



ZC Case 25-259

PRESENTED TO CC– 11.3.25

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 2520 CR 913

Location:

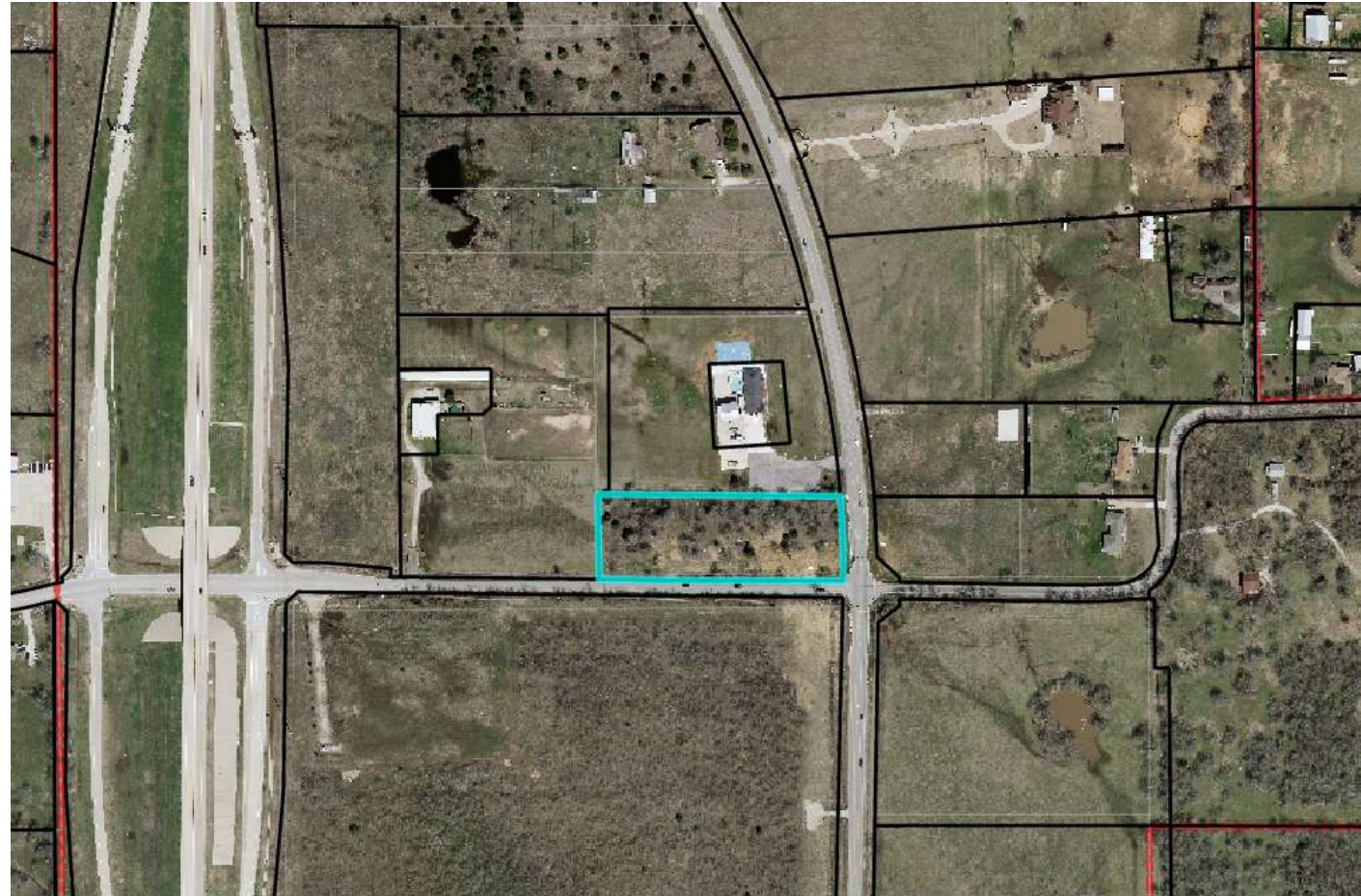
- 2520 CR 913
- NW Corner of FM1902 & CR 913

Applicant:

- Paul Johnson/Crossroads Property Group, LLC (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “C” Commercial (Case 25-259).

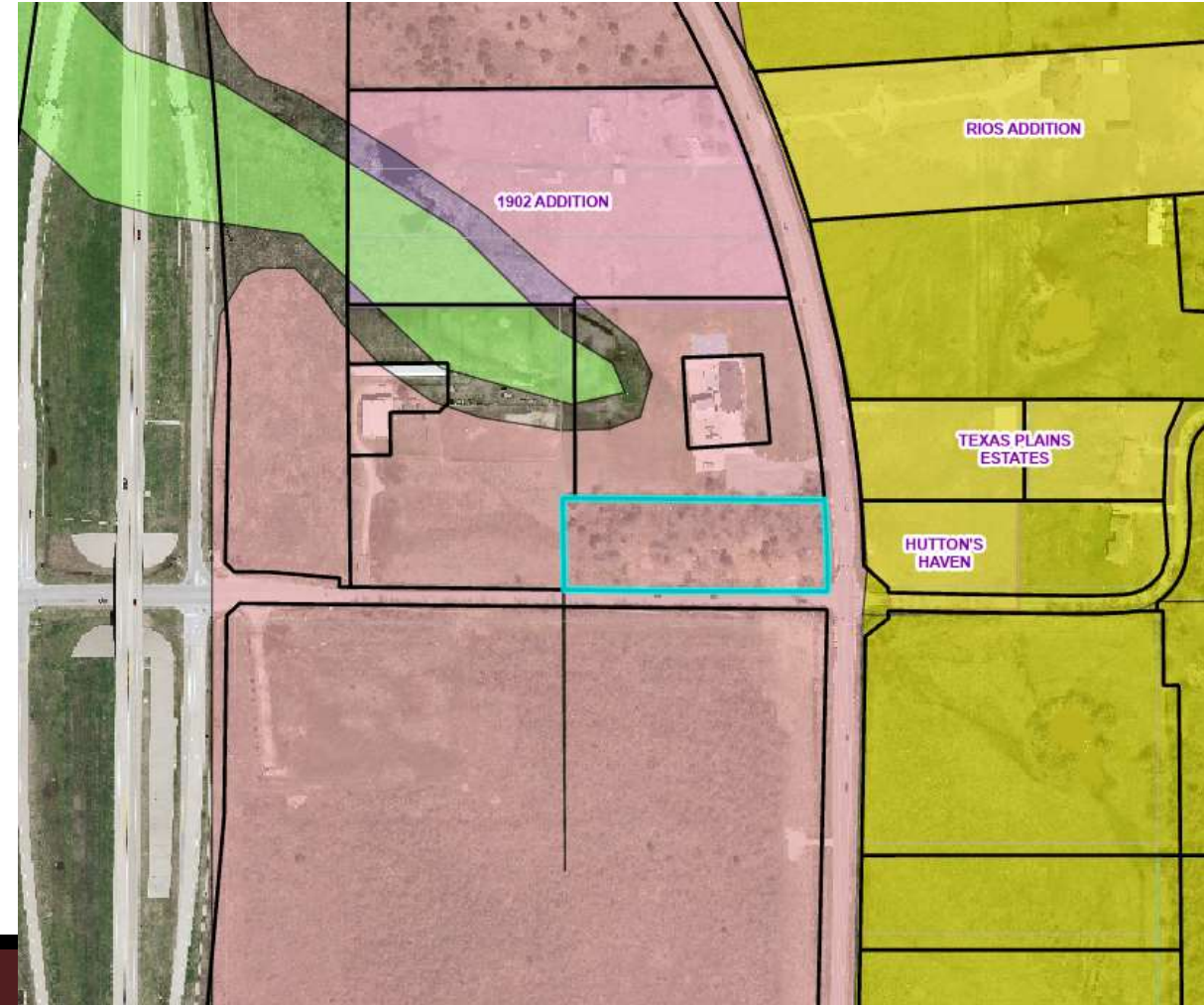
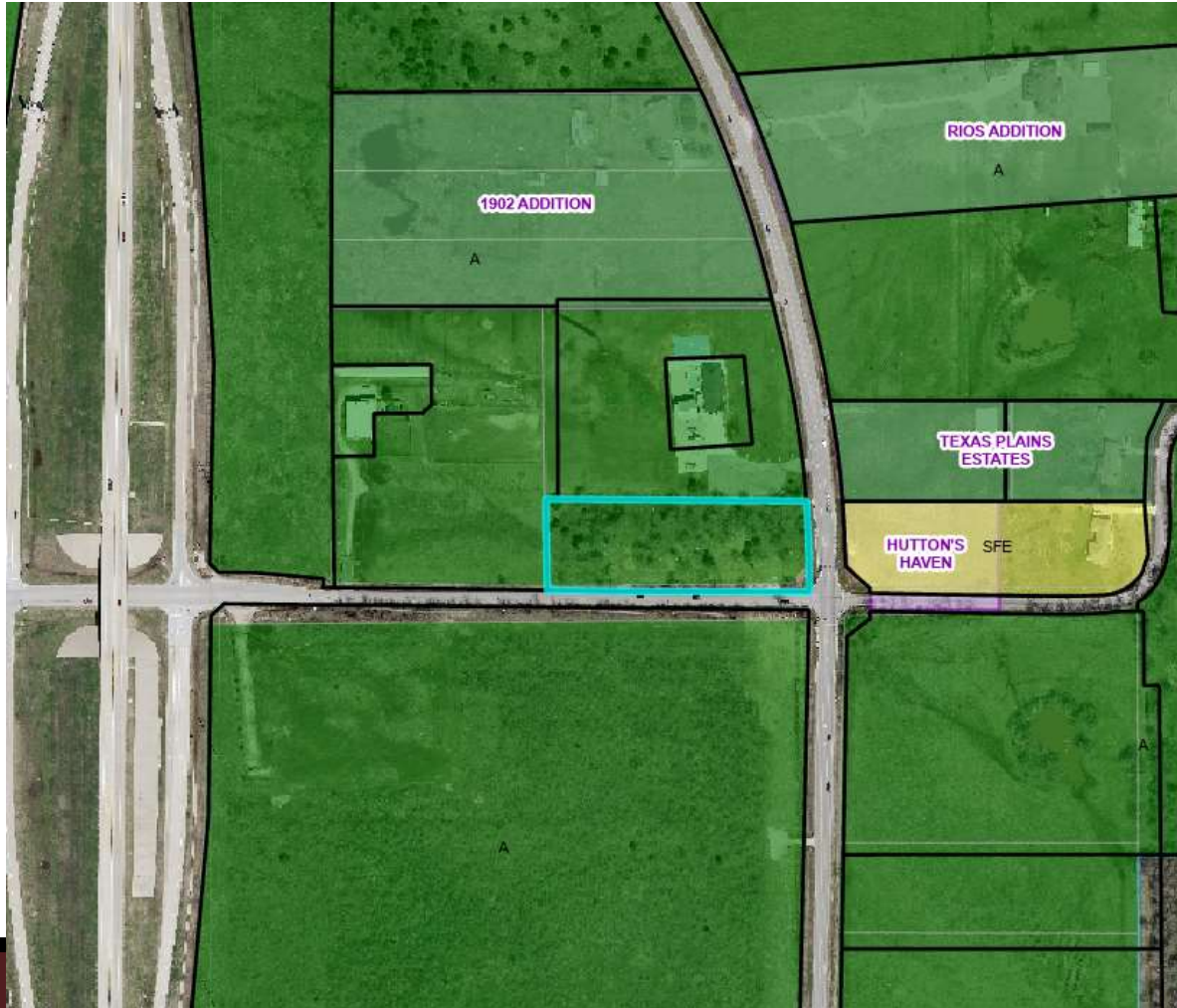


Zoning

A, Agricultural

Comprehensive Plan

Chisholm Trail Corridor



C, Commercial Land Usage

Allowed by-right

Amusement, commercial (outdoor)
Auto uses (repair, carwash, sales, etc.)
Convenience Store
Drop-in child care
Grocery store
Hospital
Motel
Office, business, professional, or medical
Religious Institution
Retail uses
Rodeo grounds
School
Studio, art, health, or fitness
Wholesale sales/storage

Specific Use Permit required

Amusement, commercial (indoor)
Animal pound or kennels
Community center (private)
Liquor store
Mini warehouse
Mini golf
Small tractor or farm equipment sales/repair
Tattoo studio
Taxidermy zoo

Commercial Site Development

Platting, commercial site plan review, and engineering civil construction reviews will be required prior to development of the site.

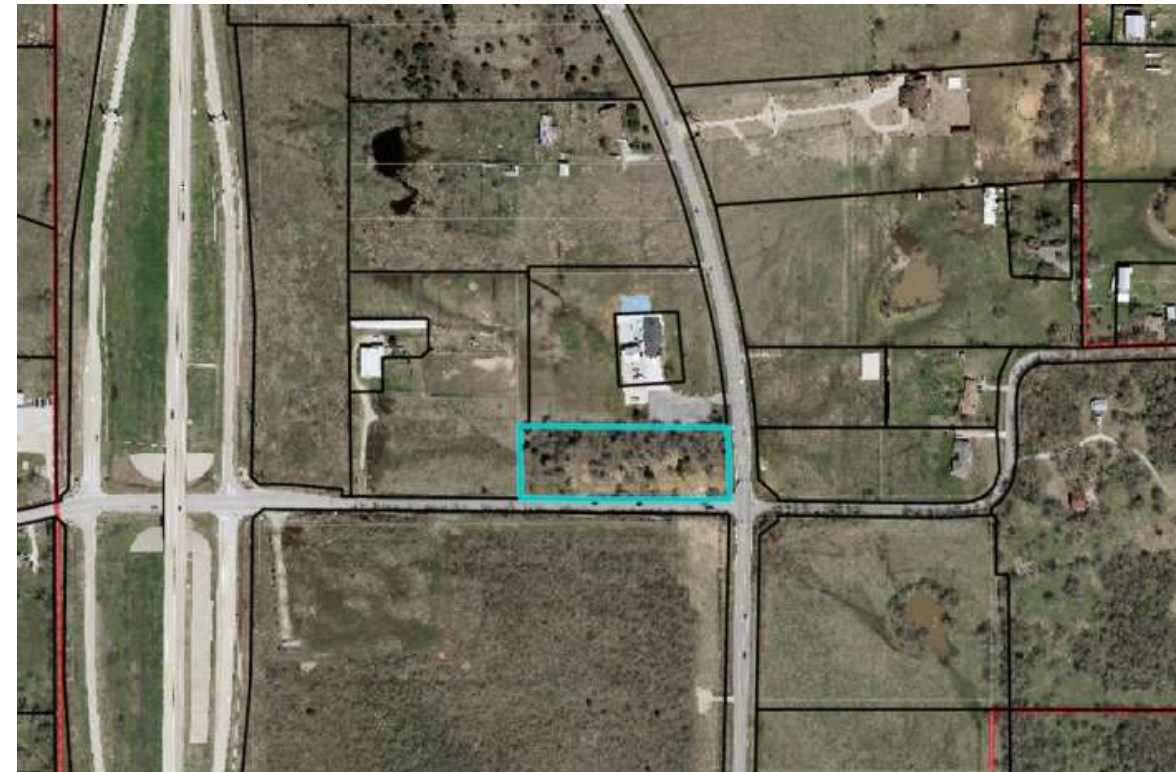
Landscaping, screening, and parking will be reviewed at the commercial site plan phase.

Transitional screening will be required along the entirety of the northern property align except where visibility triangles or easements are required.

- Shall be 8 feet in height; and

- Provide a visual barrier between properties; and

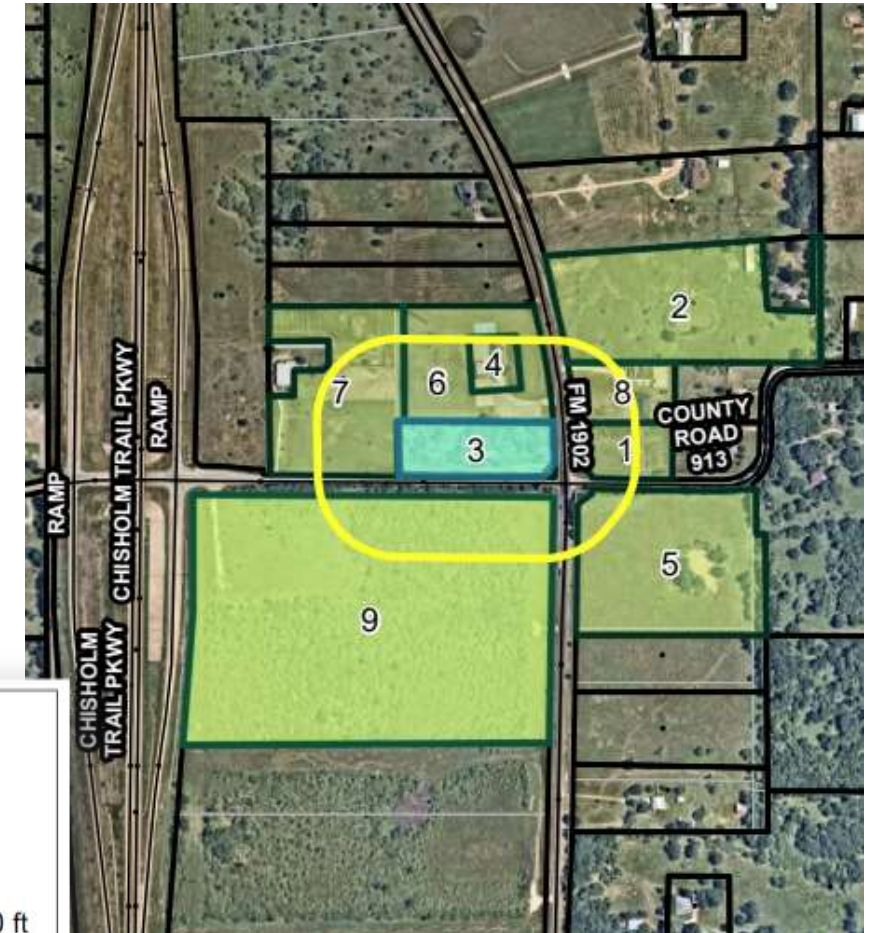
- Be constructed of solid masonry or reinforced concrete.



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Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



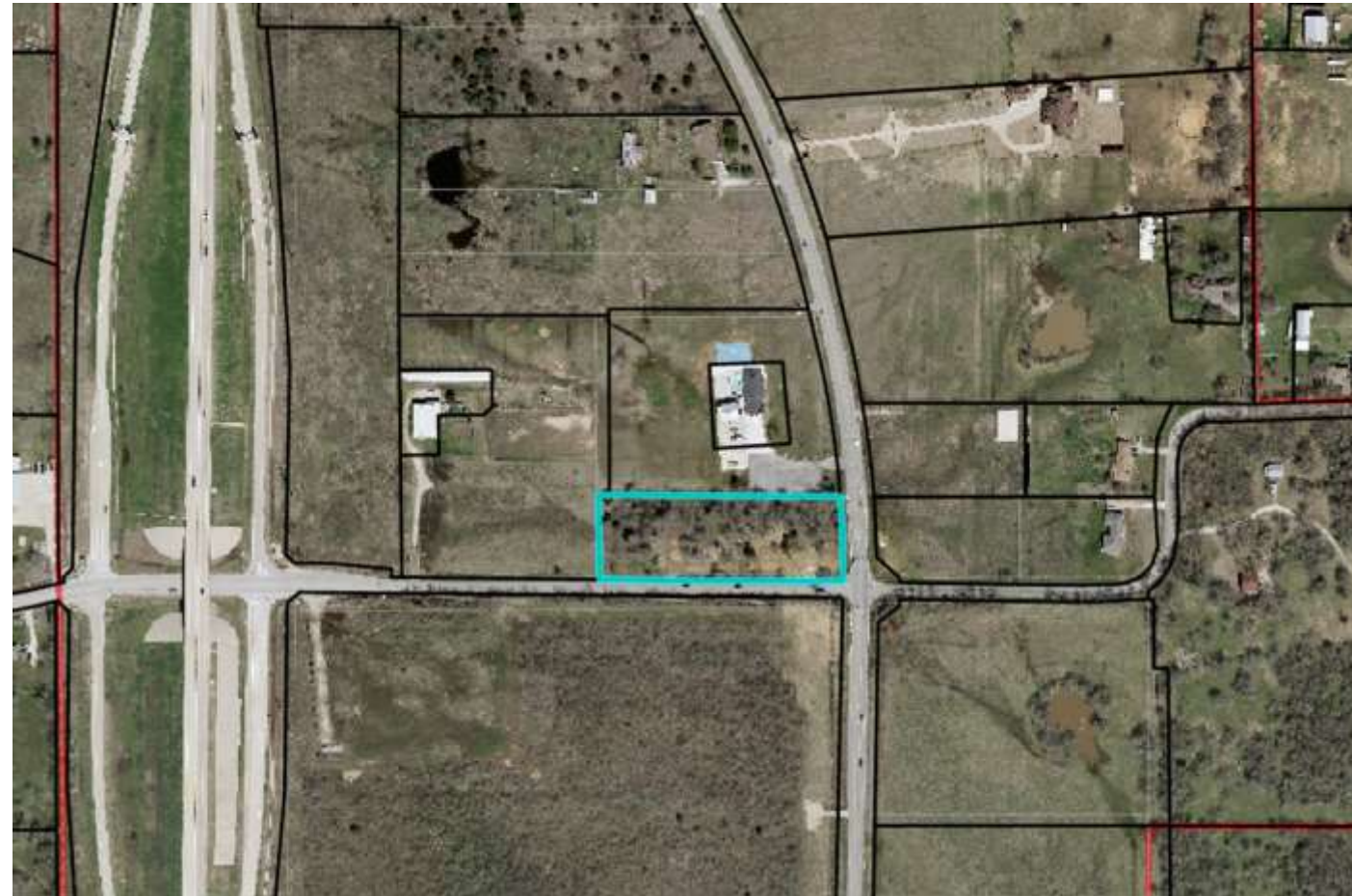
Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft
-  Burleson

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Staff Recommendation:

- Staff has determined that the requested zoning category and location of the property on the FM 1902 / CR 913 align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.



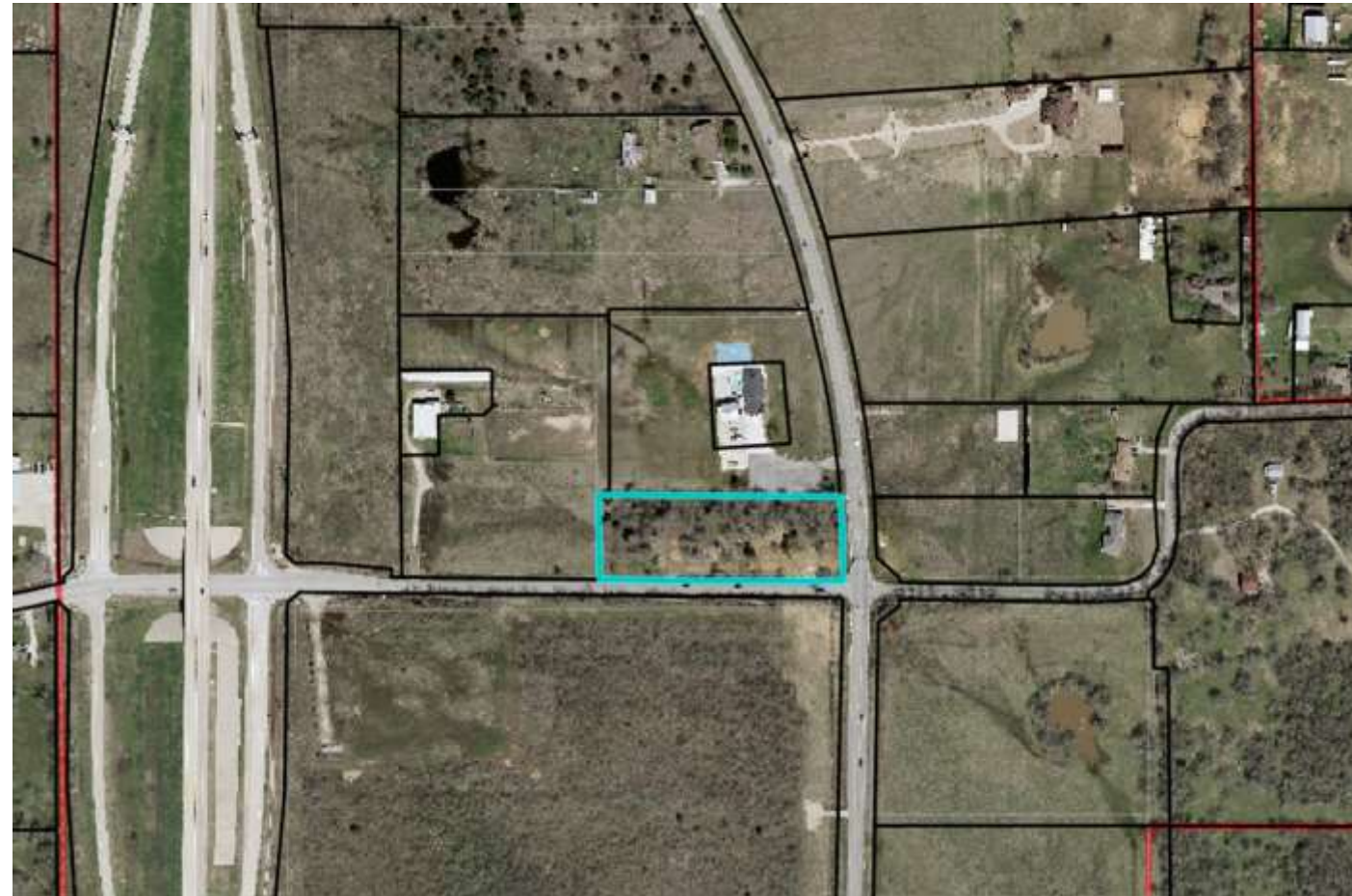
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P&Z Summary:

- Recommended approval unanimously (8-0)
- P&Z commissioner asked about the Comprehensive Plan (Chisholm Trail Corridor).
- P&Z commissioner asked about existing uses in the area.

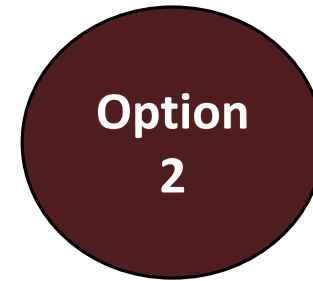
Staff Recommendation:

- Staff has determined that the requested zoning and use align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Tony McIlwain

Director

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