

# ZC – Mockingbird LN

## Location:

- 625, 631, and 637 Mockingbird LN

## Applicant:

Stephen Martin and Jason Tharp (owners)

## Item for approval:

Zoning Change from "A", Agricultural to "C" Commercial for existing commercial uses at 625, 631, and 637 Mockingbird LN (Case 23-350)





# Comprehensive Plan

## Neighborhoods



# Zoning

## A, Agricultural



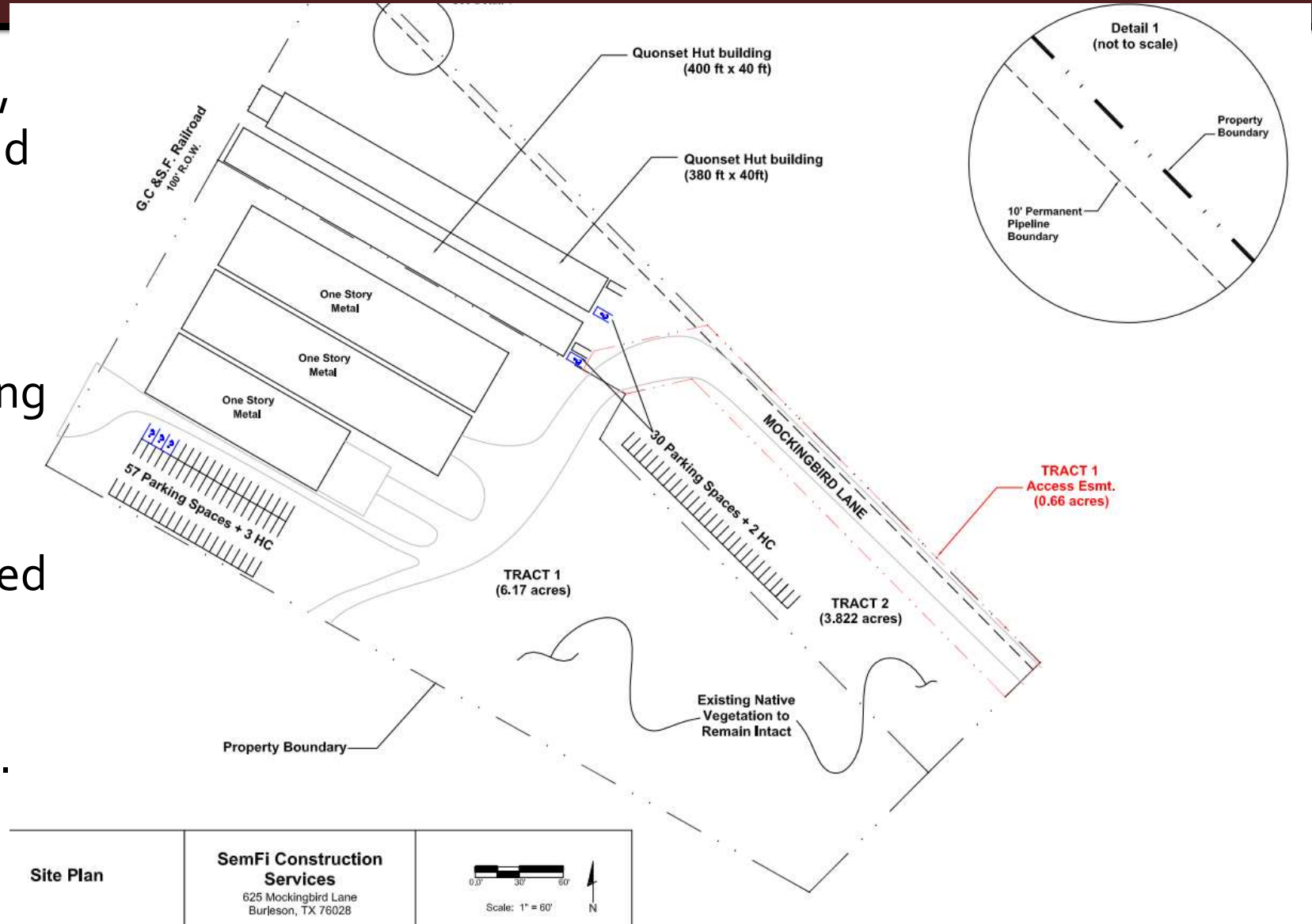
*Staff has determined that this request is not in conformance with the Comprehensive Plan and pursuant to Local Gov't Code Section 211.04 an amendment to the Future Land Use Map would be appropriate if rezoned for the applicant's proposal.*

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Current uses of construction, fabrication, cabinet shop, and warehousing are legal non-conforming.

Zoning change to "C  
"Commercial aligns the zoning with current uses.

Current uses would be allowed to continue as legal nonconforming if the zoning change request were denied.

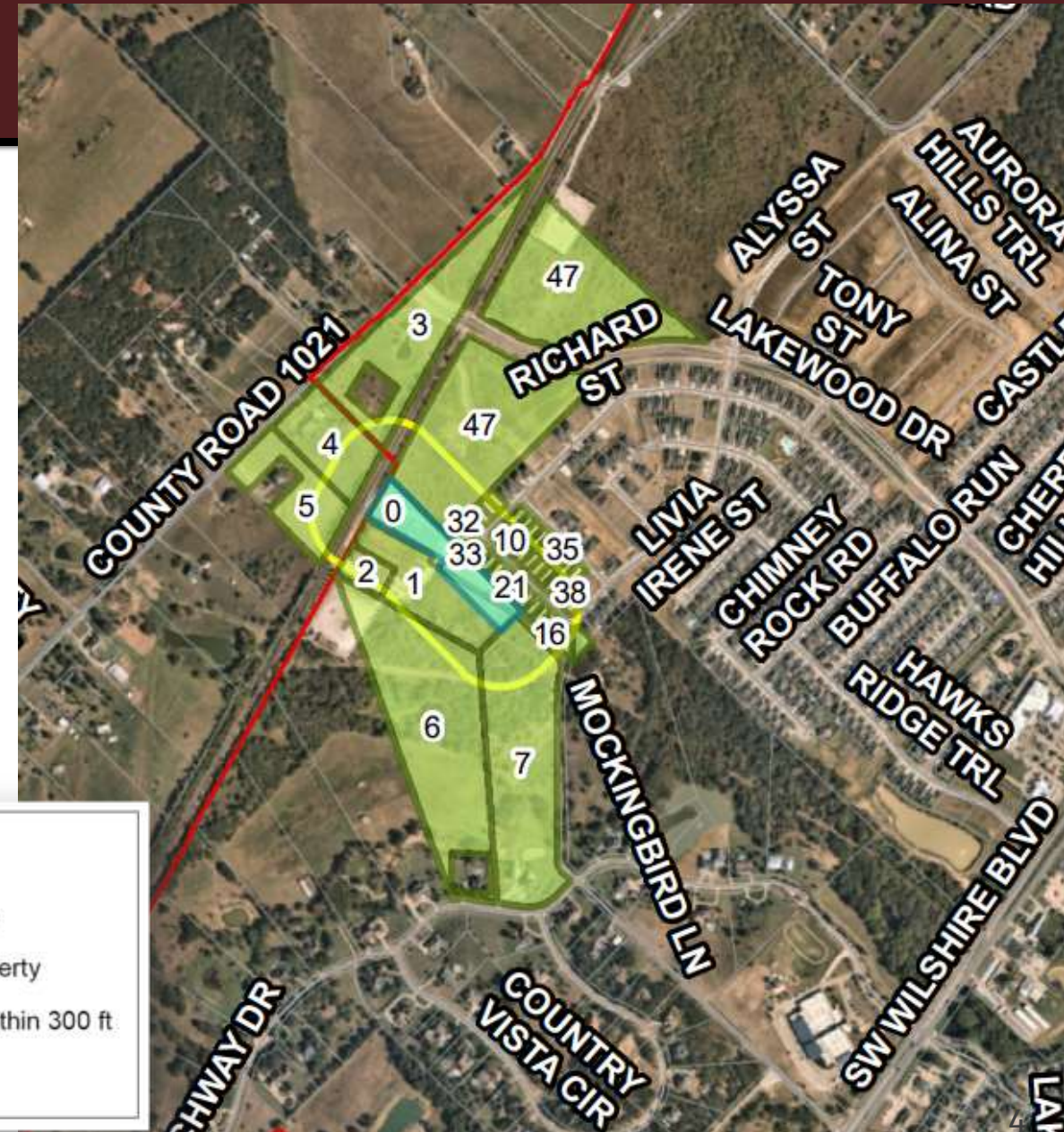




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## Public Hearing Notice

- 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.
- At this time staff has received no formal opposition



### Legend

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



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## Staff's Recommendation

*Staff is unable to recommend approval of the applicant's zoning application due to the request not meeting the Comprehensive Plan.*

*Staff supports the continuation of the existing non-conforming land uses on the property. This property is located directly adjacent to the railroad and a gas well pad site, and is unlikely to be developed for residential uses.*

