

DEPARTMENT MEMO

DEPARTMENT: Development Services
 FROM: Tony McIlwain
 MEETING: April 18, 2022

SUBJECT

2230 S Burleson Blvd (Case 22-017): Hold a public hearing and consider a zoning change request from "A" Agricultural, to "SF16" Single family dwelling district-16, to allow for the development of one single-family residence. (Staff Presenter: Tony McIlwain, Director of Development Services) (The Planning and Zoning Commission recommended approval by unanimous vote)

SUMMARY:

On December 13, 2021, an application was submitted by Brandon and Jennifer Bequeth (owners) to rezone approximately 0.96 acres from "A" Agricultural, to "SF16" Single family dwelling district-16 to build one single-family home on the lot to be their primary residence.

Planning Analysis

The site is located in the IH-35 Overlay District, however if approved it would be developed in accordance with adopted building codes and the SF16, Single family dwelling district-16 standards. The IH-35 overlay district does allow for the incorporation of appropriate residential uses. Staff finds the applicant's proposal to be an appropriate residential use based on the adjacent residential uses within the extraterritorial jurisdiction (ETJ) of the City of Burleson, as well as being accessed off of Stella Road as opposed to South Burleson Blvd.

Zoning and Land Use Table:

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped
East	A, Agricultural	Residential
South	A, Agricultural and ETJ	Undeveloped and residential
West	ETJ	Residential directly adjacent and commercial across Stella St (ETJ)

This site is designated in the Comprehensive Plan as Regional Office/Commercial.

Regional Office/Commercial is generally intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged. Medium to high density residential may be allowed as part of a mixed-use development. This area should be served by a well-designed street system to facilitate quality developments. Due to the visibility from roadways, architectural design and screening are important.

Traffic:

The proposal as presented does not warrant a traffic impact analysis (TIA).

Utilities/ Drainage:

Detention is not required for developments less than 1 acre in size.

OPTIONS:

1. Approve the zoning change request; or
2. Deny the zoning change request.

RECOMMENDATION:

Staff recommends approval for the zoning change request from "A" Agricultural, to "SF16" Single family dwelling district-16, to allow for the development of one single-family residence (Case 22-017).

Staff's recommendation is based upon the following factors:

- 1) the prevailing character of the surrounding community is residential in nature;
- 2) the existing, surrounding structures are principally for residential use; and
- 3) the lot size (less than 1 acre) and the property's principal frontage and access on Stella Street, which is a local street, will not yield a development of regional impact.

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

March 22, 2022 – Planning and Zoning Commission recommend approval (5-0) for the zoning change request for 2230 S Burleson Blvd (Case 22-017).

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law.

At this time there have been no inquiries regarding this case.

FISCAL IMPACT:

None

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