

4139 S Burleson Blvd ZC

Location:

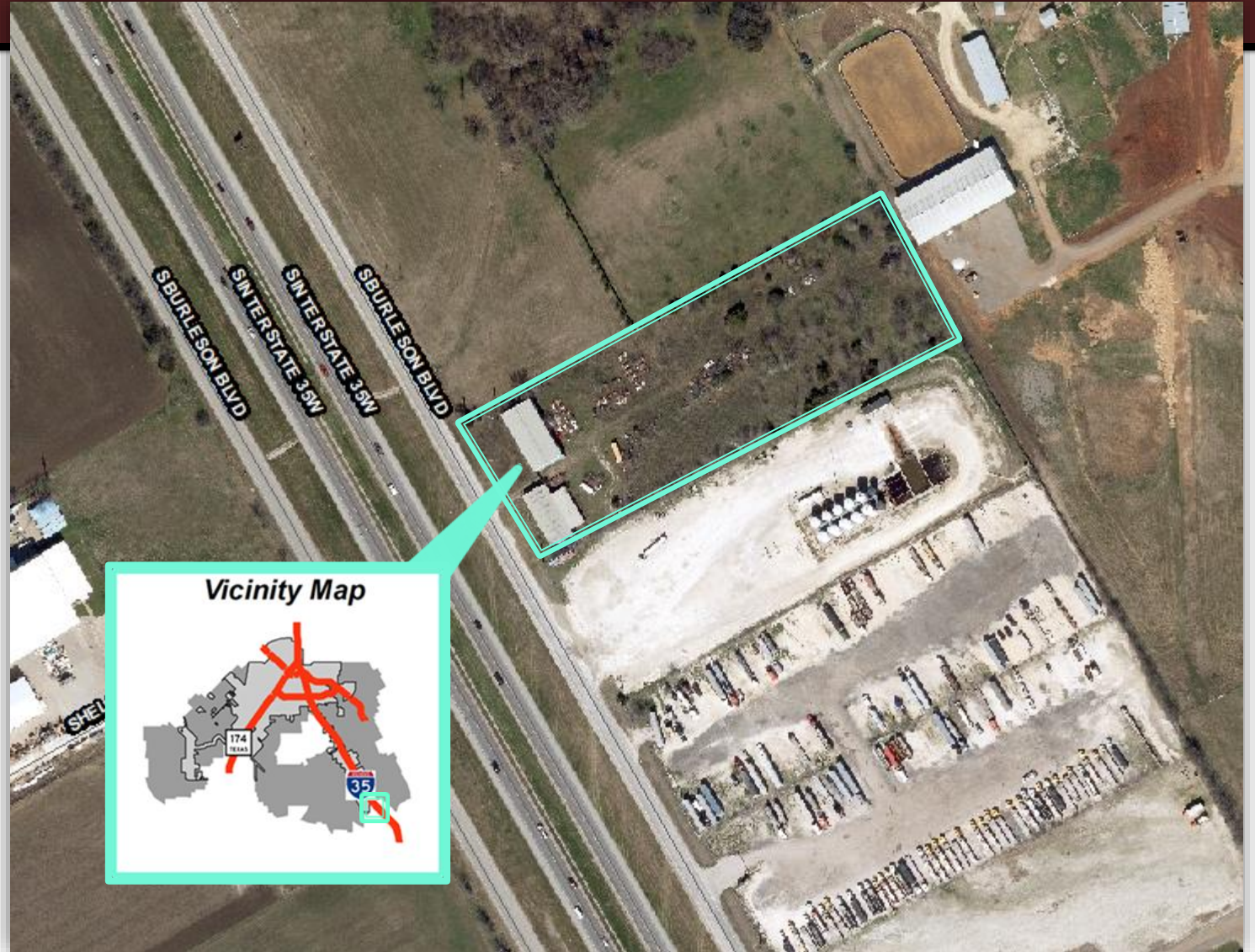
- 4.13 acres
- 4139 S Burleson Blvd

Applicant/Owner:

Daniel Welling

Item for approval:

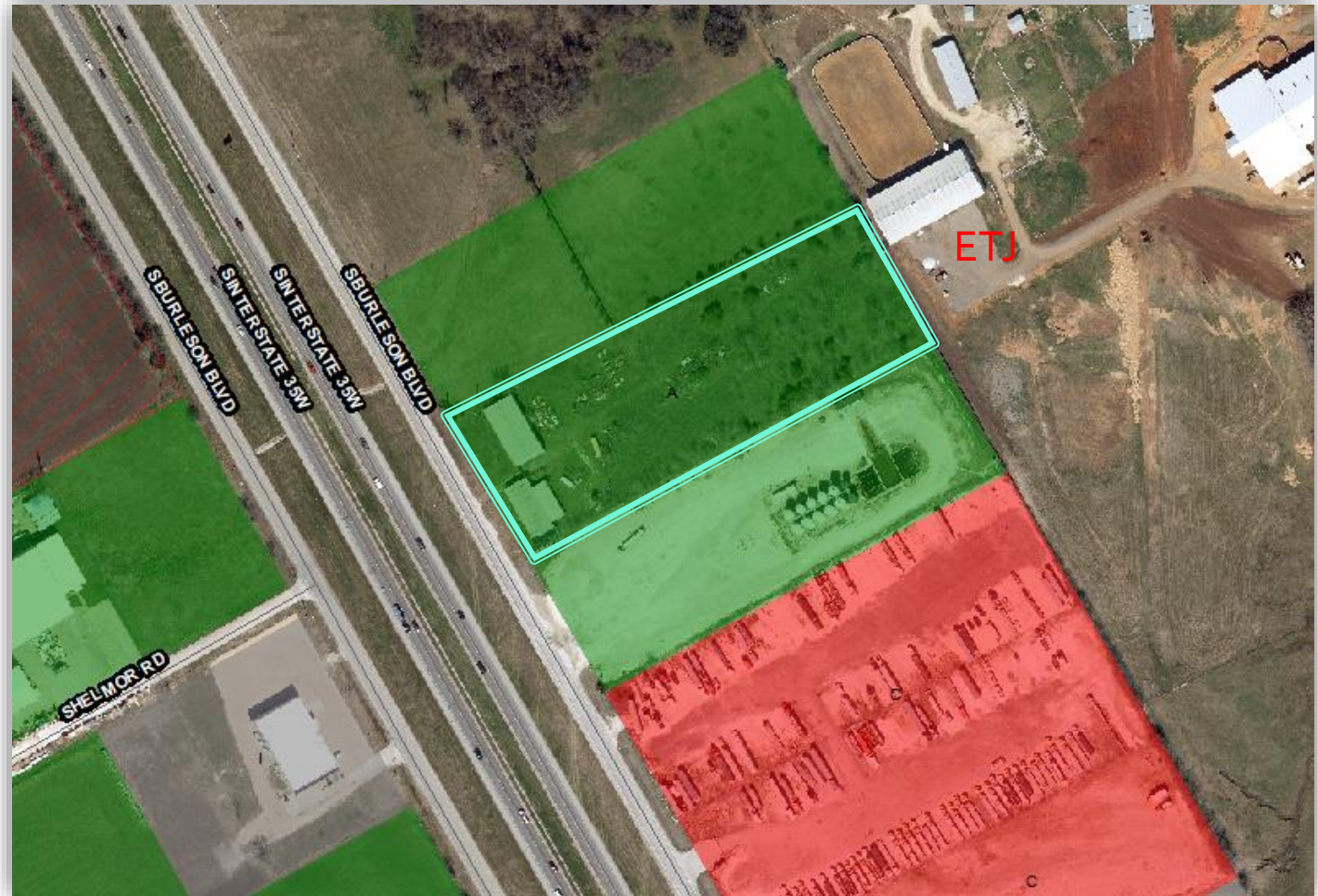
Zoning Change (Case 22-145)



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Zoning Information

- Current zoning is Agricultural
 - Contains two structures on site (built in 1990's):
 - 4,000sqft office/warehouse
 - 5,000sqft warehouse
- Applicant is requesting a zone change to PD, Planned Development.
 - Base Zoning of I, Industrial
 - Allow for future industrial uses to occupy and operate on the subject property.



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Zoning Restrictions

- Applicant is requesting a zone change to PD, Planned Development.
 - Base Zoning of I, Industrial
 - All industrial uses in accordance with the zoning code are permitted by right with the exception of the following prohibited uses:

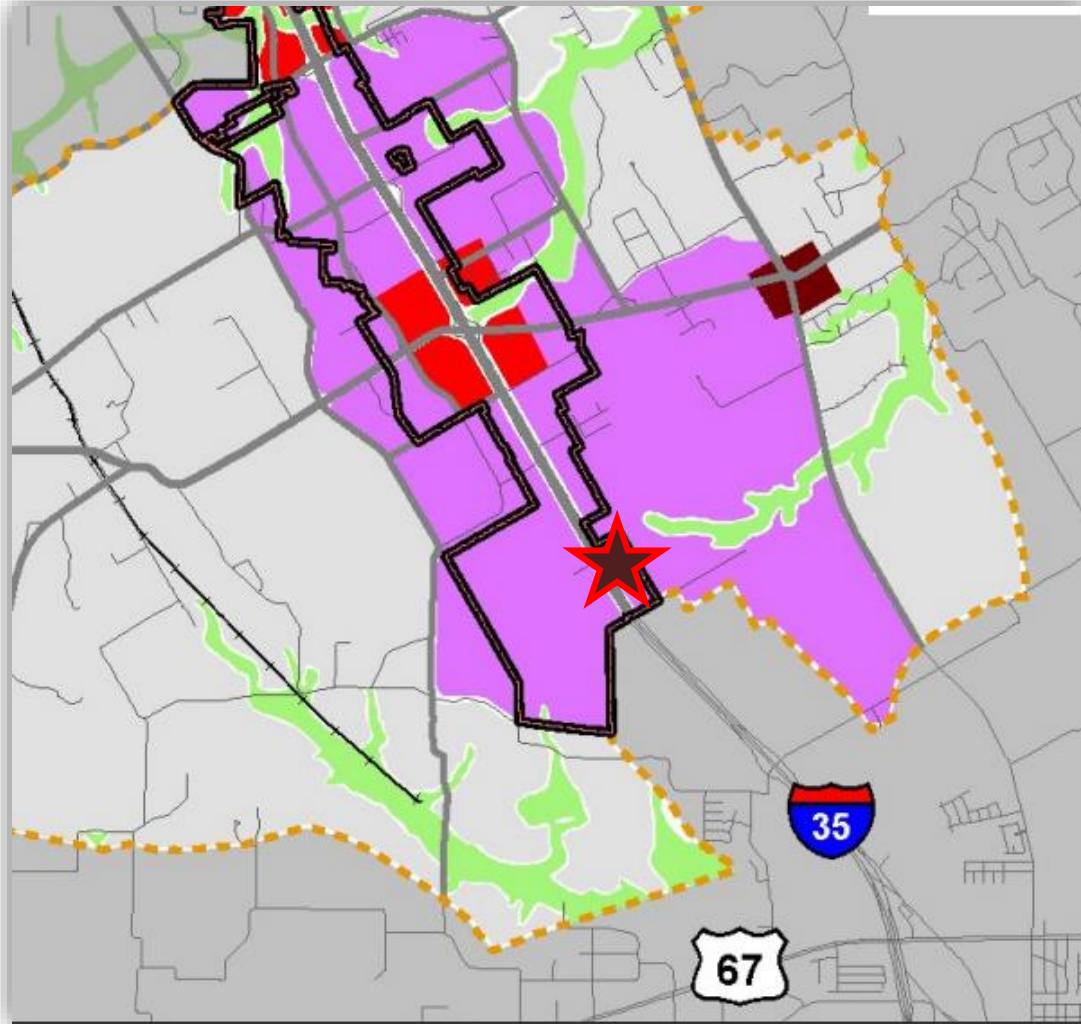


Prohibited Uses:

- Asphalt/concrete batching
- Auto salvage yards
- Petroleum or gas well
- Petroleum storage/collection
- Railroad freight terminal
- Railroad passenger terminal
- Railroad team track
- Railroad track or right-of-way
- Sand/gravel/topsoil extraction storage
- Sexually oriented businesses (SOB's)

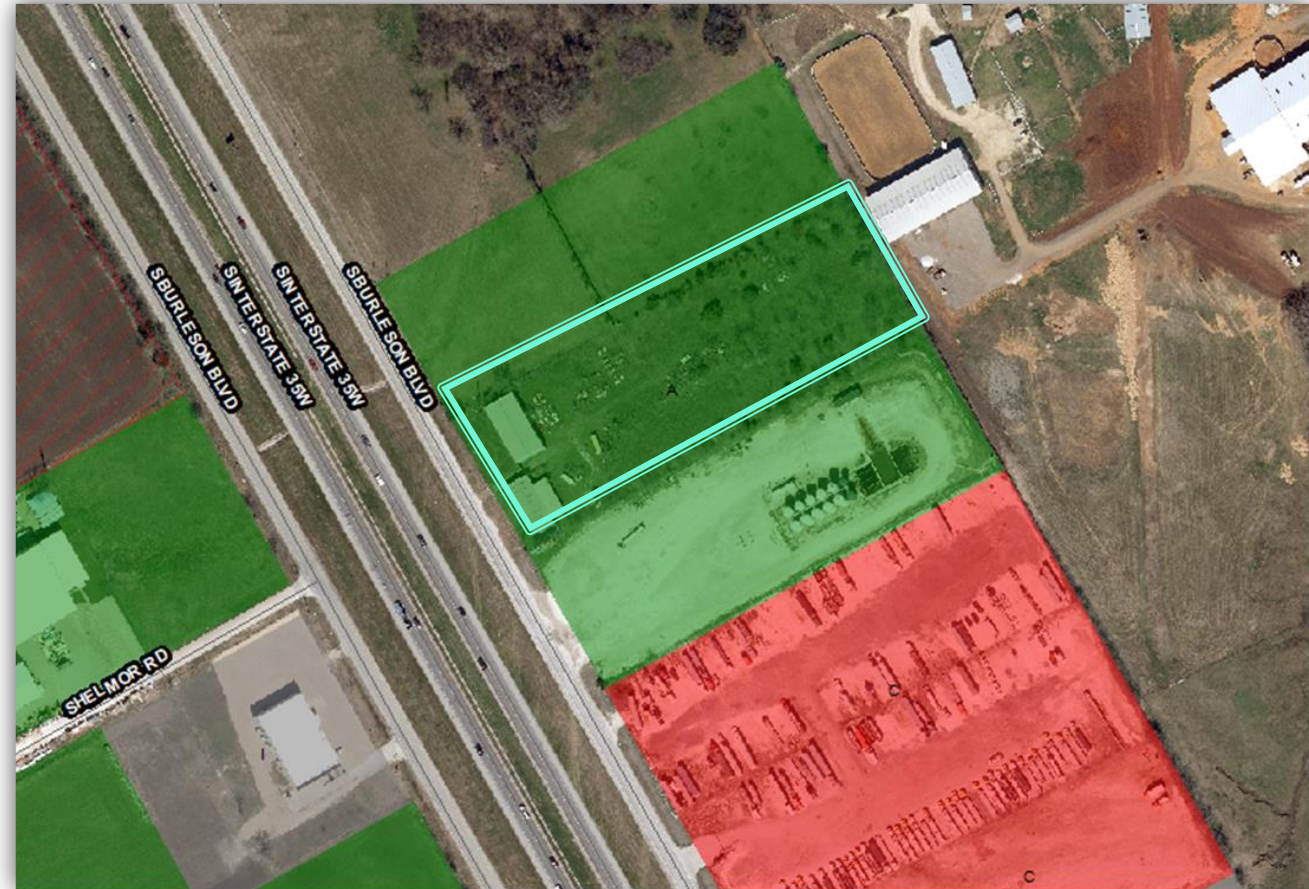
Comprehensive Plan

Employment Growth Center



Current Zoning

Agricultural

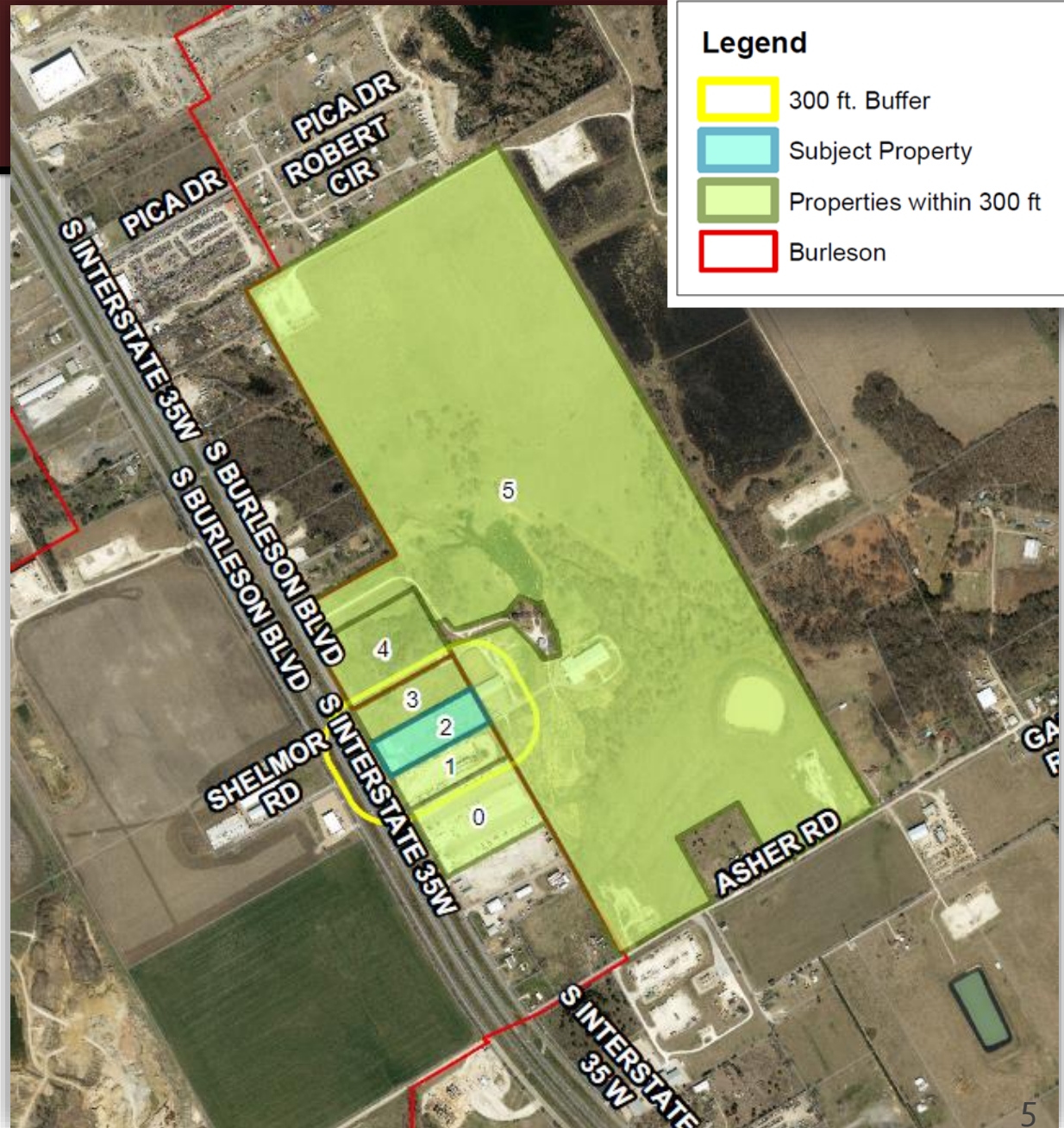


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Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has received no inquiries concerning this request.



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Staff's Recommendation

Staff recommends approval of the zoning change request from "A", Agricultural to "PD", Planned Development for 4139 S Burleson Blvd as proposed by the applicant.

- Staff supports the Planned Development as the conditions established within it restrict the more intensive and undesirable uses allowed by right in the Industrial zoning district.

