
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: November 14, 2023

SUBJECT:

3084 S Burleson Blvd (Case 23-254): Hold a public hearing and consider approval of an ordinance for a zoning change request from "SP", Site Plan Ordinance D-091-08 and "A", Agricultural to "PD", Planned Development for a 3.016 acre site. *(Staff Presenter: JP Ducay, Senior Planner)*

SUMMARY:

On September 5, 2023, an application was submitted by Nathan Olsen (applicant) with OES, INC. on behalf of Deepak Somarajan (owner), to rezone approximately 3.016 acres from "SP", Site Plan Ordinance D-091-08 and "A", Agricultural to "PD", Planned Development. In 2007, American Completion Tools submitted an application to rezone the subject property from A, Agricultural to SP, Site Plan zoning to allow for the construction of a manufacturing and assembly business. The Site Plan zoning ordinance was approved and established its own development criteria. American Completion Tools is still operating at this location and the site contains two structures that include a 20,000 square-foot manufacturing/storage warehouse and a small office building. The owner is now proposing to expand the business by incorporating adjoining land and redeveloping the site.

The redevelopment will include an expansion of the existing office building and two new buildings for warehousing and manufacturing purposes. The existing 20,000 square-foot warehouse will not be renovated and will maintain its existing use. Smaller structures located throughout the site will be removed. Due to the acquisition of new land and site changes, the existing zoning needs to be amended. Rather than amend the existing SP, Site Plan ordinance, the applicant is proposing to rezone the property to PD, Planned Development. The subject site is located within the IH-35 Overlay and would be held to these standards as a result of the substantial alterations being proposed. However, the applicant is proposing to eliminate the applicability of the IH-35 design standards to allow for the redevelopment to be more in line with the previously approved Site Plan zoning development criteria. If approved, any future improvements to the site would be held to baseline development code in lieu of the more intensive IH-35 Design Standards.

The proposed PD will provide a base zoning of I, Industrial that allows for all industrial uses in accordance with the zoning code while prohibiting the following uses from operating at the subject site:

- Auto salvage yards
- Asphalt/concrete batching
- 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 business (SOB's)

The acting development standards applied to this PD district will include all the regulations contained in the City of Burleson development codes with the exception of Article V. IH-35 Design Standards. A draft ordinance for this zoning change request is included in the packet.

Planning Analysis

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 PD, Planned Development with a base zoning of I, Industrial is in compliance with the Comprehensive plan. This zoning request is a result of the need to expand an existing manufacturing and assembly business that has been operating at this location since 2007. The expansion of the existing use and newly proposed zoning will update an outdated zoning classification and further the vision of the Employment Growth Center designation.



	Zoning	Use
Subject Site	SP, Site Plan & A, Agricultural	Developed, Industrial
North	A, Agricultural	Developed, Industrial
East	PD, Planned Development	Developed, Industrial
South	A, Agricultural	Undeveloped
West	I, Industrial	Developed, Industrial

OPTIONS:

- 1) Recommend approval of the zoning change request; or
- 2) Recommend approval of the zoning change request with modifications; or
- 3) Recommend denial of the zoning change request.

RECOMMENDATION:

Staff recommends approval of the zoning change request from “SP” Site Plan Zoning and “A”, Agricultural to “PD”, Planned Development for the 3.016 acre site addressed as 3084 S Burleson Blvd as proposed by the applicant.

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

September 11, 2008: City Council approved the SP, Site Plan zoning request for American Completion Tools.

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

Staff has not received any formal opposition regarding this case at this time.

FISCAL IMPACT:

None

STAFF CONTACT:

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