

# ZC – 601 SW Alsbury

## Location:

- 601 SW Alsbury

## Applicant:

Clark Stricklin (Impact Family Church)

## Item for approval:

Zoning Change from "SF7" Single-family dwelling district-7 to "GR" General Retail (Case 24-243)





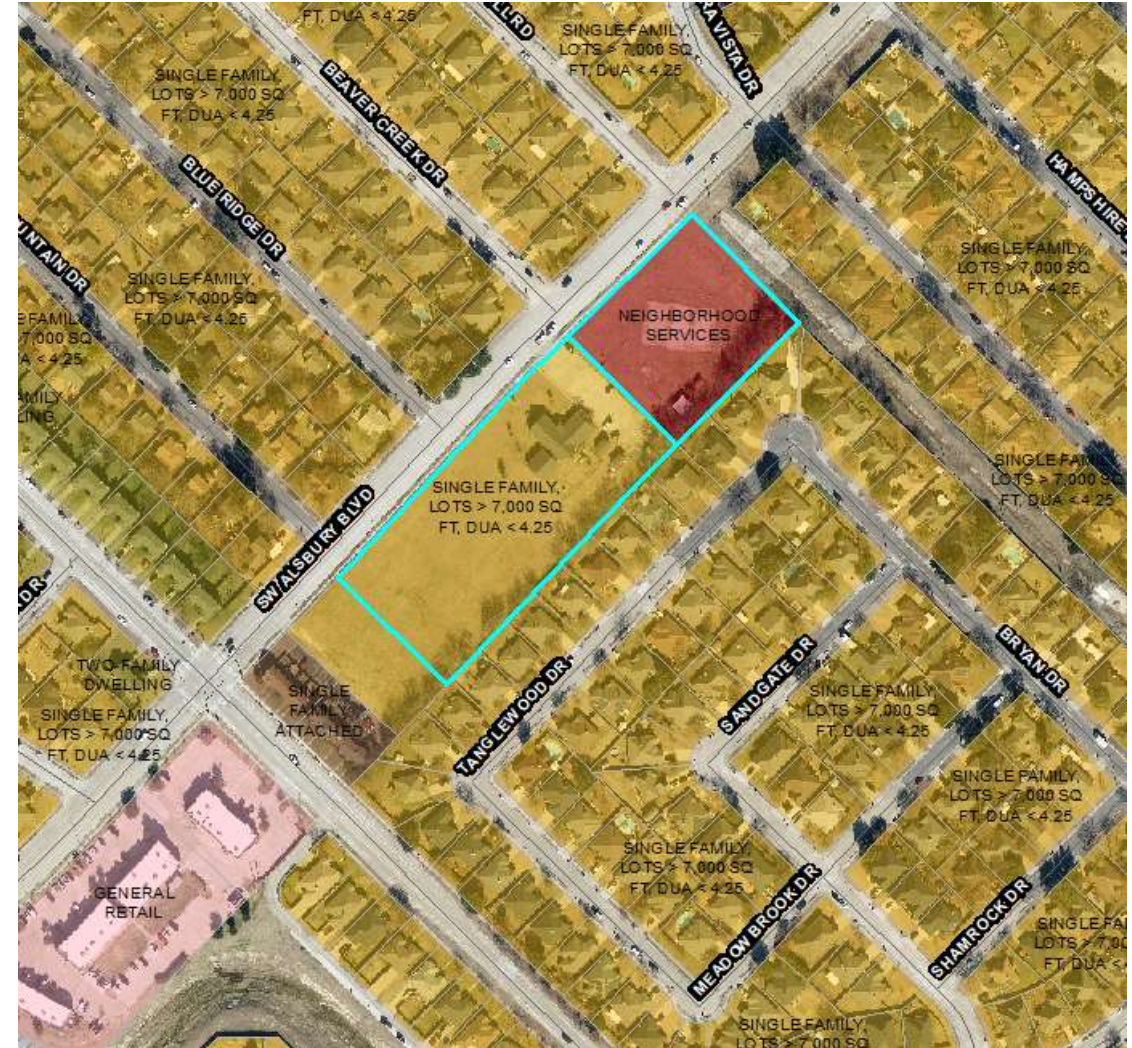
# Comprehensive Plan

Community Commercial



# Zoning

Single-family dwelling - 7

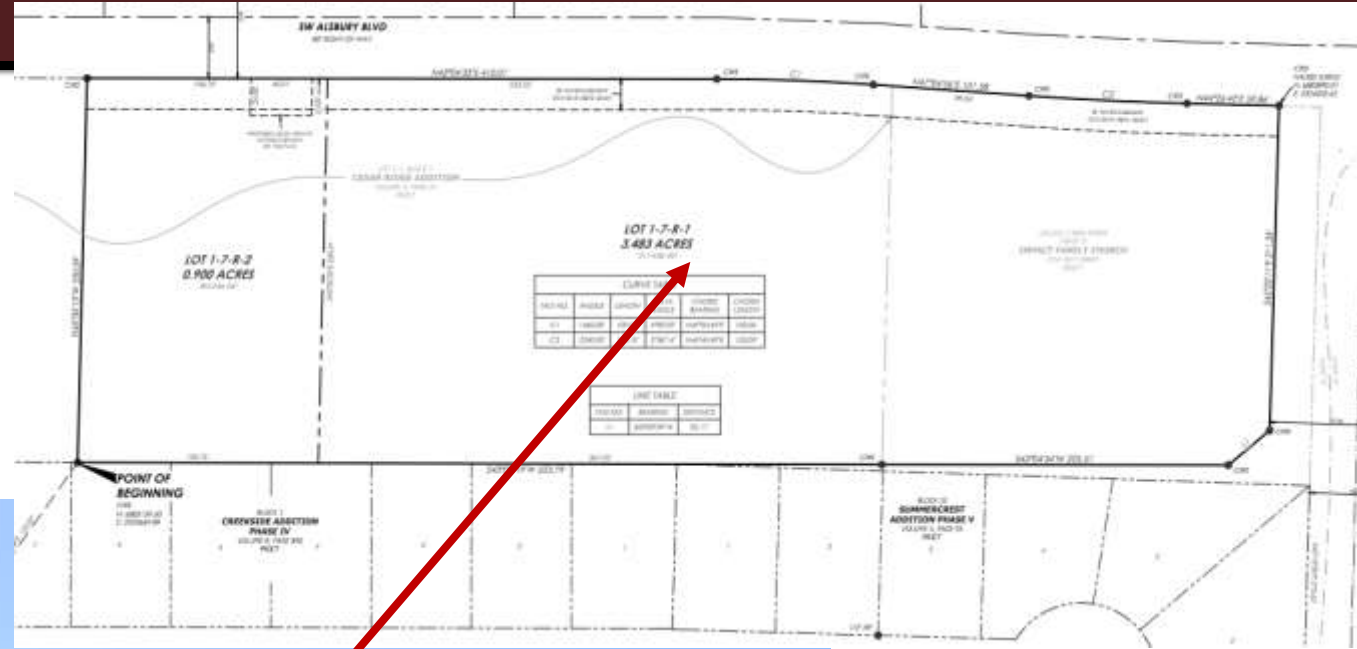




# ZC – 601 SW Alsbury

Allowed by-right	SUP required
Antique shop	Amusement
Auto fuel sales	Auto rental
Bakery / retail	Fairgrounds
Child care	Liquor store
Drugstore or pharmacy	Plumbing shop
Office; medical, business, and professional	Taxidermy
Restaurant	
School / Religious institution	
Studio; music, dance, drama	
Variety store / retail	

# ZC – 601 SW Alsbury




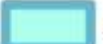
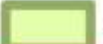

# ZC – 601 SW Alsbury

## 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



**Legend**

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft.
-  Burleson

# ZC – 601 SW Alsbury

## P&Z Summary

### Vote

Recommended approval unanimously

### Discussion

Staff addressed concerns and spoke regarding civil and site plan review processes once a potential use and/or application is received or requested. Staff answered questions related to screening and landscaping requirements that would be reviewed at the site plan phase, as well as setbacks for various uses and other ordinances and standards in place related to citizen concerns.

### Speakers

4 citizens in the adjacent subdivision behind Impact Family Church spoke regarding the zoning request. 3 were strongly opposed and voiced concerns related to items such as screening, trash, noise, and property values. 1 citizen spoke in regards to potential drainage and stormwater concerns.



# ZC – 601 SW Alsbury

## Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “GR, General Retail”
- GR, General Retail district conforms with the Comprehensive Plan, and similar zoning and development patterns along Alsbury

(SW intersection of NW Summercrest and Alsbury is also zoned GR, General Retail)

