

4139 S Burleson Blvd ZC

Location:

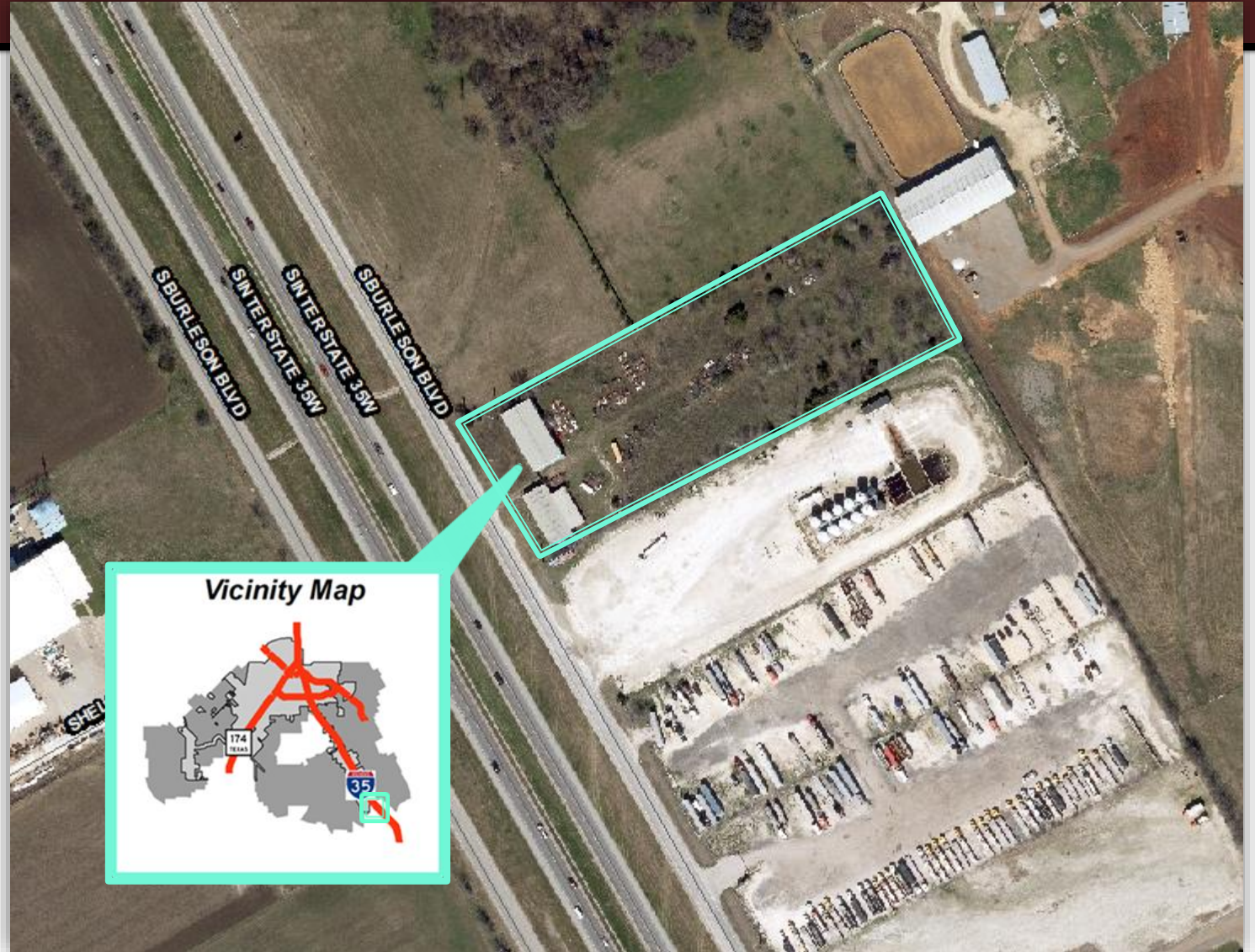
- 4.13 acres
- 4139 S Burleson Blvd

Applicant/Owner:

Daniel Welling

Item for approval:

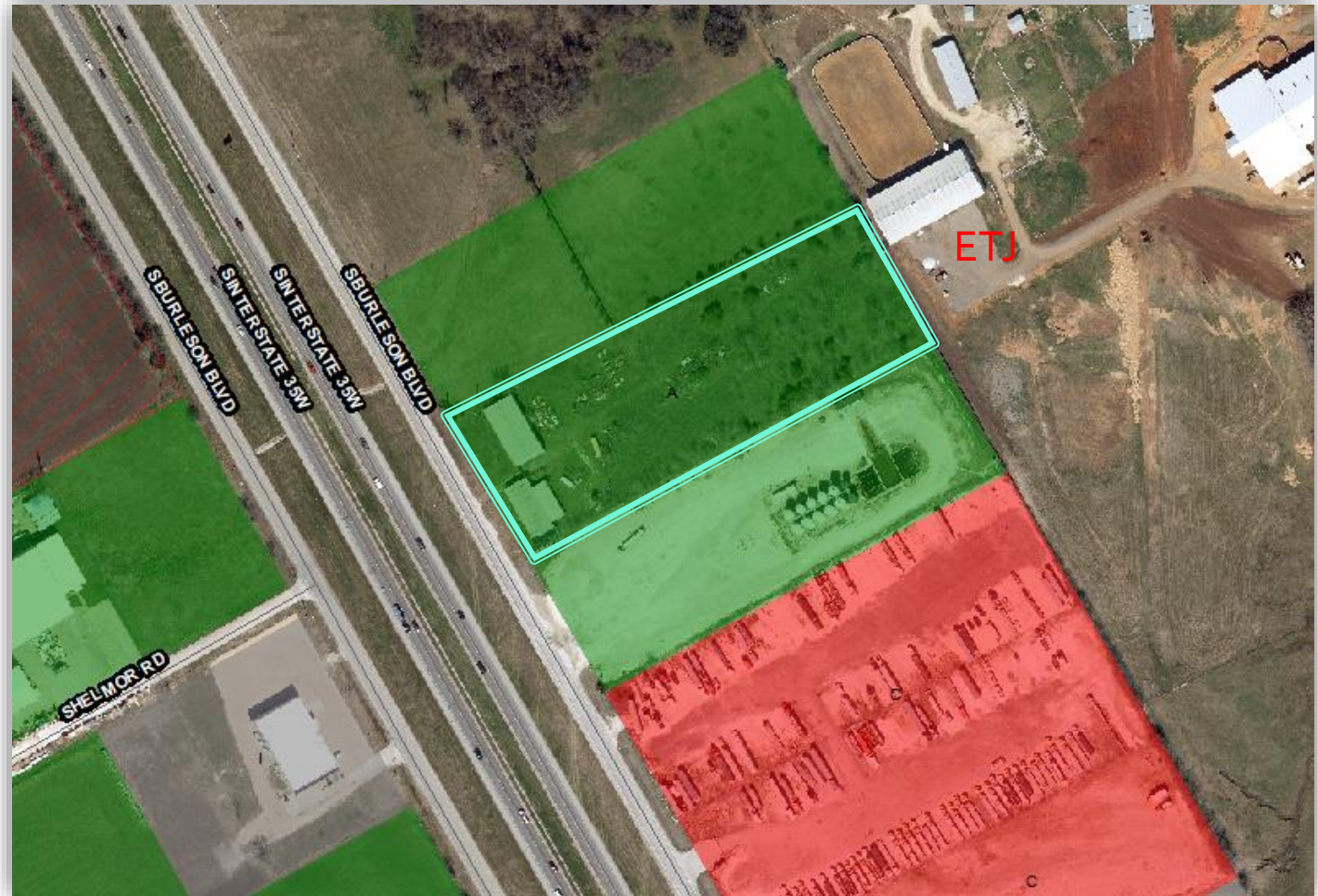
Zoning Change (Case 22-122)



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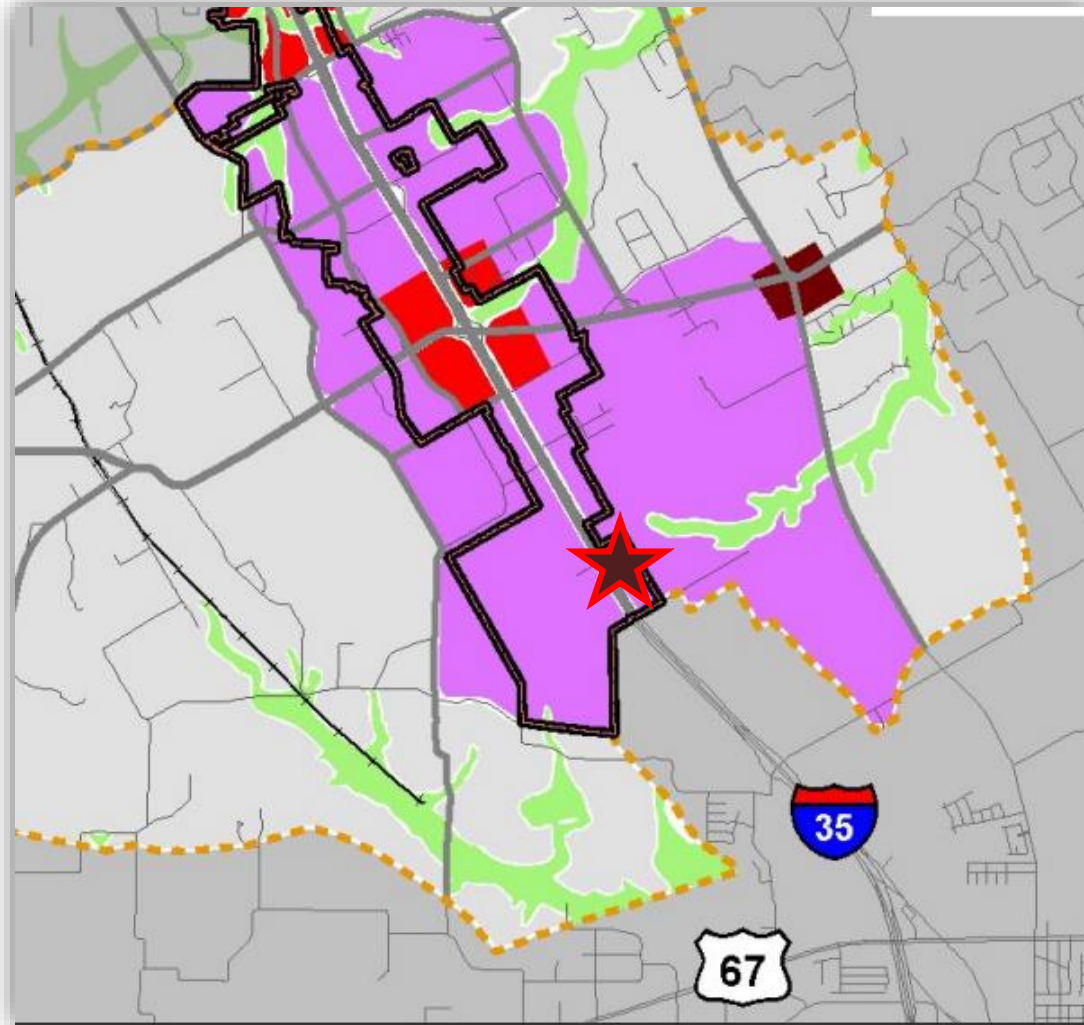
Zoning Information

- 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 I, Industrial.
 - Allow for future industrial uses to occupy and operate on the subject property.



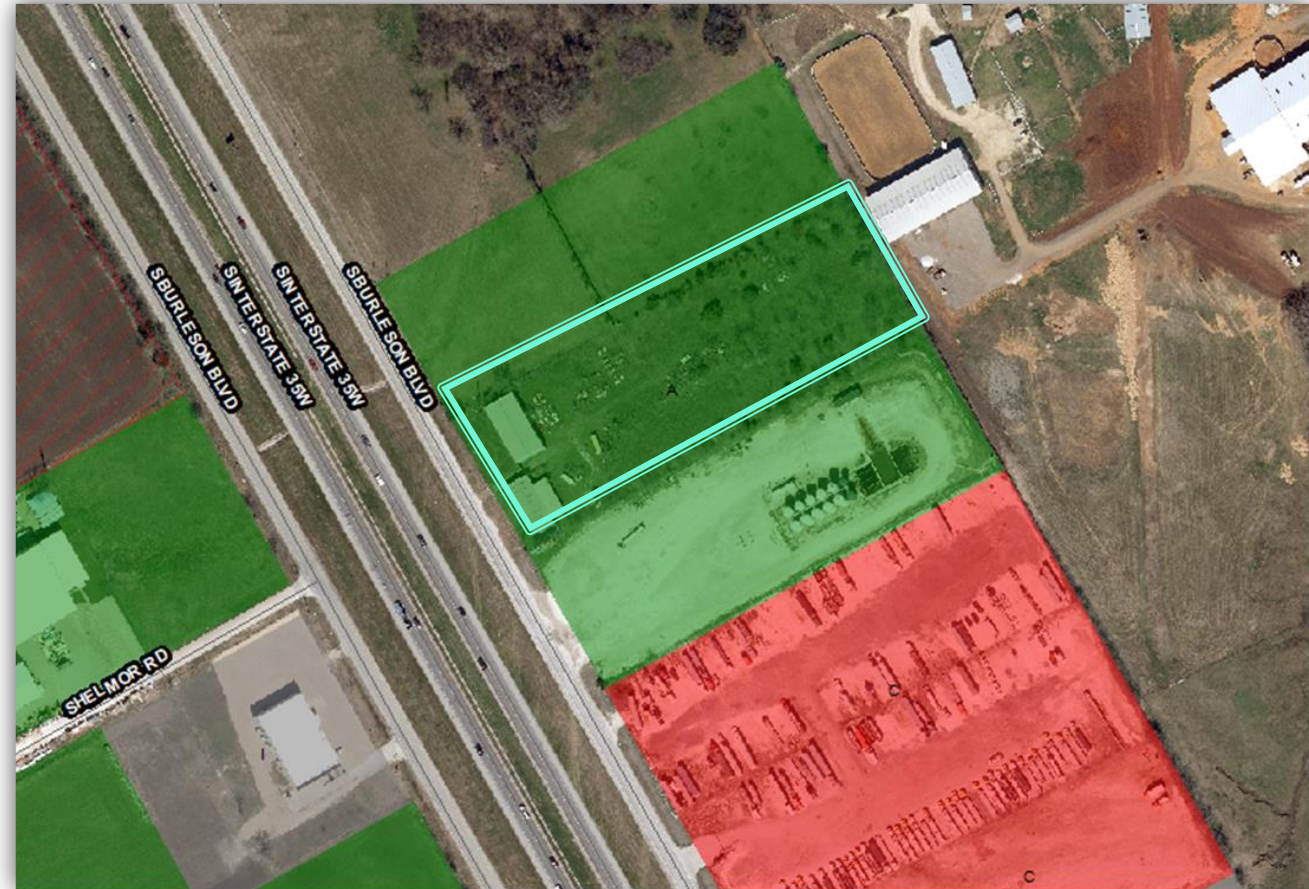
Comprehensive Plan

Employment Growth Center



Current Zoning

Agricultural

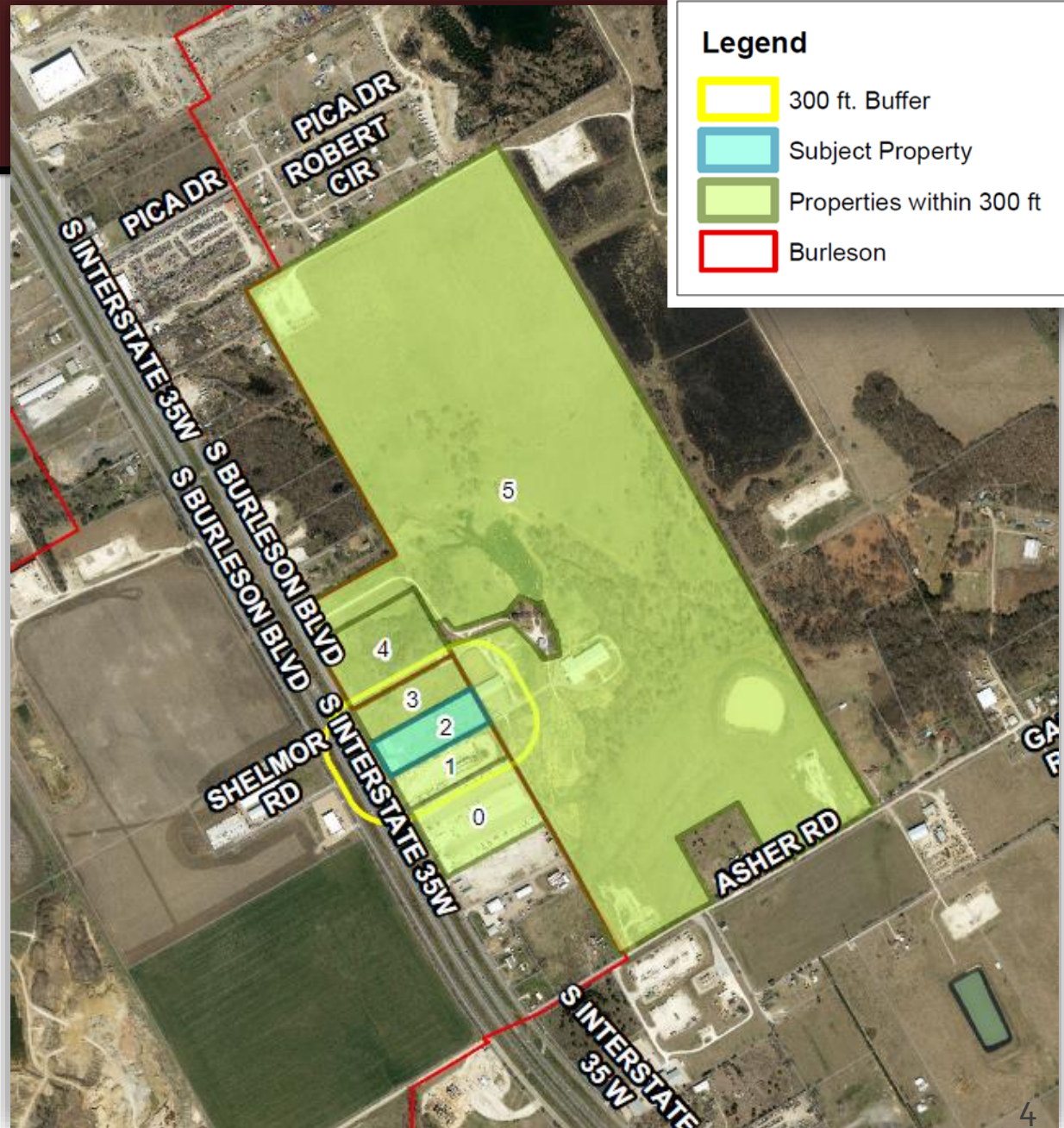


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Public Hearing Notice

- 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 modifying the Industrial zoning request to include restrictions to the more intensive and undesirable uses allowed by right in the Industrial zoning district.

- Such restrictions would require a Planned Development with a base zoning of Industrial that allows for industrial uses in accordance with the zoning code by right - while prohibiting the following uses from operating at the subject site.
 - 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)

