

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Development Services Director
MEETING: September 23, 2024

SUBJECT:

216 W Eldred Street (Case 24-210): Hold a public hearing and consider an ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial district for all of Lot 6, Block 30; Original Town of Burleson Addition. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On July 8, 2024, an application was submitted by Derek Scheler (owner), to rezone approximately 0.132 acres of vacant land to CC, Central Commercial for the construction of a new multi-tenant building located in the Old Town Overlay.

DEVELOPMENT OVERVIEW:

The owner is proposing a “CC”, Central Commercial zoning district so that he can pursue the approvals necessary to construct a new multi-tenant building on the now vacant site. Previously there was a substandard vacant single-family home that was demolished in late 2021. The current “SF7” Single-family dwelling district is also within the Old Town Overlay district and new development is required to meet the overlay district standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF7, Single-family 7	Undeveloped, Residential
North	CC, Central Commercial	Developed, Commercial
East	SF7, Single-family 7	Developed, Residential
South	SF7, Single-family 7	Developed, Residential
West	SF7, Single-family 7	Developed, Commercial

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Old Town**. Development in the area should further the vision for a social and entertainment destination for the region. Typical uses include restaurants, offices, retail, personal services, community and educational services and mixed-use residential development. As Old Town continues to redevelop over time, the mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly vibrant downtown.

Existing low-density, single-family residential (SF7) is suitable in the area, but the expansion should not be encouraged.

Development and redevelopment in this area are subject to the Old Town Overlay Standards.

The proposed zoning of CC, Central Commercial is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to construct a new multi-tenant building on the vacant lot. The proposed zoning will further the vision of the Old Town overlay by meeting the standards set forth in the district.

Engineering:

Engineering civil construction reviews will be required prior to the development of any additional development on the site.

RECOMMENDATION:

Approve an ordinance for the zoning change request. During the Planning and Zoning Commission meeting, there were two speakers that had concerns about traffic and parking in Old Town.

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

August 27, 2024: Planning and Zoning Commission recommended approval of the zoning change request.

REFERENCE:

<https://ecode360.com/39939078#39939078>

FISCAL IMPACT:

None

STAFF CONTACT:

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