

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: April 15, 2024

SUBJECT:

Craftmasters at FM 1902 & CR 1019 (Case 23-308): Hold a public hearing and consider approval of an ordinance for a zoning change request from “PD”, Planned Development to “PD” Planned Development for a commercial trade school. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On October 16, 2023, a zoning change request was submitted Chad Turnbull representing Craftmasters (applicant), with authorization from Burleson 4A Economic Development Corporation (owners), to change the zoning of approximately 70.851 acres to “PD”, Planned Development.

DEVELOPMENT OVERVIEW:

The applicant is proposing a “PD”, Planned Development district zoning for the development of a professional campus / commercial trade school. If the zoning is approved, a commercial site plan submittal will be required. This will ensure the site is developed in accordance with the “PD” development standards contained within the proposed ordinance (attached as Exhibit 3).

Zoning and Land Use Table

	Zoning	Use
Subject Site	“PD”, Planned Development	Undeveloped
North	ETJ	Undeveloped
East	Chisholm Summit Development	In development
South	Chisholm Summit Development	In development

West	ETJ	Undeveloped
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This site is designated in the Comprehensive Plan as Neighborhoods.

This land use category is intended for predominantly traditional single-family residential developments, but does allow for a mix of densities, lot sizes, housing stock, and styles as appropriate. Neighborhoods should have increased pedestrian connectivity that includes sidewalks, trails, and greenbelts.

Retail and commercial uses in the area should be located along larger thoroughfares and should be developed in harmony with the residential character

Staff supports a Planned Development zoning for a professional campus/commercial trade school center in this area based on proximity to the Chisholm Trail Parkway.

Engineering:

Commercial site plan and civil engineering, reviews will be required prior to the development of the site. Sanitary sewer extension will be required to the site prior to development as well.

RECOMMENDATION:

Recommend approval of an ordinance for the zoning change.

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

Mar. 26, 2024 – The Planning and Zoning Commission recommended approval.

Oct. 3, 2022 – PD zoning or Hooper Business Park approved by City Council.

Oct. 3, 2022 – Annexation approved by City Council for Hooper Business Park.

REFERENCE:

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

FISCAL IMPACT:

None

STAFF CONTACT:

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