Belle Oak Estates ZC

Location:

- 39.696 acres
- CR 1020 / CR 914
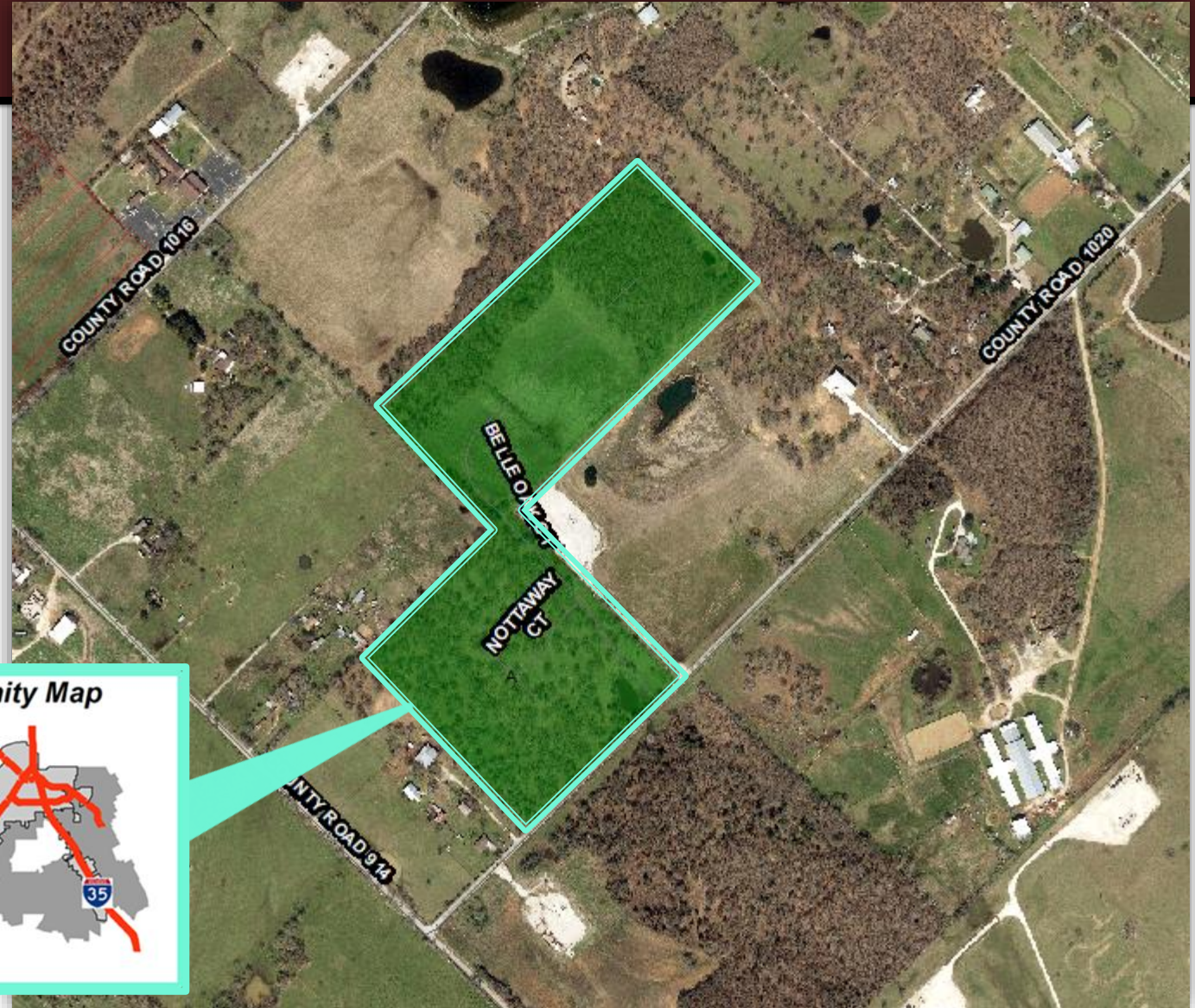
Applicant/Owner:

David Reaves – Applicant

William Ware – Owner

Item for approval:

Zoning Change (Case 22-169)
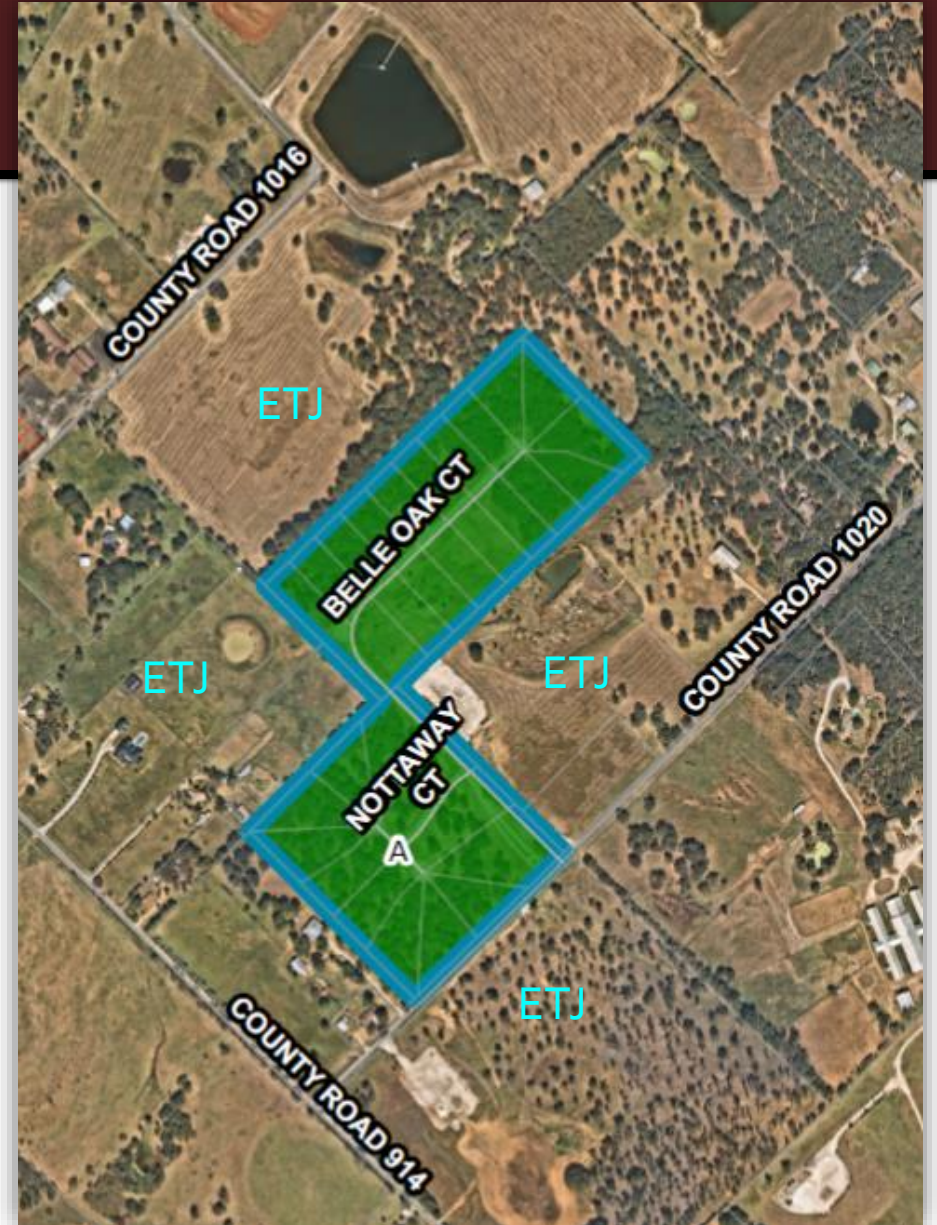
Belle Oak Estates ZC

Zoning Information

2006: Belle Oak Estates was located in the City of Burleson's ETJ when it was first platted and subdivided into one-acre residential lots.

2016: Belle Oak Estates was annexed into the City of Burleson by ordinance #447-06-2016.

- ➤ Per the zoning ordinance, newly annexed territory is zoned as "A", Agricultural district (default zoning).

- ➤ An alternative zoning district was never proposed, and the development remained "A", Agriculture.
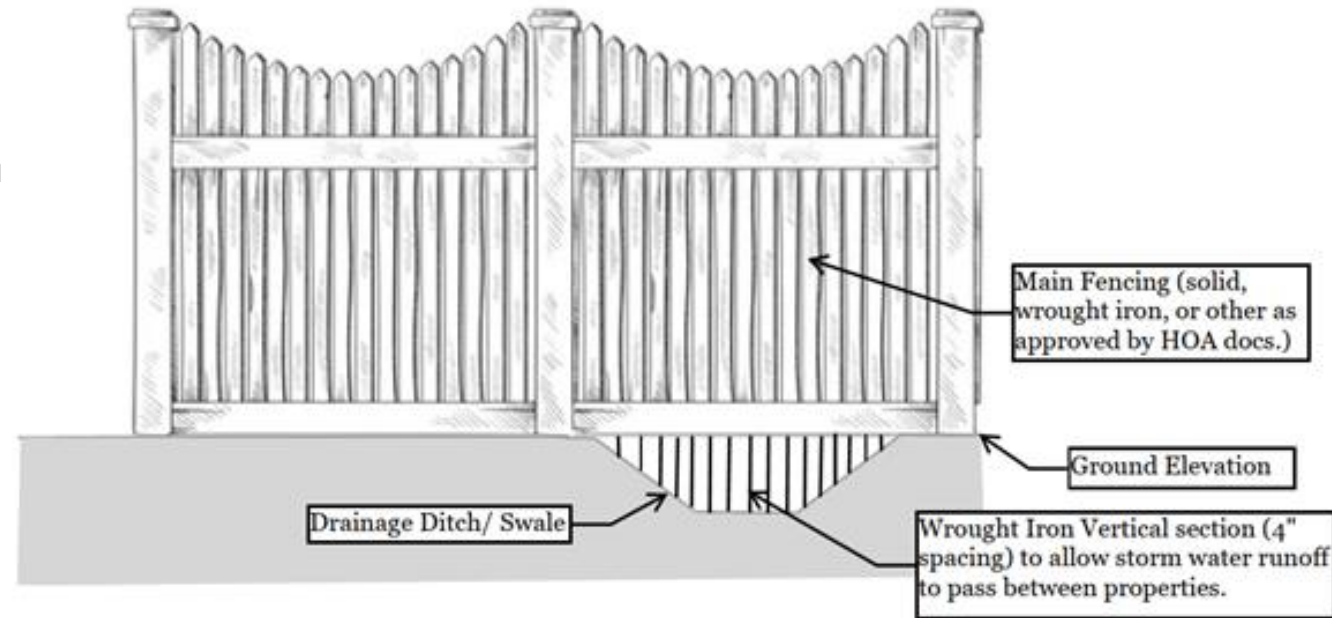
2022: Belle Oak Estates replat is submitted. It is determined that the default "A", Agricultural zoning is unsuitable as the platted one acre lots are in direct violation with the 3-acre minimum lot size requirement for Agriculturally zoned land.
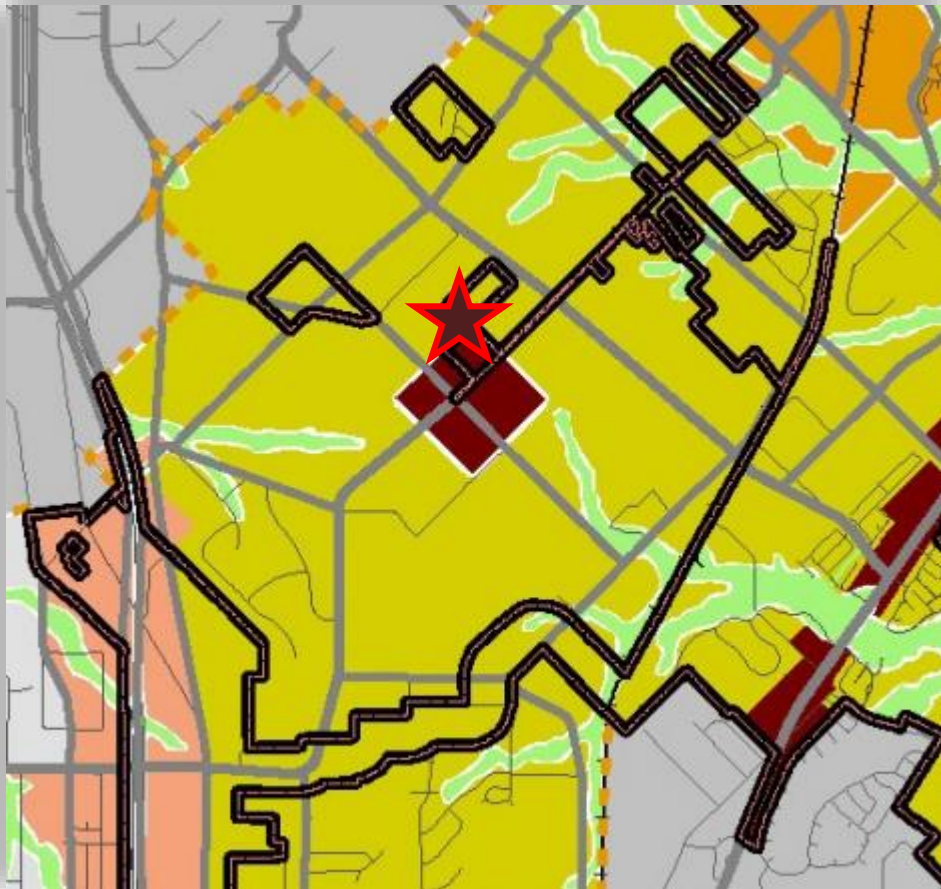
Belle Oak Estates ZC

Zoning Request

- Applicant is requesting a zone change to PD, Planned Development.

    - Base Zoning of "SFE", Single-Family Estate with the following conditions:

        ➢ Minimum Lot Width: Sixty Feet (60')

        ➢ Any fences built across a drainage easement must be either open to allow the flow of surface water or be constructed in a manner that allows water to flow freely underneath it. Acceptable options are depicted below:

Main Fencing (solid, wrought iron, or other as approved by HOA docs.)

Ground Elevation

Drainage Ditch/ Swale

Wrought Iron Vertical section (4" spacing) to allow storm water runoff to pass between properties.

Comprehensive Plan

Neighborhoods / Community Commercial
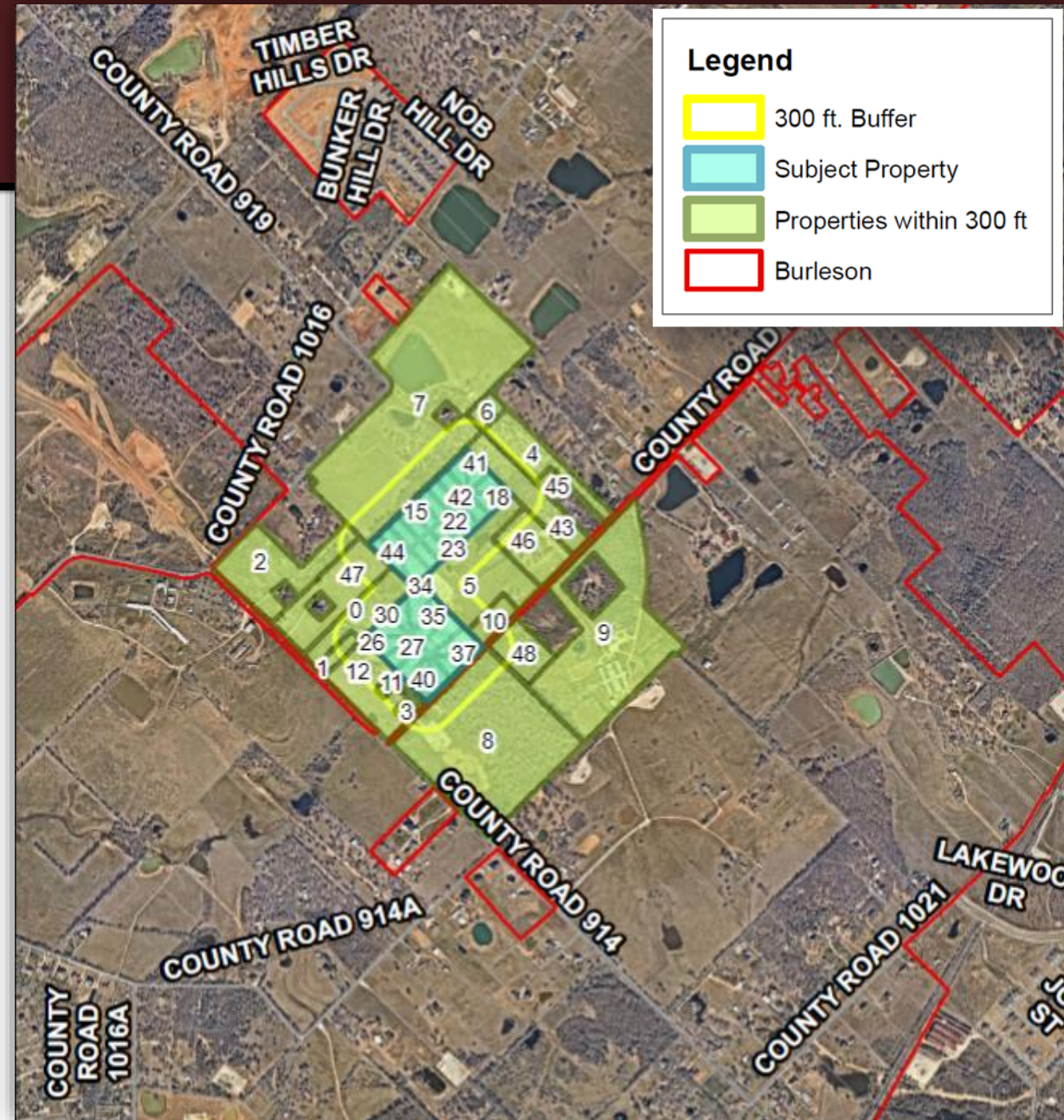
Current Zoning

Agricultural

Belle Oak Estates ZC

Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has not received any inquiries regarding this request.

Belle Oak Estates ZC

Staff's Recommendation

Staff recommends approval of the zoning change request from "A", Agricultural to "PD", Planned Development for Belle Oak Estates as proposed by the applicant.

- Staff supports the Planned Development as it is in conformance with the vision of Comprehensive Plan and brings the Belle Oak Development into zoning compliance.