
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: January 14, 2025

SUBJECT:

7430, 7350 and 7226 FM 1902 (Case 24-315): Hold a public hearing and consider a recommendation of disapproval for an ordinance for a zoning change request from "A", Agriculture to "PD" Planned Development for a proposed hybrid flex business park with commercial uses. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On October 14, 2024, an application for a zoning change request was submitted by Grant Decker with Kimley-Horn with authorization from Richard Hawpe (property owner) for a zoning change request of approximately 16.343 acres for a future hybrid flex business park with commercial uses as outlined in the proposed ordinance attached as Exhibit 3.

DEVELOPMENT OVERVIEW:

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning request is approved. Traffic and drainage studies would occur with the site plan and engineering civil construction. This request is to develop commercial, retail, office, warehouse and industrial flex pad sites at the intersection of FM 1903 and CR 913. The site is approximately 0.7 miles north of Caddo Grove Elementary and RC Loftin Middle School.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped / residential
East	A, Agricultural	Undeveloped
South	A, Agricultural	Undeveloped / residential
West	A, Agricultural	Undeveloped

This site is designated in the Comprehensive Plan as Neighborhoods

The Neighborhoods category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. The following non-residential uses may be appropriate at certain locations: NS, Neighborhood Services and GR, General Retail.

Staff has determined the uses contained within the proposed PD, Planned Development zoning ordinance do not align with the Comprehensive Plan.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend disapproval to City Council for an ordinance for the zoning change.

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

N/A

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.burlesontx.com/zoning)

FISCAL IMPACT:

None

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649