

# 8121 CR 1016Z ZC

## Location:

- 8121 CR 1016Z

## Applicant:

Richard & Teri Kahler (Owner)

## Item for approval:

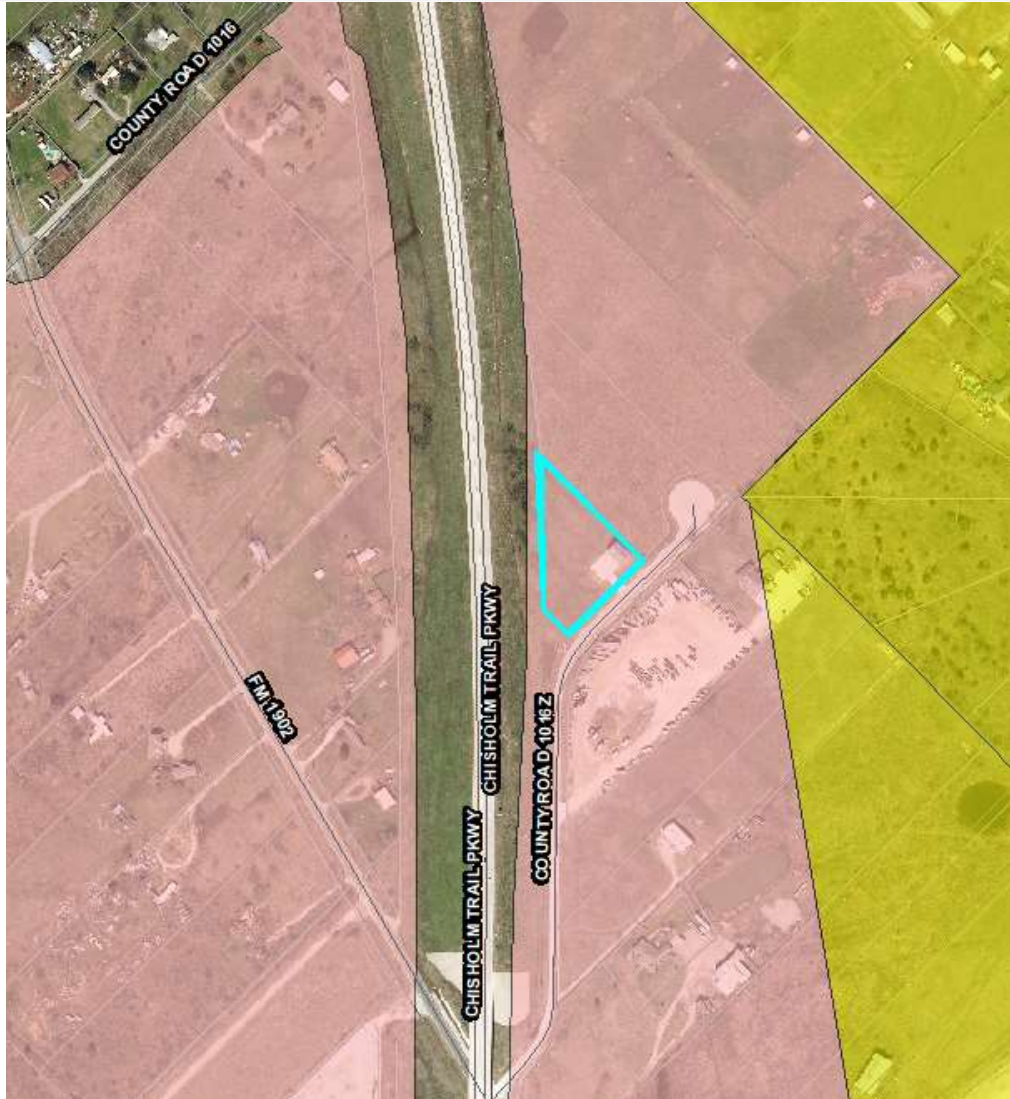
Zoning change from A, Agriculture to C, Commercial





# Comprehensive Plan

## Chisholm Trail Corridor



# Current Zoning

## Agricultural



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## Traffic:

- The proposal as presented does not warrant a traffic impact analysis (TIA).

## Utilities/ Drainage:

- Though the property is within City Limits, no sanitary sewer facility is available therefore it will require an OSSF (Septic).
- Any development greater than 1 acre is required to analyze if detention of stormwater is necessary. At this time there is no development with this zoning case.



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

Published in newspaper  
Signs Posted on the property

Staff has received no inquiries concerning this request.



## Legend

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

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## Staff's Recommendation

Staff recommends approval of the zoning change request form A, Agriculture to C, Commercial.

- Request is consistent with the goals and policies of the Comprehensive Plan
- Commercial building existed prior to annexation
- Approval of zoning request will allow for future commercial development

