

# ZC – 3255 S Burleson BLVD

## Location:

- 3255 S Burleson BLVD
- IH-35 overlay specific area 5

## Applicant:

Steven Everitt (executor of JD Everitt estate)

## Item for approval:

Zoning Change from "A" Agricultural to "C" Commercial (Case 25-016)

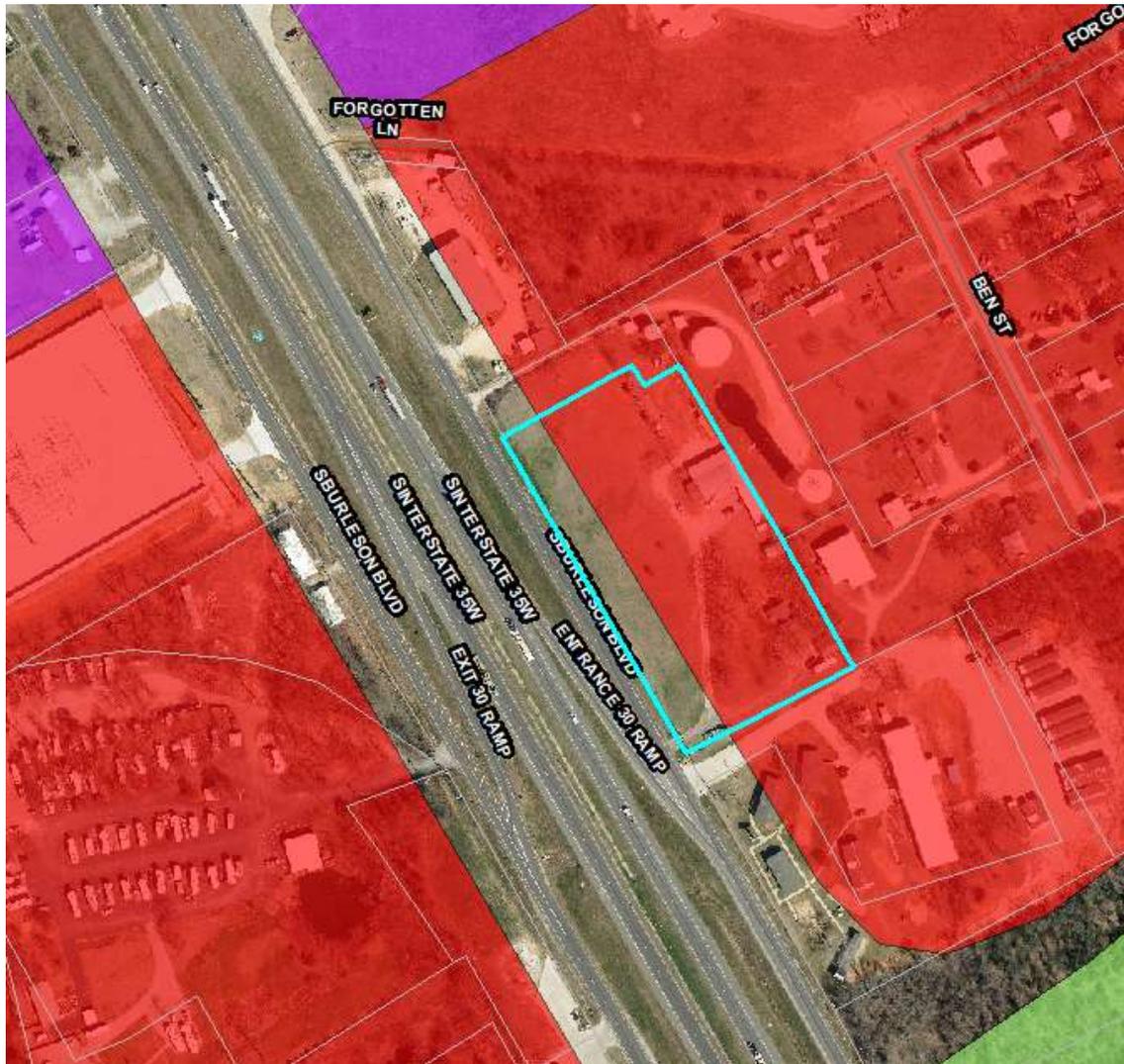


# Comprehensive Plan

Regional Office / Commercial

# Zoning

A, Agricultural



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Land Use Category	1. SPINKS S	2. HURST T	3. HCDC	4. BP	5. FM917
Apartment, studio or loft	.	.	.	.	.
Automobile sales (new or used)	S	S	S	S	S
Automotive fuel sales	S	S	S	.	.
Bakery	.	.	.	.	.
Banks	.	.	.	.	.
Catering services	.	.	.	.	.
Bulk distribution center	S	.	.	.	.
College or university	.	.	.	.	.
Conference facilities	.	.	.	.	.
Contractor office with storage yard	S	.	.	S	S
Corporate office	.	.	.	.	.
Day care	.	.	.	.	.
Delicatessen	.	.	.	.	.
Dry cleaner	.	.	.	.	.
Financial services	.	.	.	.	.
Health services office, clinic or laboratory	.	.	.	.	.
Health or fitness club	.	.	.	.	.
Hotels	.	.	.	.	.
Kennel (indoor)	S	S	S	S	S
Mini-warehouse/self storage facility	S	S	S	S	S
Municipal offices	.	.	.	.	.
Museum	.	.	.	.	.
Parking garage	.	.	.	.	.
Pharmacy	.	.	.	.	.
Postal and reprographic service	.	.	.	.	.
Professional services	.	.	.	.	.
Recreational and sports facilities	S	.	.	.	.
Restaurants	.	.	.	.	.
Restaurants with drive-thru or drive in service	S	S	S	.	.
Salvage yards	S	.	.	S	S
School, business or trade	.	.	.	.	.
Swimming, tennis or sports club	.	.	.	.	.
Theater, drive in	.	.	.	.	.
Theater, movie or performance	.	.	.	.	.
Townhouse	.	.	.	.	.
Training facilities or classrooms	.	.	.	.	.
Travel agency	.	.	.	.	.
Wireless communications facility (monopole)	S	S	S	S	S

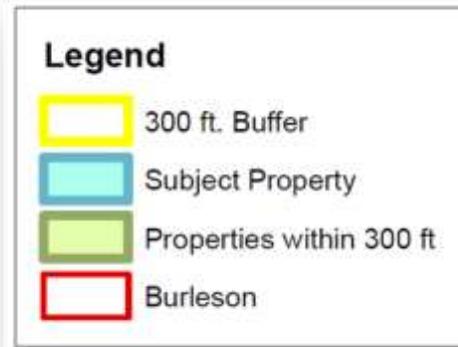
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## Public Hearing Notice

- 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



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## P&Z Summary

### Vote

Recommended approval unanimously

### Discussion

None

### Speakers

None

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## Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “C, Commercial”
- Commercial district conforms with the Comprehensive Plan, additionally the site is subject IH-35 design standards and overlay specific area 5.

