
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director of Development Services

MEETING: July 18, 2022

SUBJECT:

8121 CR 1016Z (Case 22-062): Hold a public hearing and consider approval of an ordinance requesting a zoning change from “A” Agricultural, to “C” Commercial, to allow for future commercial development.(First and Final Reading) (*Staff Presenter: Tony McIlwain, Director of Development Services*)

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) Approve the zoning change request; or
- 2) Deny the zoning change request.

RECOMMENDATION:

Staff recommends approval of a zoning change request from “A” Agricultural, to “C” Commercial, to allow for future commercial development (Case 22-062) based on the following:

- Request is consistent with the goals and policies of the Comprehensive Plan; and
- Commercial building existed prior to annexation; and
- Approval of zoning request will allow for future commercial development at the site.

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

June 28, 2022 – Planning and Zoning Commission unanimously recommended approval.

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:

Tony McIlwain
Director, Development Services
tmcilwain@burlesontx.com
817-426-9684