

**City Council Regular Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Development Services Director  
**MEETING:** August 19, 2024

**SUBJECT:**

3608 S Burleson Blvd (Case 24-189): Hold a public hearing and consider approval of an ordinance for a zoning change request from “A” Agricultural to “C” Commercial for all of Lot 5, Spring Valley Addition. (First & Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

**SUMMARY:**

On June 10, 2024, an application was submitted by Roger Smeltzer (applicant) with Vision Commercial Real Estate LLC. on behalf of Billy Myers (owner), to rezone approximately 2 acres to C, Commercial to align the zoning with the current uses and certificates of occupancy on-file.

**DEVELOPMENT OVERVIEW:**

The owner is proposing a “C”, Commercial zoning. The current “A” Agriculture zoning is the default zoning from when the area was annexed into the city in 2008. Prior to the annexation, a sign company occupied the building and the current owner is continuing with the sign company but would like to lease out other space in the building to potential businesses that requires the Commercial zoning district.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural,	Developed, Commercial
North	A, Agriculture	Developed, Commercial
East	ETJ	Developed, Residential
South	A, Agricultural	Developed, Residential
West	C, Commercial	Developed, Commercial

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Employment Growth Center**. This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing.

The proposed zoning of C, Commercial is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to lease space in the existing buildings on the site. The proposed zoning will further the vision of the Employment Growth Center designation.

**Engineering:**

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

**RECOMMENDATION:**

Approve a consideration of an approval of an ordinance for the zoning change request.

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

July 30, 2024: Planning and Zoning Commission recommended approval of a zoning change from A to C.

January 10, 2008: City Council approved the annexation of an area that included the subject property.

**REFERENCE:**

<https://ecode360.com/39939092#39939092>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Tony McIlwain  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817-426-9684