

# 200 S Dobson ZC

## Location:

- .30 acres

## Applicant:

Jessica Nelson

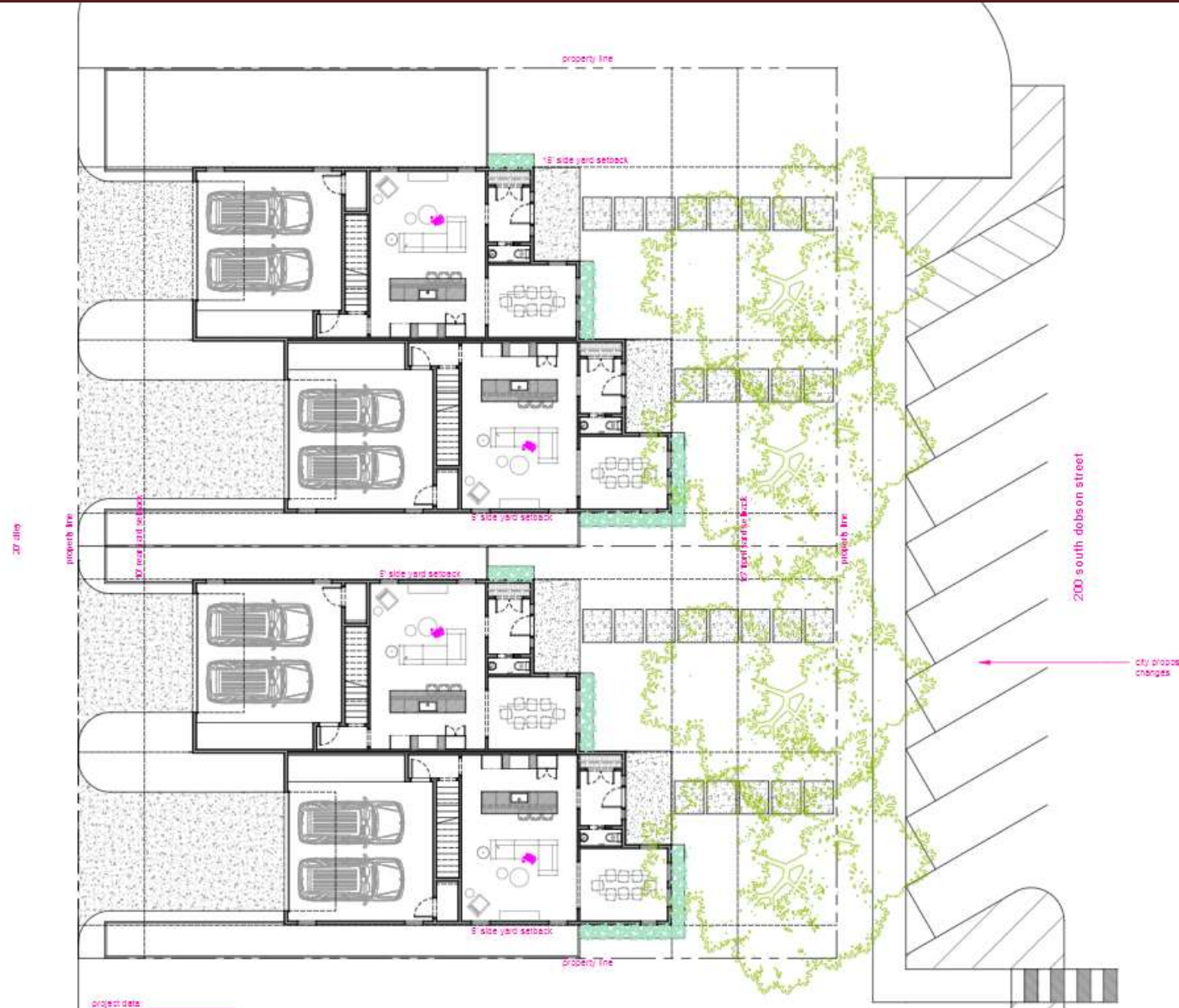
(Practice architecture office)

Paul Jenkins

(Owner)

## Item for approval:

Zoning Change (Case22-108)

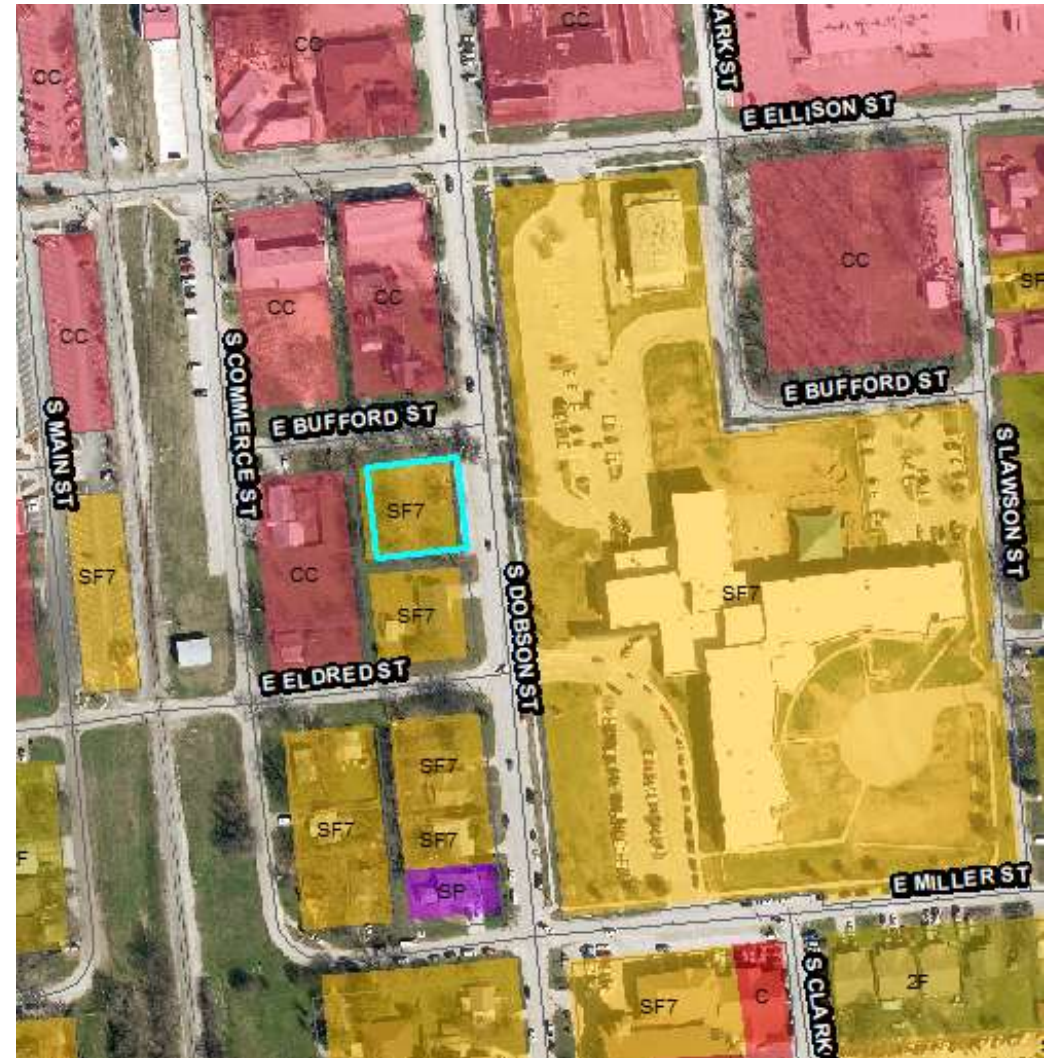
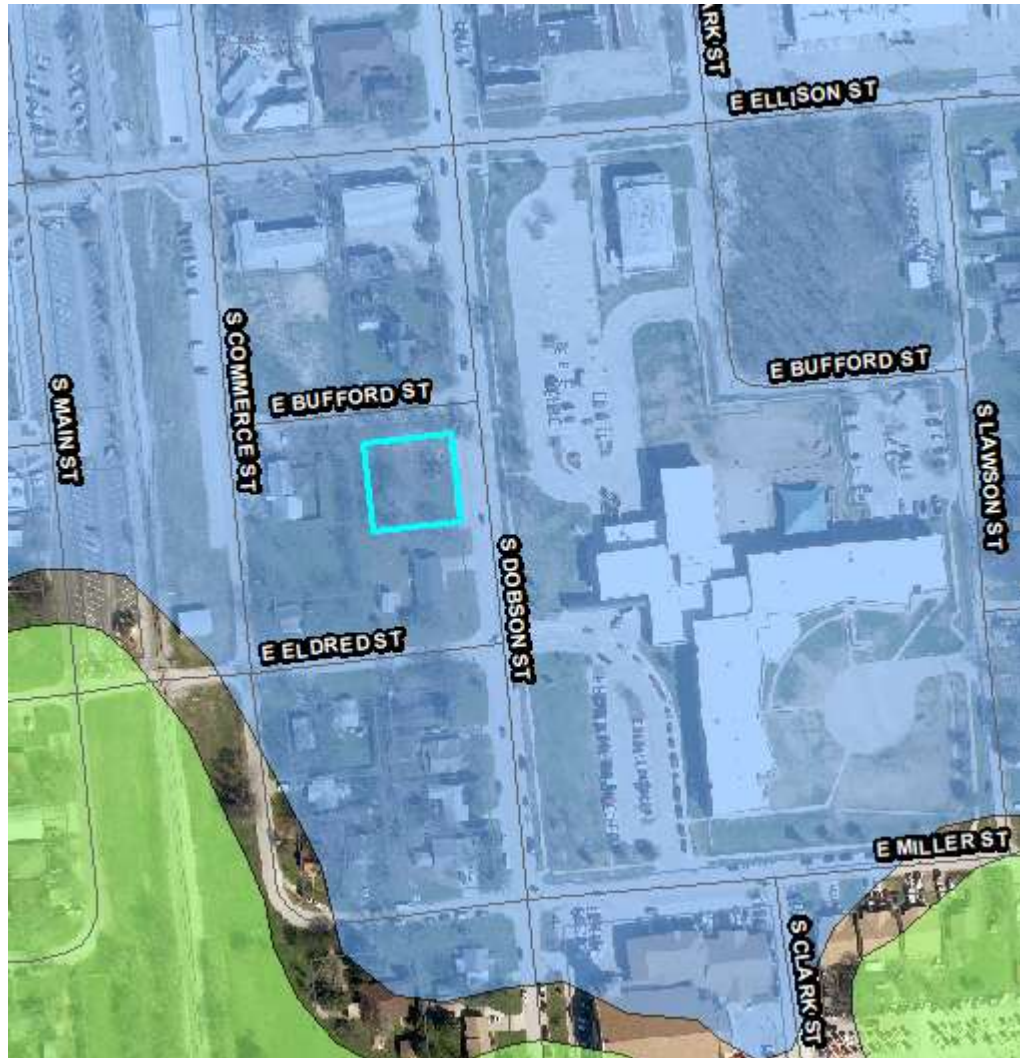


# Comprehensive Plan

Old Town

# Zoning

SF7, Single Family-7



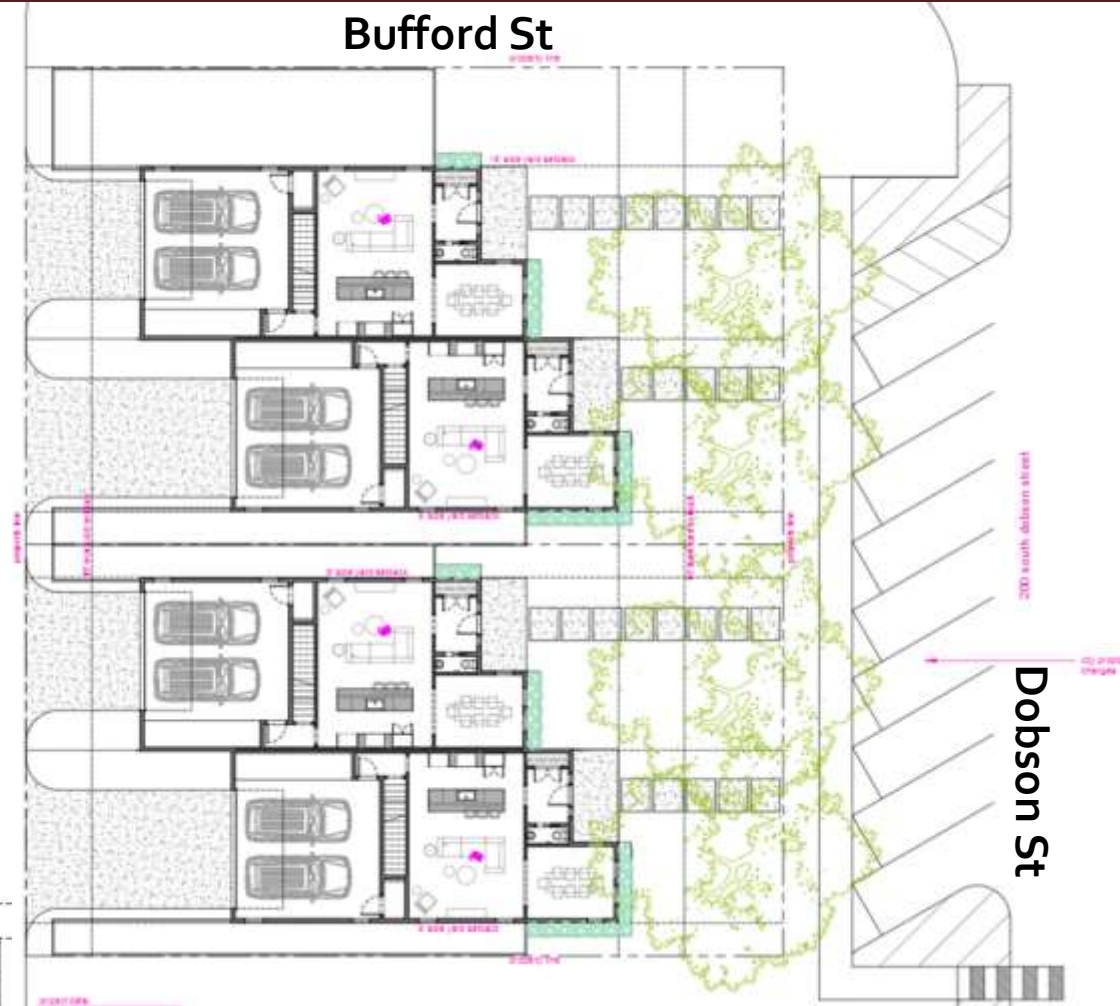
# 200 S Dobson ZC



View from Dobson St



View from Bufford St



# 200 S Dobson ZC

Public Hearing Notice Public notices mailed to property owners within 300 feet of subject property.

Published in newspaper Signs Posted on the property

Received 3 letters of opposition from adjacent property owners



**Legend**

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

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## P&Z Summary

### Vote

Motion for approval failed to pass (2-2).

### Discussion

Access to dwelling units (alley), old town design standards review and process, max number of units that could fit on the lot (4), parking , and traffic concerns.

### Speakers

Jessica Nelson - applicant

Richard Harrison - adjacent property owner, spoke in opposition

Vicki Sorensen - old town area resident, spoke in opposition

Staff has received 3 letters of opposition (2 within 200 feet)

# 200 S Dobson ZC

## Staff's Recommendation

- Staff recommends approval of the zoning change request due to:
- Proposed zoning (SFA) meets the Comprehensive Plan.

### **Old Town**

This area is Burleson's historic and cultural center. Development in this area should further the vision for a social and entertainment destination for the region. Typical uses include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

Existing low-density, single-family residential (SF7) is suitable in this area, but expansion should not be encouraged.

Development and redevelopment in this area are subject to the Old Town Overlay Design Standards.

Corresponding zoning districts may include (but are not limited to):

- CC, Central Commercial (Old Town Overlay)
- SFA, Single-Family Dwelling (Attached)