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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony McIlwain, Director

**MEETING:** September 19, 2022

**SUBJECT:**

**200 S Dobson (Case 22-108):** Hold a public hearing and consider approval of an ordinance for a zoning change request from "SF7", Single-family dwelling district-7, to "SFA" Single-family attached dwelling district for future residential development. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Director of Development Services) (The Planning and Zoning Commission motion for approval failed to pass 2-2).*

**SUMMARY:**

On July 25, 2022, an application was submitted by Jessica Nelson with Practice architectural office on behalf of Paul Jenkins (Owner) for a zoning change request to build single-family attached on approximately .30 acres.

**Development Overview:**

This applicant is proposing to develop the site with four (4) townhome style dwelling units. The property is currently zoned SF7, Single-family dwelling district-7. The proposal is in alignment with the vision and goals of the Comprehensive Plan. Prior to the development of this site, the applicant will be required to submit a site plan and Statement of Architectural and Contextual Compatibility (SACC) for staff review and consideration of approval to the Old Town Design Standards Review Committee (DSRC), the Planning and Zoning Commission and City Council.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	SF7, Single-family dwelling district-7	Vacant Lot
North	CC, Central Commercial	Residential/Yoga Studio
East	SF7, Single-family dwelling district-7	Elementary School
South	SF7, Single-family dwelling district-7	Single-family residential
West	CC, Central Commercial	Commercial / Salon

**This site is designated in the Comprehensive Plan as Old Town.**

Development in Burleson's historic and cultural center should further the vision as a social and entertainment destination. Restaurant, offices, retail, personal services, commercial and educational services, and mixed-use residential development that enhance and support a pedestrian friendly and vibrant downtown are expected.

*Corresponding zoning districts include CC, Central Commercial and SFA, Single-family dwelling attached*

**Engineering:**

Prior to development of the site, a formal site plan submittal and engineering review will be required.

**OPTIONS:**

- 1) Approve the zoning change request; or
- 2) Deny the zoning change request

**RECOMMENDATION:**

Approve the zoning change request from "SF7", Single-family dwelling district-7, to "SFA" Single-family attached dwelling district for future residential development.

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

August 23, 2022 – Planning and Zoning Commission motion for approval failed to pass (2-2)

**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. In addition, a sign was placed on the subject property.

Staff has received several inquiries with concerns regarding this request, as well as three letters of opposition attached as Exhibit 4. Additionally, the following items were discussed during the Planning and Zoning public hearing:

- Access and potential improvements or abandonment of the alley
- Maximum number of dwelling units (4) that could be developed based on the lot size
- Compatibility with old town development

- Traffic and parking

**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

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