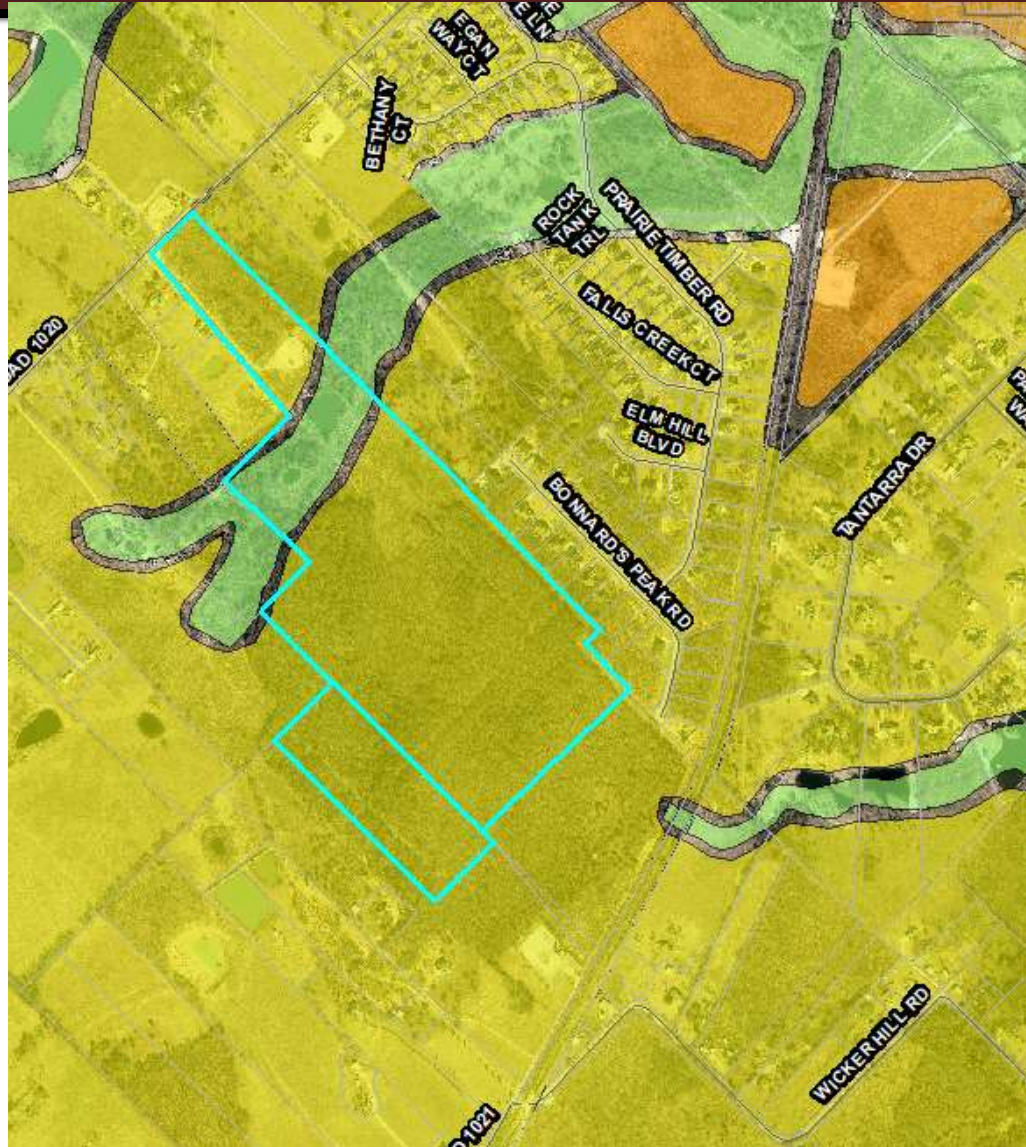


Comprehensive Plan

Neighborhoods



Zoning

Agricultural



ZC – 10732 CR 1020

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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P&Z Summary

Vote

Recommended approval 7-1

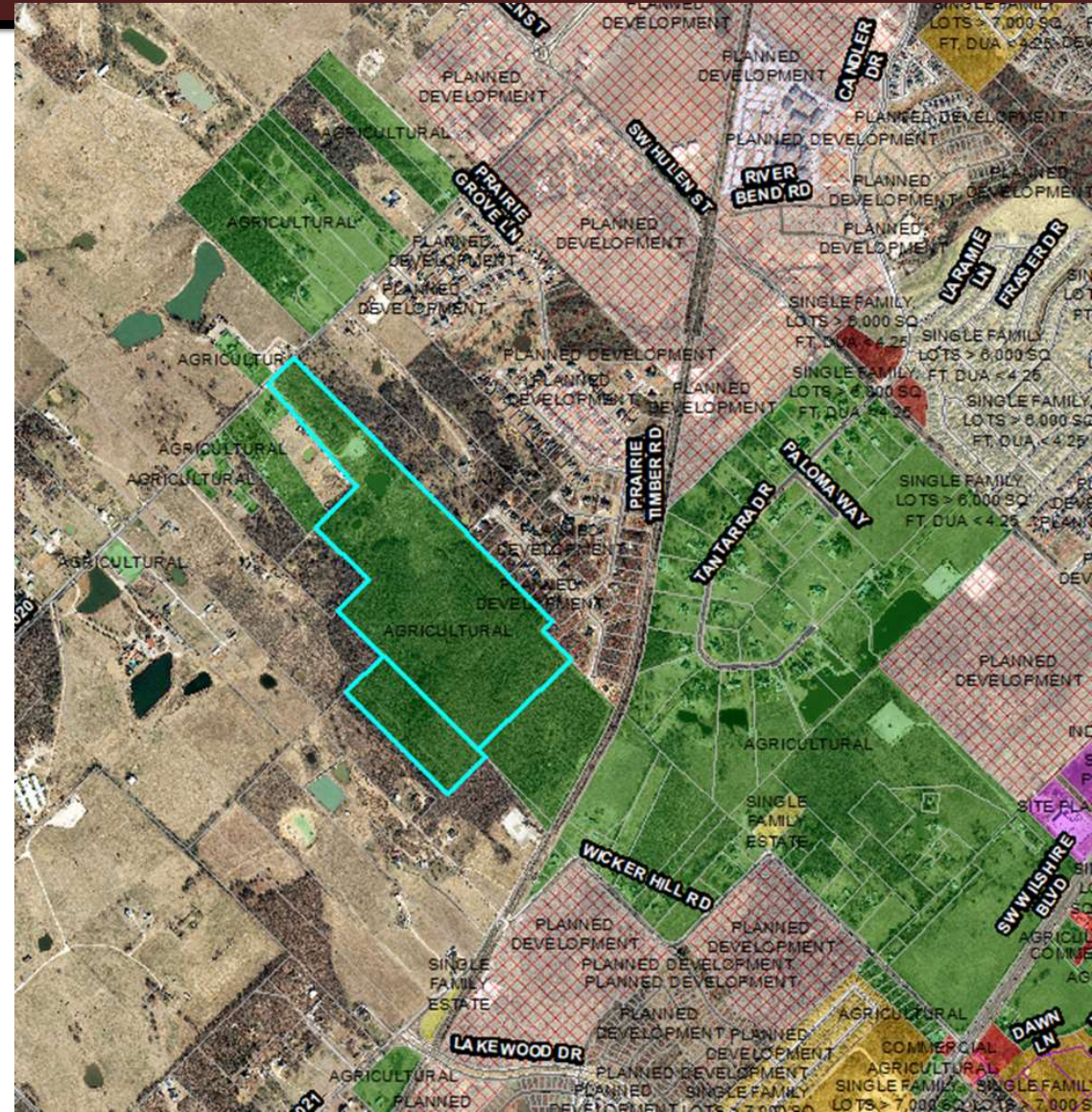
Discussion

Residents of the adjacent Prairie Timbers subdivision had various questions for staff related to the overall development process, minimum lot standards, wildlife in the area, and connectivity.

Speakers

Prairie Timber residents (no formal opposition)

Jerry Allen (applicant)



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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.

