
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: January 17, 2023

SUBJECT:

2825 S Burleson (Case 22-152): Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "C" Commercial. *(Staff Presenter: Lidon Pearce, Senior Planner)*

SUMMARY:

On November 14, 2022, an application for a zoning change request was submitted by Andrew Feghali (owner) for a zoning change request of approximately 2.66 acres for laboratory research in an existing industrial/commercial building.

Development Overview:

The property is currently in the IH-35 corridor overlay and is zoned A, Agriculture with a commercial building that appears to have been vacant for several years. The applicant has requested to rezone the property to C, Commercial for aerospace laboratory research and testing. The applicant's personal narrative and request are attached as Exhibit 4. The uses and any future site improvements will occur in accordance with City of Burleson Code of Ordinances, "C" Commercial district zoning, and IH-35 design standards.

Zoning and Land Use Table

Location	Zoning	Use
Subject Site	A, Agriculture	Vacant commercial building
North	A, Agriculture	Undeveloped
East	A, Agriculture	Undeveloped
South	C, Commercial	Commercial building
West	IH-35/ Business Park	Interstate

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

This land use category is intended for uses with important employment opportunities and potential for upward mobility of skilled workers. Corresponding zoning districts include C, Commercial; I, Industrial; and BP, Business Park.

Staff supports a zoning change request to “C” Commercial district based on the adjacent uses, proximity to IH-35, and conformance with the Comprehensive Plan.

Engineering:

The applicant intends to utilize the current structure. Future expansion of the site or building will require platting and engineering reviews.

OPTIONS:

- 1) Recommend approval of an ordinance for a zoning change request to “C” Commercial;
or
- 2) Recommend approval of an ordinance for a zoning change request to an alternative zoning district; or
- 3) Recommend denial of the ordinance for a zoning change request;

RECOMMENDATION:

Recommend to City Council approval of an ordinance for a zoning change to “C” Commercial (Case 22-152).

FISCAL IMPACT:

None.

STAFF CONTACT:

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