

ZC – 2152 SW Wilshire

Location:

- 2152 SW Wilshire
- 41.54 acres

Applicant:

Rob Orr (Burleson Premier Real Estate Investments, LLC)

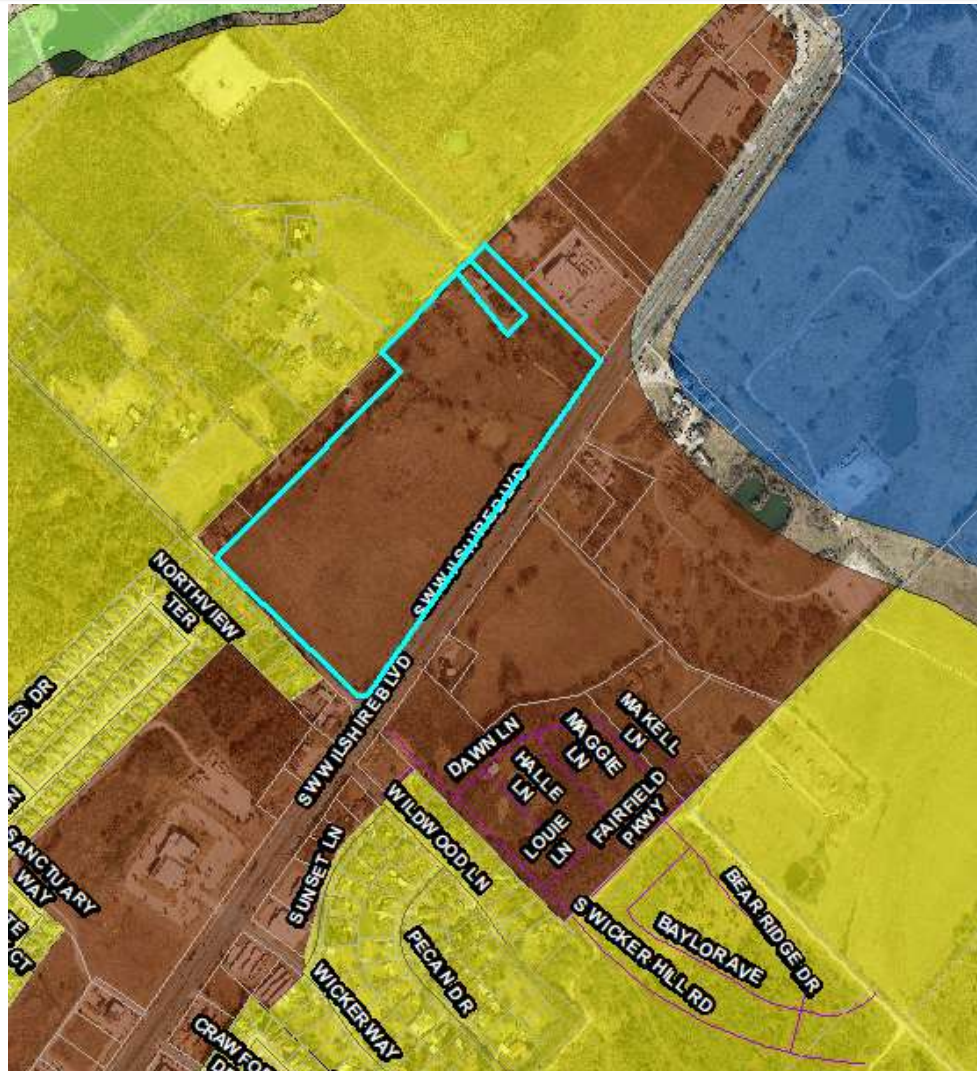
Item for approval:

Zoning Change from "A" Agriculture to "PD" Planned Development (Case 23-370)



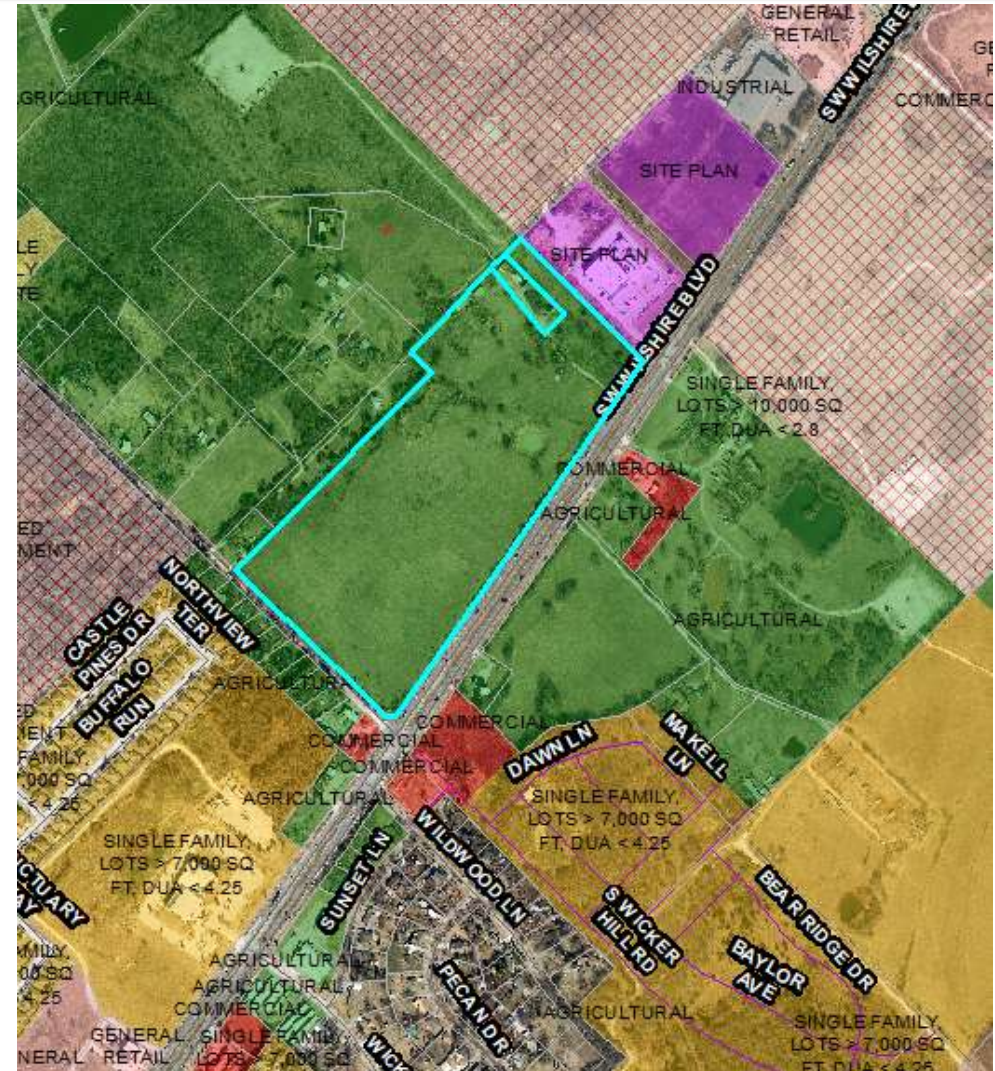
Comprehensive Plan

Community Commercial



Zoning

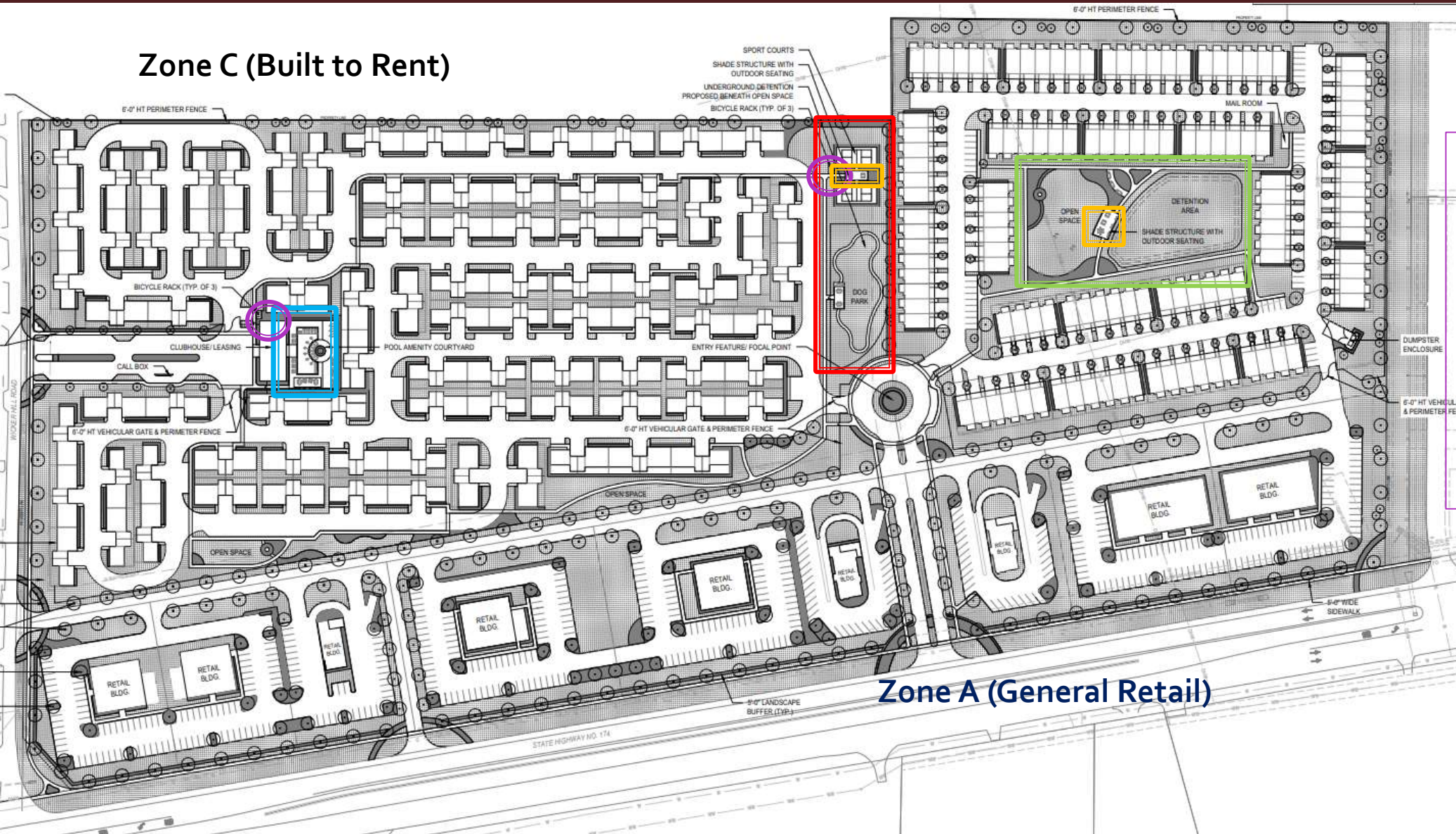
A, Agriculture



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Zone B (Built to Own)

Zone C (Built to Rent)



Amenities proposed:

Pool area

Dog Park

Sport Courts

Walking trails

Shade complex

Bicycle racks

Open Space

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Zone A – General Retail	Zone B – Townhomes	Zone C - Townhomes
12.02 Acres	10.32 Acres	18.88 Acres
7 stand alone pad sites	Individually platted lots	One lot; built-to-rent
Base zoning GR, General Retail	Base zoning SFA, Single-Family Attached (maximum height 3 stories)	Base zoning SFA, Single-Family Attached (limited to 1 story in height)
Gas Station allowed by-right	Max density 12 units per acre	
Constructed as retailers make commitments – no phasing tied to residential components	Up to 8 units connected – minimum lot width 20 feet	Up to 8 units connected – maximum complex length 270 ft
	Minimum lot size 1500 sq. ft	Minimum living area 600 sq. ft.
	2.25 parking spaces per unit, an enclosed garage counts as 1 space	2.25 parking spaces per unit, an enclosed garage counts as 1 space
	Amenities shown on site plan complete prior to 75% of units being ready for occupancy	Amenities shown on site plan complete prior to 75% of units being ready for occupancy

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Zone B:
Built-to-own
examples





FRONT ELEVATION SCALE: 1/8" = 1'-0"



SIDE ELEVATION SCALE: 1/8" = 1'-0"

Zone C: Built-to-Rent examples



REAR ELEVATION SCALE: 1/8" = 1'-0"



SIDE ELEVATION SCALE: 1/8" = 1'-0"

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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
- Received 2 letters of opposition
- Published in newspaper
- Signs Posted on the property



Legend

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

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P&Z Summary

Vote

Recommended disapproval (5-3)

Discussion

Some P&Z members had concerns regarding density (too high), phasing, entrance locations, and lack of open spaces.

Speakers

Rob Orr (owner)

Larry Miller (developer team)

Bruce & Mary Lou Butler (213 Wicker Hill Rd) – opposition

- Traffic concerns, loss of green spaces & view, overcrowding of nearby schools



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Staff's Recommendation

- Staff recommends disapproval of an ordinance for the zoning change request to “PD” Planned Development
- Does not completely conform with the Comprehensive Plan
- No guarantee or phasing required to assure the retail component will be developed; which is the only component that meets the Comprehensive Plan

