
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director of Development Services

MEETING: July 18, 2022

SUBJECT:

3936 S Burleson (Case 22-043): Hold a public hearing and consider approval of an ordinance requesting a zoning change from “A”, Agricultural district, to “PD” Planned Development district for future industrial development. (First and Final Reading) (*Staff Presenter: Tony McIlwain, Director of Development Services*)

SUMMARY:

On March 21, 2022, an application was submitted by Jeff Landon with Kimley-Horn on behalf of Charles Ezell (Owner) to rezone approximately 73.72 acres from “A” Agricultural to “I” Industrial with a specific use permit for a proposed industrial development. After further staff review and discussions with the applicant, the request was modified to “PD” Planned Development.

Planning Analysis

The proposed development will be speculative distribution warehouses for a mixture of potential commercial and industrial uses. The site is currently zoned A, Agriculture and is located in the IH-35 overlay district. The “PD” Planned Development requires the applicant to develop the site in accordance with all current “I”, Industrial, and IH35 design standards. Additionally, the PD allows the additional use of a contractor's office with a screened storage yard and prohibits sexually oriented businesses and auto salvage yards which would be allowed by right with traditional “I”, Industrial zoning. If the zoning request is approved, the applicant will be required to plat the property and submit a Commercial Site Plan (CSP) for Planning and Zoning Commission recommendation and City Council consideration.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural and ETJ	Undeveloped and residential (ETJ)
East	IH-35	Interstate
South	A, Agricultural	Industrial
West	A, Agricultural	Undeveloped, gas well



Exhibit A. (Location and surrounding zoning)

This site is designated in the Comprehensive Plan as Employment Growth Center.

This land use category should incorporate a mix of low and medium density industrial buildings and yards that have ample parking and loading for cars and trucks. Sites should have quality road access with wide street lanes and large intersections. Buildings and screening materials for outdoor storage should be of a quality that is reflective of Burleson and protects our image as seen from the IH-35W gateway. Industries should have upward mobility as well as potential for skilled workers to include logistics and warehousing.

Staff's determination is that the current proposal will meet the intent of the Comprehensive Plan designation.

Traffic:

The site will be accessed from the IH-35 service road and will require TxDOT approval.

Utilities/ Drainage:

There is no city sewer available to this site and the city does not currently have any projects identified on the CIP plan to extend sewer. The applicant will be required to install a sewage treatment facility or O.S.S.F.

OPTIONS:

- 1) Approve the zoning request; or
- 2) Approve the zoning request with addition PD requirements; or
- 3) Deny the zoning change request.

RECOMMENDATION:

Staff recommends approval of the zoning change based on:

- Proposed PD is consistent with goals and policies of the Comprehensive Plan; and
- Requires conformance with all Industrial and IH35 design standards; and
- Prohibits Sexually Oriented Businesses and auto salvage yards.

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

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

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.

Fiscal IMPACT:

None

STAFF CONTACT:

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