

ZC – 3084 S Burleson

Location:

- 3084 S Burleson Blvd

Applicant:

Nathan Olsen – Applicant

Deepak Somarajan - Owner

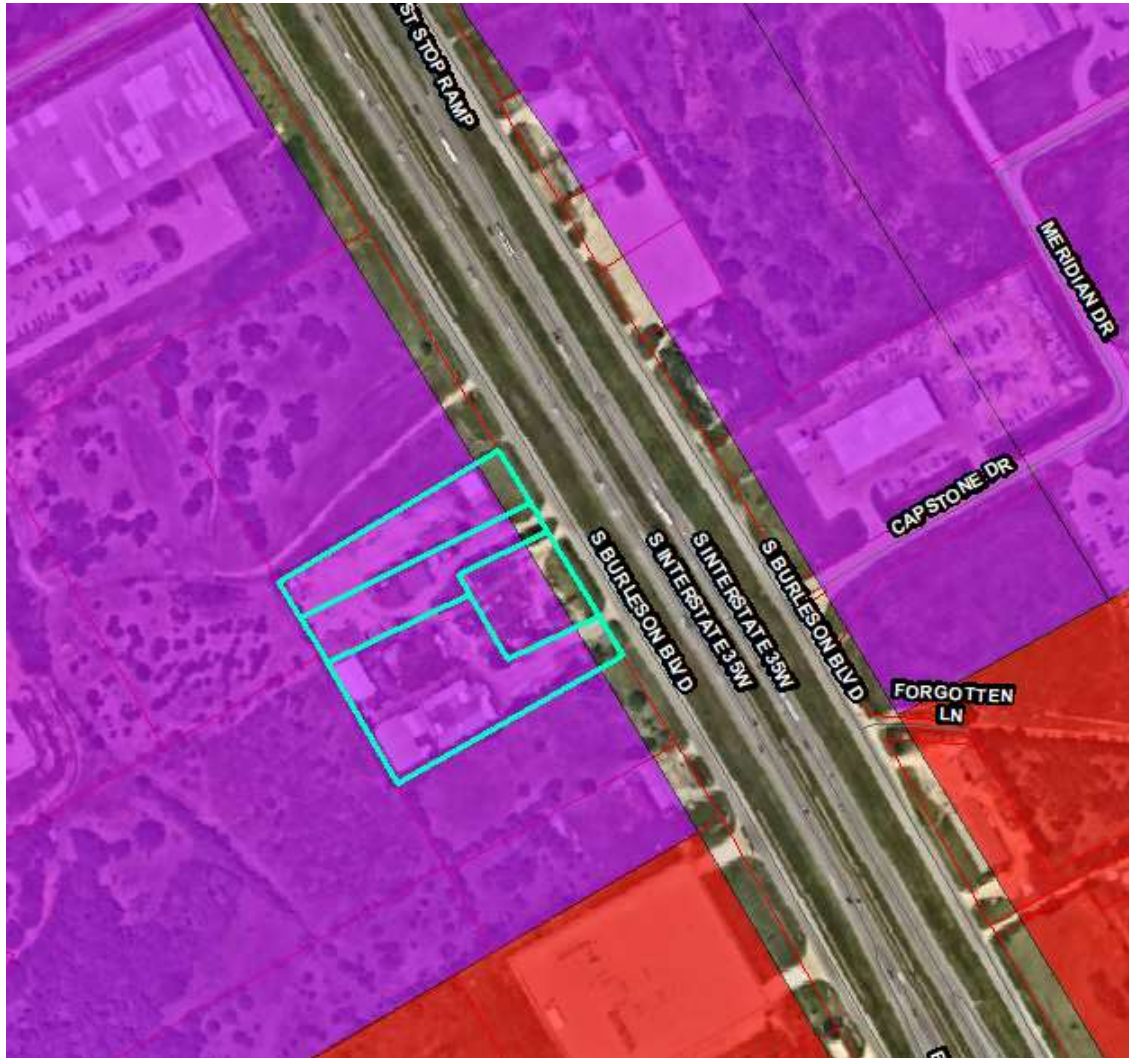
Item for approval:

Zoning Change from "A" Agricultural and
"PD" Planned Development to "PD"
Planned Development for industrial
development with land use restrictions
(Case 24-146)



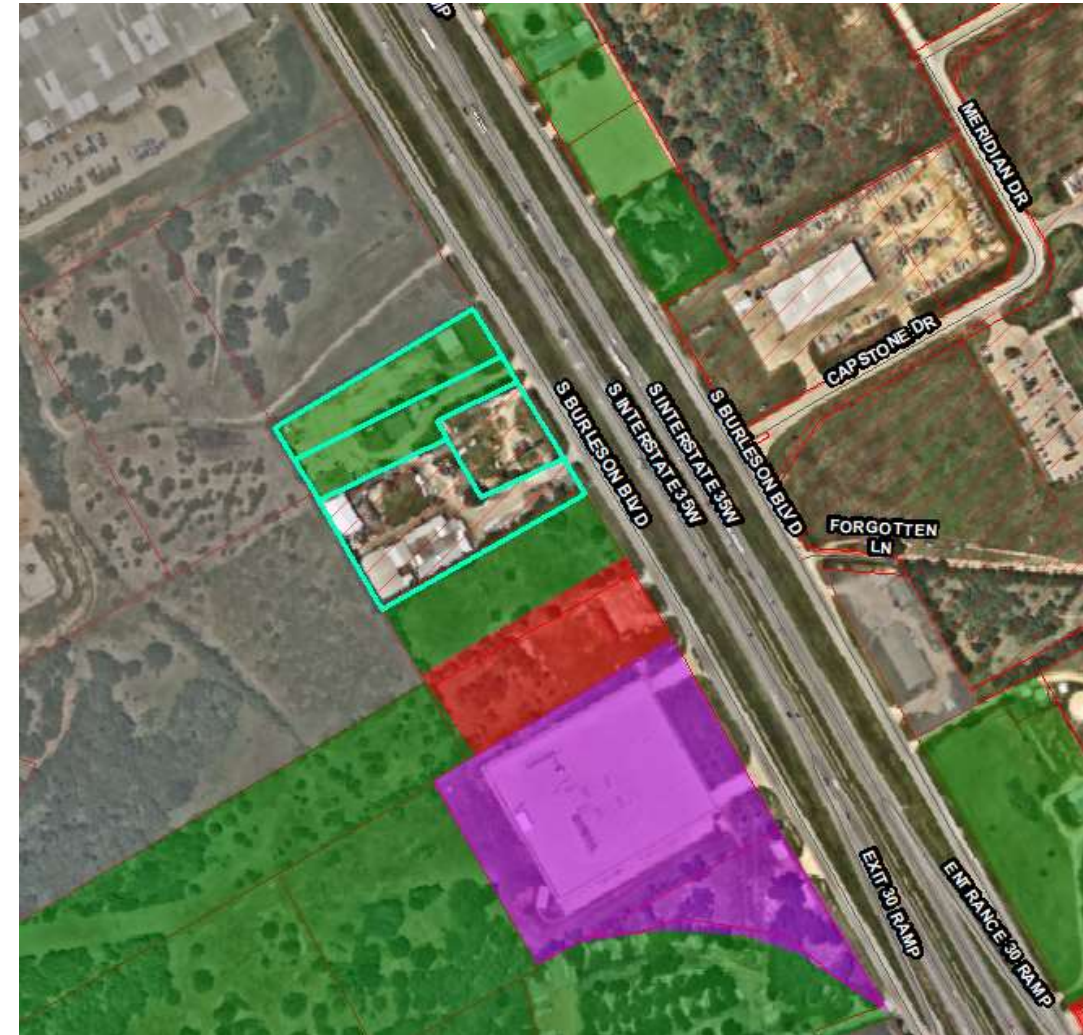
Comprehensive Plan

Employment Growth Center



Zoning

Agricultural & Planned Development



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PD Regulations

- **Land Uses in accordance with I, Industrial zoning with additional restricted uses as outlined in the Business Park overlay**

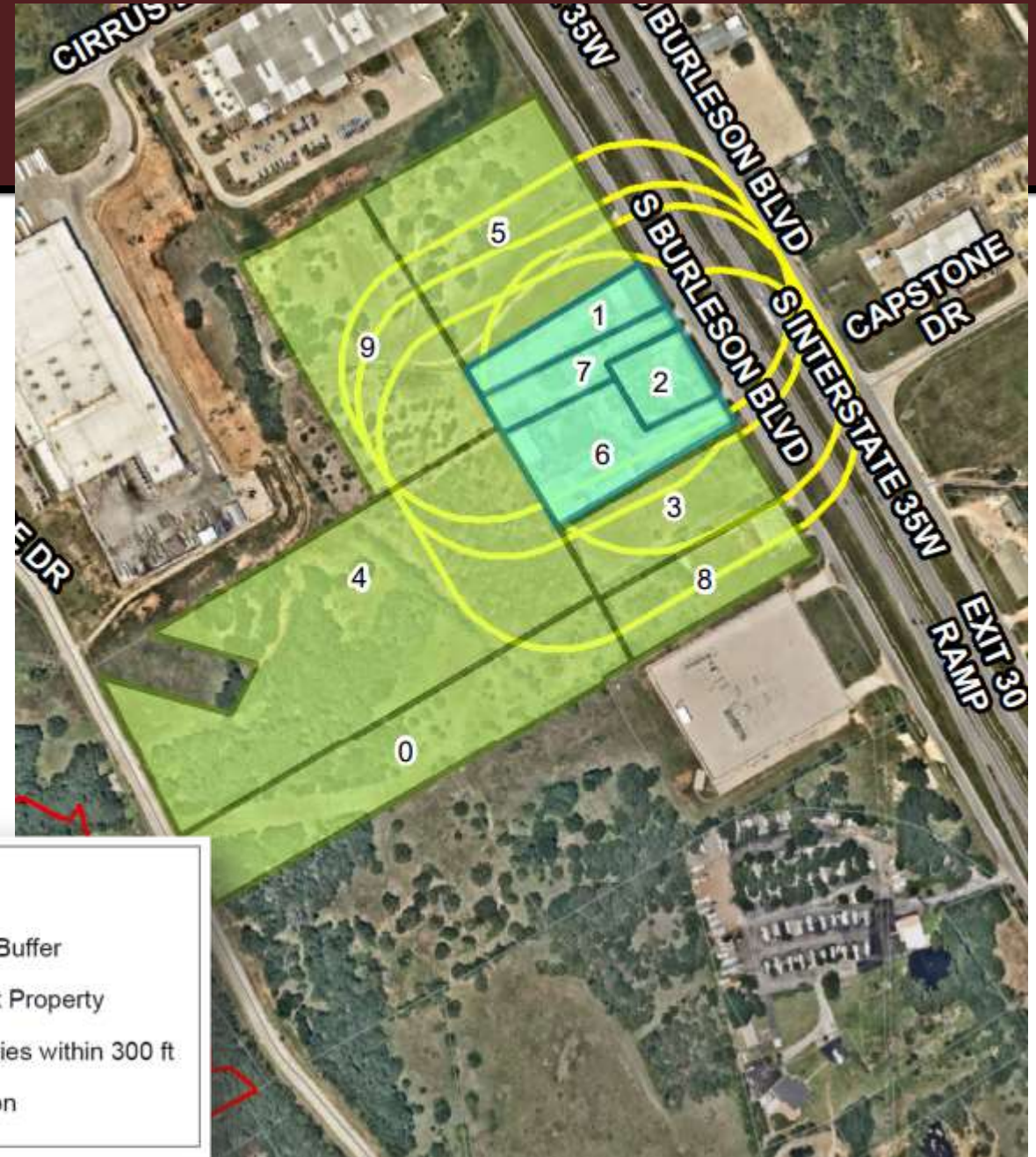
Prohibited uses include (not limited to) land uses such as:

- Auto repair, sales, tire retread, salvage yard, etc.
- Brick, cement or lime plants
- Sand, gravel, and topsoil extraction
- Sewage plants
- Sexually oriented business

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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 newspaper.
- Signs posted on the property.
- At this time staff has received no formal opposition



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Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of a recommendation for an ordinance for a zoning change.

