

# ZC – 900 CR 1021

## Location:

- 900 CR 1021

## Applicant:

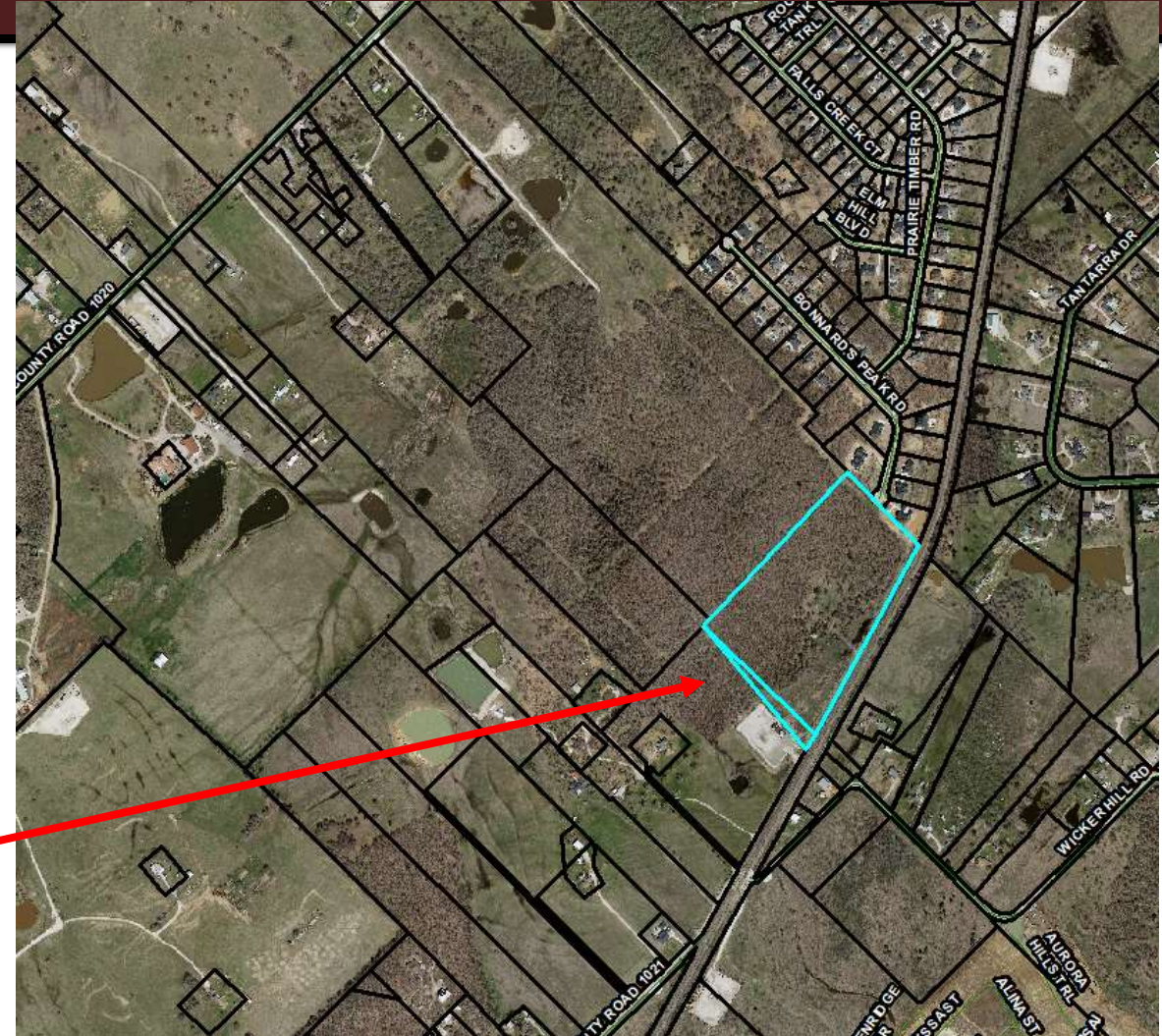
Jerry Allen (SixM Investments)

Mike Arnold (owner)

## Item for approval:

Zoning Change from "A" Agricultural to "SF16"  
Single-family dwelling district -16 for a  
residential subdivision -Legacy Hill.

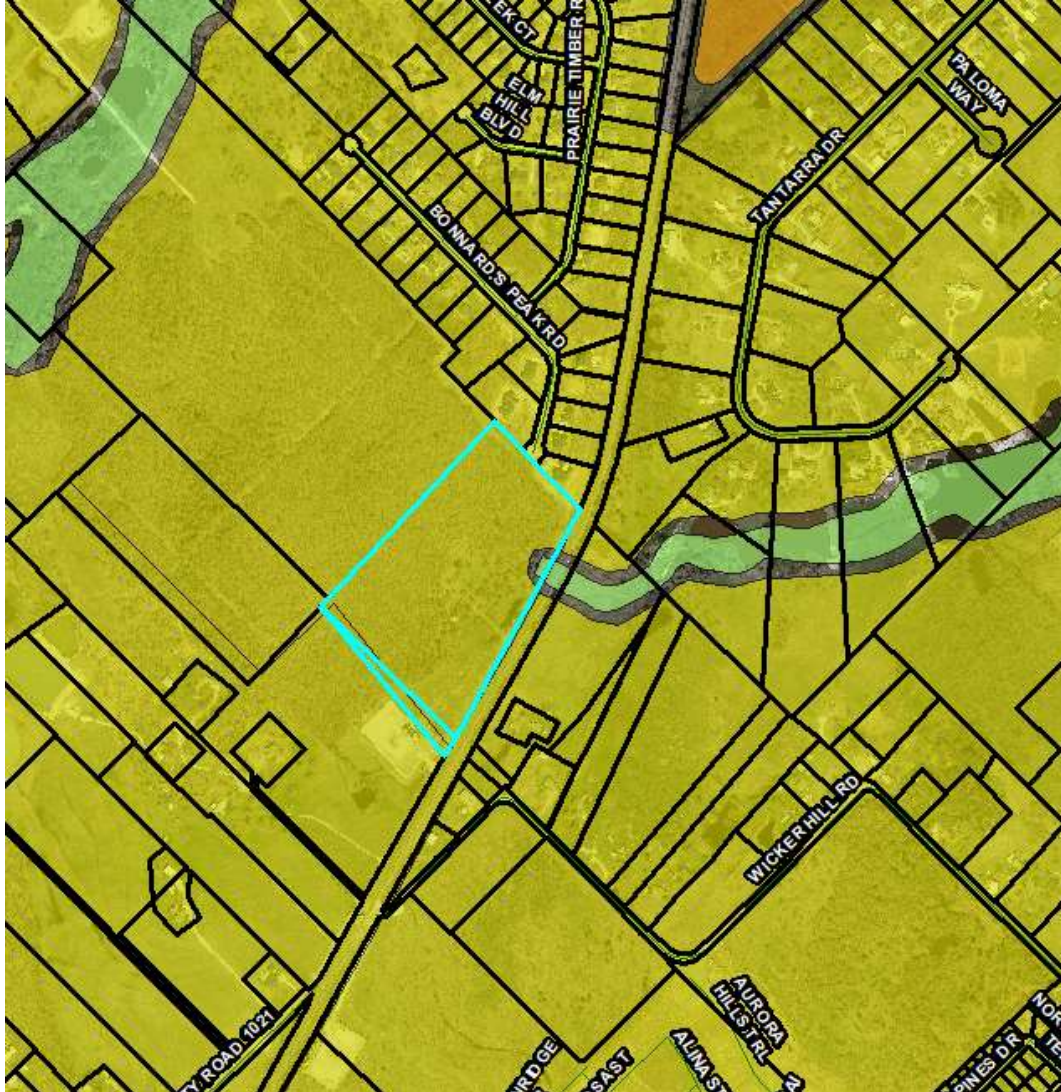
(Case 25-190).





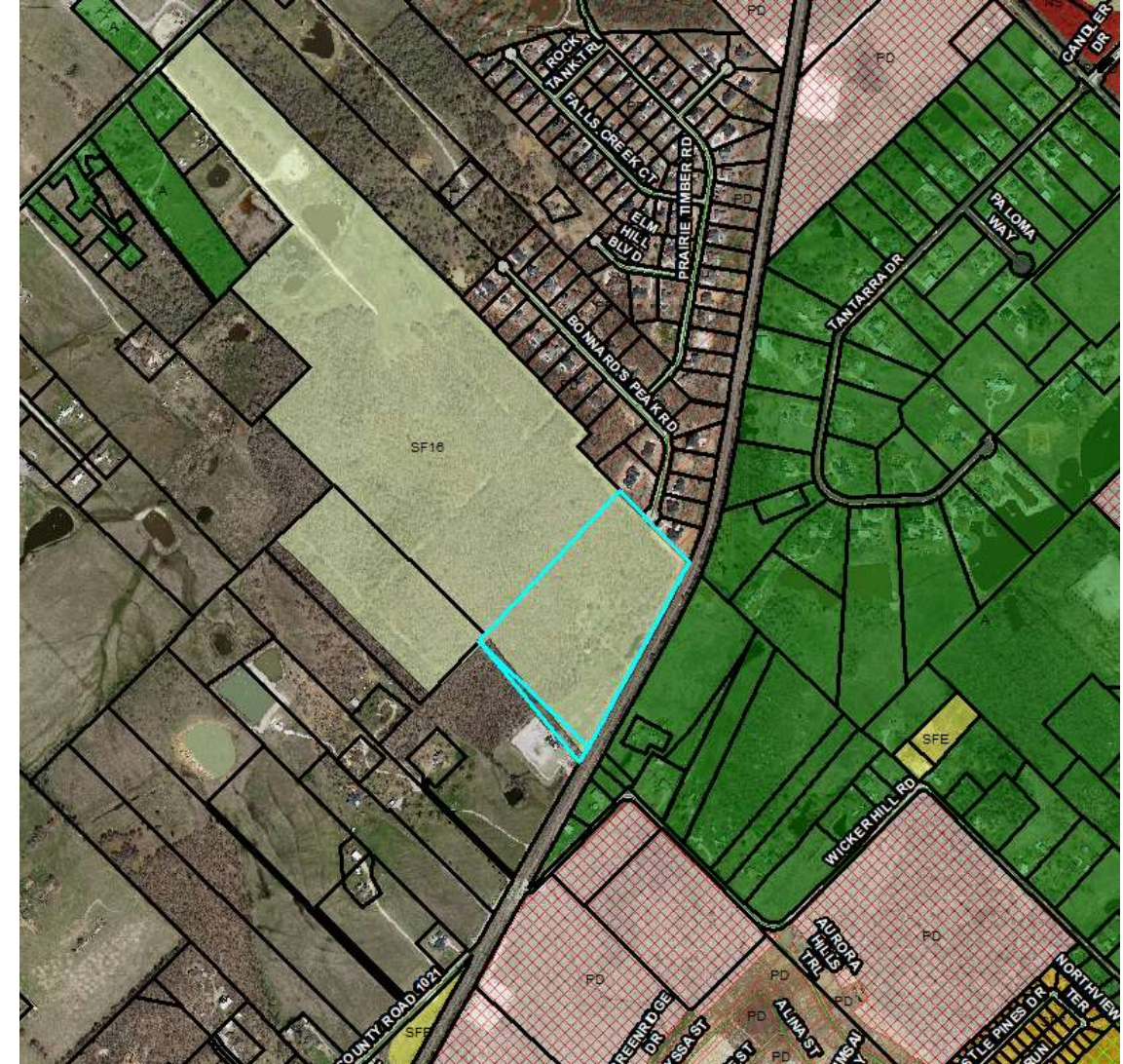
# Comprehensive Plan

## Neighborhoods



# Zoning

## Agricultural





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## SF-16 Zoning Regulations

- Density: 2.30 residential dwelling units per acre.
- Lot size: 16,000 square feet minimum.
- Floor area: 1,800 square feet minimum.
- Depth of front yard: 25 feet minimum.
- Depth of rear yard: ten feet minimum.
- Width of side yard: six feet on each side.
- Width of side yard adjacent to side street: 15 feet minimum.
- Width of lot: 80 feet minimum.
- Depth of lot: 100 feet minimum.

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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.
- Published in newspaper.
- Signs posted on the property.
- At this time staff has received no formal opposition



### Legend

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



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## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.

