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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** July 26, 2022

**SUBJECT:**

**Final plat of Morsco Warehouse Addition, Lot 1 Block 1; located at 575 N Burleson Blvd (Case 22-046):** Consider approval for a final plat of Morsco Warehouse Addition.

**SUMMARY:**

On March 21, 2022, an application was submitted by Charles Page with Bohler Engineering on behalf of Brian Storm (Owner) for a final plat of approximately 6.839 acres for Morsco Warehouse.

**Development Overview:**

This applicant is proposing to redevelop the site for warehouse and distribution. The property is currently zoned I, Industrial. The proposed final plat meets the requirements of the current zoning district. The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

**Engineering:**

**Traffic:**

TxDOT is currently reviewing the project for drive locations and any potential right turn lanes. TxDOT improvements (if required) should not impact the proposed plat.

**Utilities/ Drainage:**

Public sanitary sewer extension and water improvements through the site, to include hydrants will be required prior to the issuance of a Certificate of Occupancy.

The site will detain additional storm water runoff and outfall to TxDOT's ROW.

**OPTIONS:**

- 1) Approve the final plat
- 2) Deny the final plat

**RECOMMENDATION:**

Approve the final plat for Morsco Warehouse Addition (Case 22-046).

**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

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