
City Council Regular Meeting

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

SUBJECT:

3084 S Burleson Blvd (Case 24-146): Hold a public hearing and consider approval of an ordinance for a zoning change request from “A” Agricultural and “PD” Planned Development to “PD”, Planned Development for a 5.153 acre site. (First & Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On April 15, 2024, an application was submitted by Nathan Olson (applicant) with OES, INC. on behalf of Deepak Somarajan (owner), to rezone approximately 5.153 acres to PD, Planned Development.

DEVELOPMENT OVERVIEW:

The owners are proposing a PD, Planned Development with a base zoning district of I, Industrial for a future expansion of the existing business. In addition to the land use regulations found in the base I, Industrial zoning district, staff has incorporated additional land use regulations and restrictions into the Planned Development. These land use regulations were taken from the existing Planned Development District and incorporated into the proposed Ordinance (attached as Exhibit 3).

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural, PD, Planned Development	Developed, Industrial
North	I, Industrial	Undeveloped
East	PD, Planned Development	Developed, Industrial
South	A, Agricultural	Undeveloped

West	I, Industrial	Developed, Industrial
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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 PD, Planned Development with a base zoning of I, Industrial is in compliance with the Comprehensive plan. This zoning request is a result of the need to expand an existing manufacturing and assembly business that has been operating at this location since 2007. The expansion of the existing use and newly 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 the site.

RECOMMENDATION:

Approve 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 & PD to PD.

December 11, 2023- City Council approved a zoning change request from SP to PD.

November 14, 2023- The Planning and Zoning Commission recommended approval of a zoning change from SP to PD.

September 11, 2008: City Council approved the SP, Site Plan zoning request for American Completion Tools.

REFERENCE:

<https://ecode360.com/39939115#39939115>

FISCAL IMPACT:

None

STAFF CONTACT:

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