Parkway	Tollway

This site is designated in the Comprehensive Plan as Chisholm Trail Corridor. Land uses along the Chisholm Trail Corridor should be primarily nonresidential, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. Commercial and General Retail are both listed as appropriate corresponding zoning districts for this area.

Traffic:

The proposal as presented does not warrant a traffic impact analysis (TIA).

Utilities/ Drainage:

Though the property is within City Limits, no sanitary sewer facility is available, therefore it will require an onsite sewage facility (Septic). Any development greater than 1 acre is required to analyze whether detention of stormwater is required. At this time there is no development associated with this zoning case.

OPTIONS:

- 1) Recommend approval of the zoning change request; or
- 2) Recommend denial of the zoning change request.

RECOMMENDATION:

Approval of a zoning change request from "A" Agricultural, to "C" Commercial, to allow for future commercial development (Case 22-062).

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

June 20, 2016 – City Council conducted final reading of the annexation.

PUBLIC NOTIFICATION:

In accordance with City ordinances and State law, notice of the proposed zone change for this property was mailed to surrounding property owners within 300 feet of the site and published in the newspaper.

At this time there have been no inquiries regarding this case.

FISCAL IMPACT:

None

STAFF CONTACT:

Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649