
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: July 30, 2024

SUBJECT:

3608 S Burleson Blvd (Case 24-189): Hold a public hearing and consider a recommendation of approval of an ordinance for a zoning change request from "A" Agricultural to "C" Commercial for all of Lot 5, Spring Valley Addition. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

SUMMARY:

On June 10, 2024, an application was submitted by Roger Smeltzer (applicant) with Vision Commercial Real Estate LLC. on behalf of Billy Myers (owner), to rezone approximately 2 acres to C, Commercial to align the zoning with the current uses and certificates of occupancy on-file.

DEVELOPMENT OVERVIEW:

The owner is proposing a "C", Commercial zoning. The current "A" Agriculture zoning is the default zoning from when the area was annexed into the city in 2008. Prior to the annexation, a sign company occupied the building and the current owner is continuing with the sign company but would like to lease out other space in the building to potential businesses that requires the Commercial zoning district.

Zoning and Land Use Table

| | Zoning | Use |
|--------------|------------------|------------------------|
| Subject Site | A, Agricultural, | Developed, Commercial |
| North | A, Agriculture | Developed, Commercial |
| East | ETJ | Developed, Residential |
| South | A, Agricultural | Developed, Residential |
| West | C, Commercial | Developed, Commercial |

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Employment Growth Center**. This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing.

The proposed zoning of C, Commercial is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to lease space in the existing buildings on the site. The proposed zoning will further the vision of the Employment Growth Center designation.

Engineering:

Engineering civil construction reviews will be required prior to the development of any additional development on the site.

RECOMMENDATION:

Approve a consideration of an approval of an ordinance for the zoning change request.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

January 10, 2008: City Council approved the annexation of an area that included the subject property.

REFERENCE:

<https://ecode360.com/39939092#39939092>

FISCAL IMPACT:

None

STAFF CONTACT:

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