
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: September 12, 2023

SUBJECT:

255 Centre Dr. (Case 22-167): Hold a public hearing and consider approval of an ordinance for a zoning change request from “A”, Agricultural to “I”, Industrial for a 0.35 acre portion of 255 Centre Dr.

SUMMARY:

On December 13, 2022, an application was submitted by Angel Sanchez (applicant) with MAS Consulting Engineers on behalf of Jason Burghart (owner), to rezone a 0.35 acre portion of 255 Centre Dr. from “A”, Agricultural to “I”, Industrial. The majority of the undeveloped 4.411 acre subject site is currently zoned I, Industrial with a 0.35 acre portion being zoned A, Agricultural. In order to bring the entire site into zoning conformity, the applicant has requested to rezone the 0.35 portion to be consistent with the rest of the site and the surrounding area. The applicant has also submitted an associated Commercial Site Plan (22-165), proposing to expand Liquid Stone Concrete’s operation to the subject site. Liquid Stone Concrete currently operates at 221 Centre Dr., located immediately to the west of the subject property, and is zoned I, Industrial. The proposed I, Industrial zoning district allows for permanent concrete batching plants by right. A draft ordinance for this zoning change request is included in this packet.

Planning Analysis

The City’s Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Regional Office/Commercial**. This land use category is intended for uses with regional emphasis due to the area’s high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category. Medium to high density residential may be allowed as part of a mixed-use development. Additionally, uses in these areas should be less susceptible to noise and visual pollution because of the proximity to major thoroughfares. Due to the visibility from the roadways, architectural design and screening are important.

The proposed zoning of I, Industrial and the subsequent use of a concrete batching plant does not comply with the Comprehensive Plan designation of Regional Office/Commercial. However, the majority of the subject site is already zoned I, Industrial with the exception of 0.35 acres. If approved, this request would bring the entire site into zoning consistency. Additionally, an existing concrete batching plant is currently operating immediately to the west of the subject site. The owner is proposing to expand the business and bring the new sites zoning into conformity.

	Zoning	Use
Subject Site	I, Industrial & A, Agricultural	Undeveloped
North	C, Commercial	Developed, Commercial
East	Outside of Jurisdiction (Fort Worth)	Developed, Spinks Airport
South	I, Industrial	Developed, Industrial
West	I, Industrial	Developed, Industrial



OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the zoning change request from “A”, Agricultural to “I”, Industrial for a portion of 255 Centre Dr. as proposed by the applicant.

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time staff has not received any formal opposition regarding this case.

FISCAL IMPACT:

None

STAFF CONTACT:

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