

Belle Oak Estates ZC

Location:

- 39.696 acres
- CR 1020 / CR 914

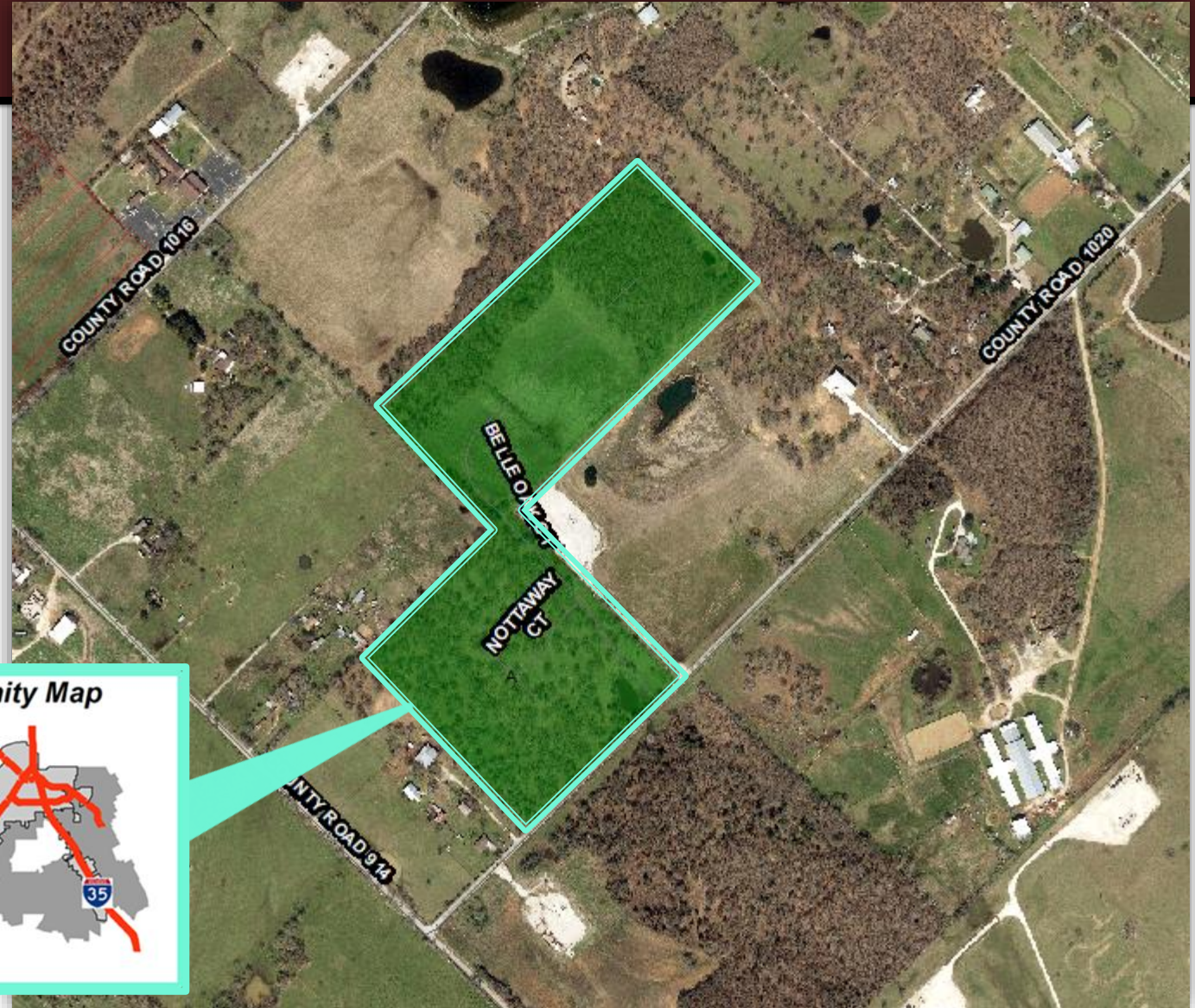
Applicant/Owner:

David Reaves – Applicant

William Ware – Owner

Item for approval:

Zoning Change (Case 22-169)



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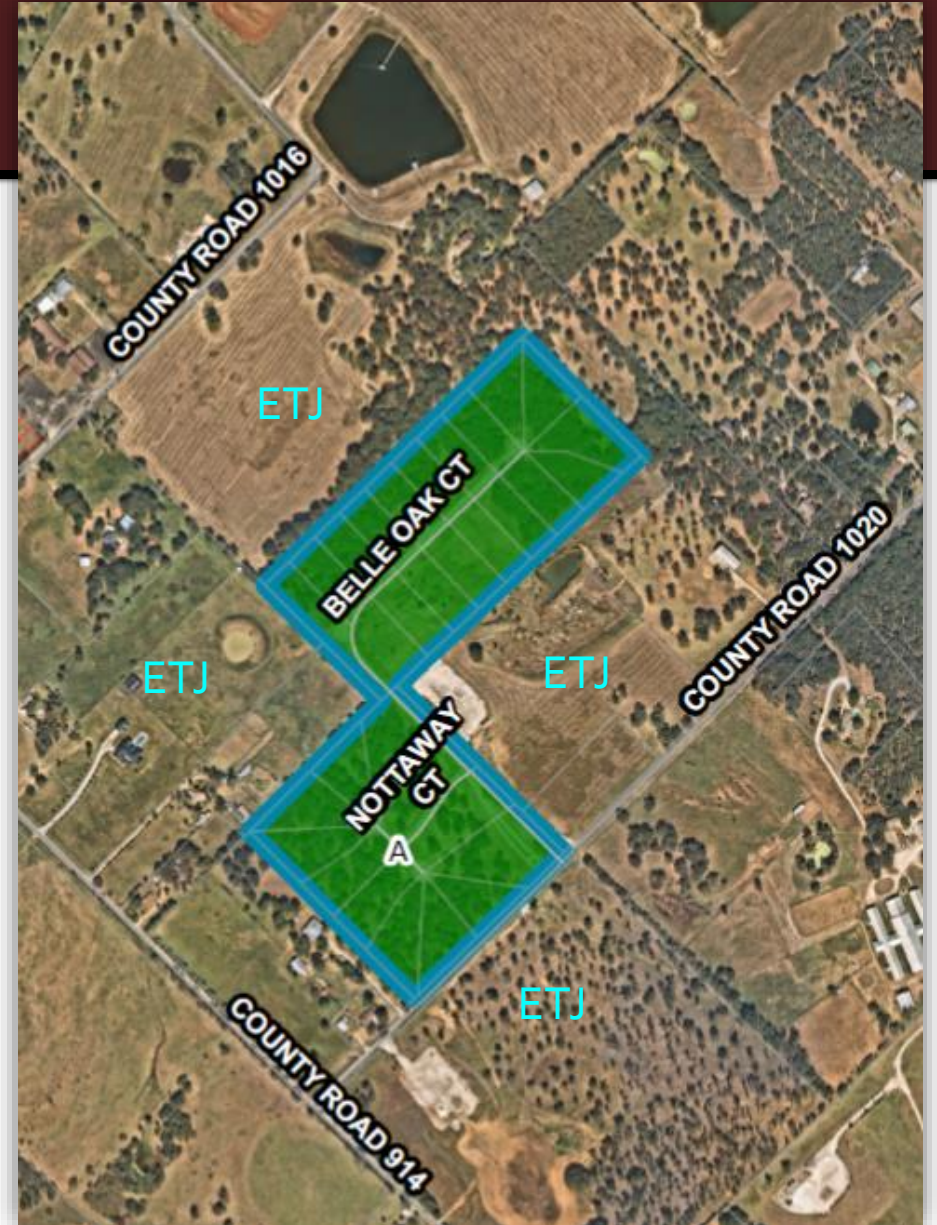
Zoning Information

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.

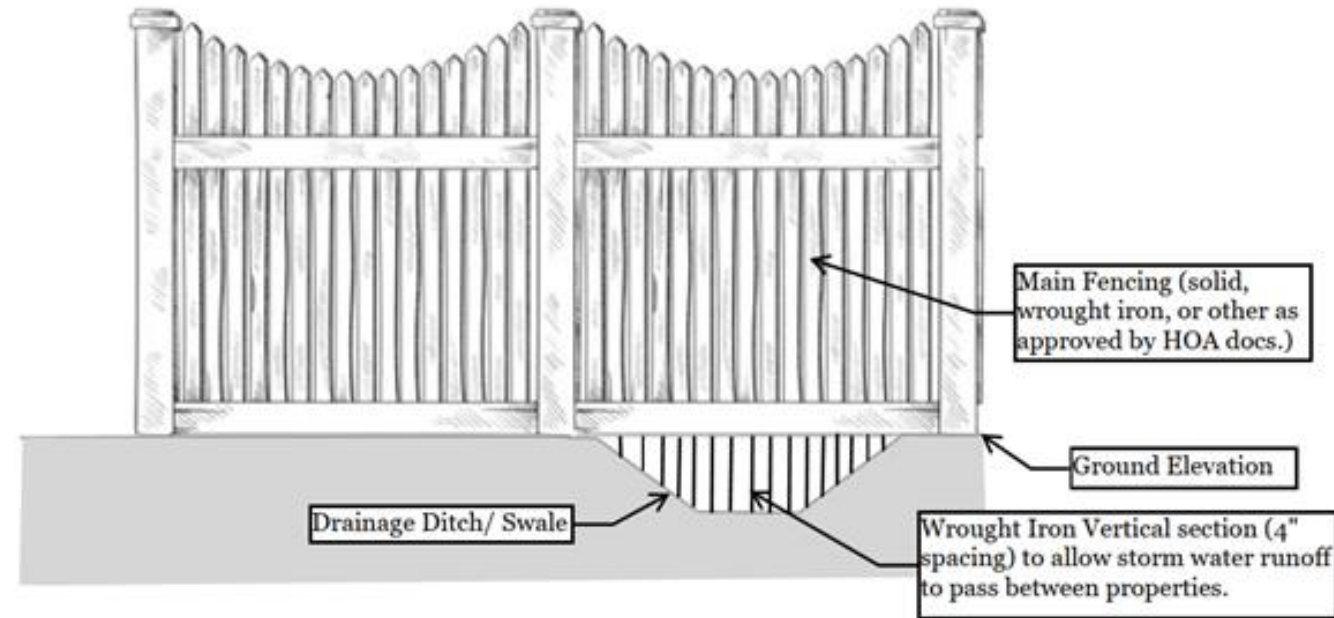
2022: Belle Oak Estates replat is submitted. It is determined that the default A, Agricultural zoning is unsuitable as the platted one acre lots are in direct violation with the 3 acre minimum lot size requirement for Agriculturally zoned land.



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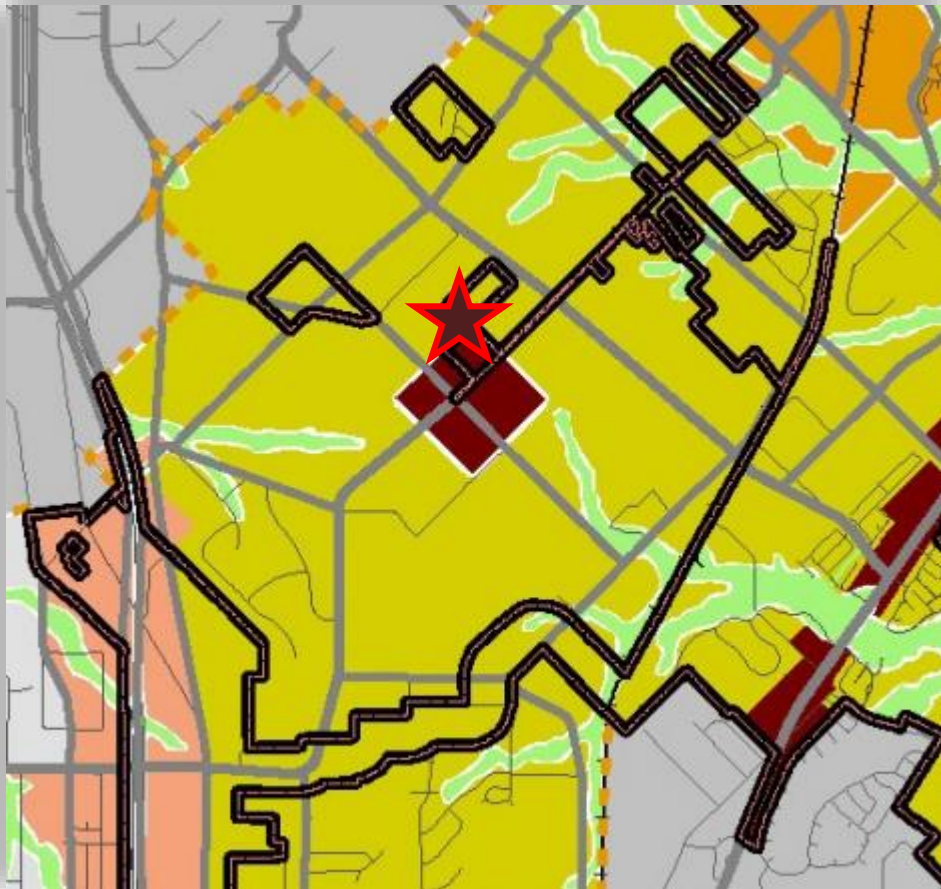
Zoning Request

- 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:



Comprehensive Plan

Neighborhoods / Community Commercial



Current Zoning

Agricultural

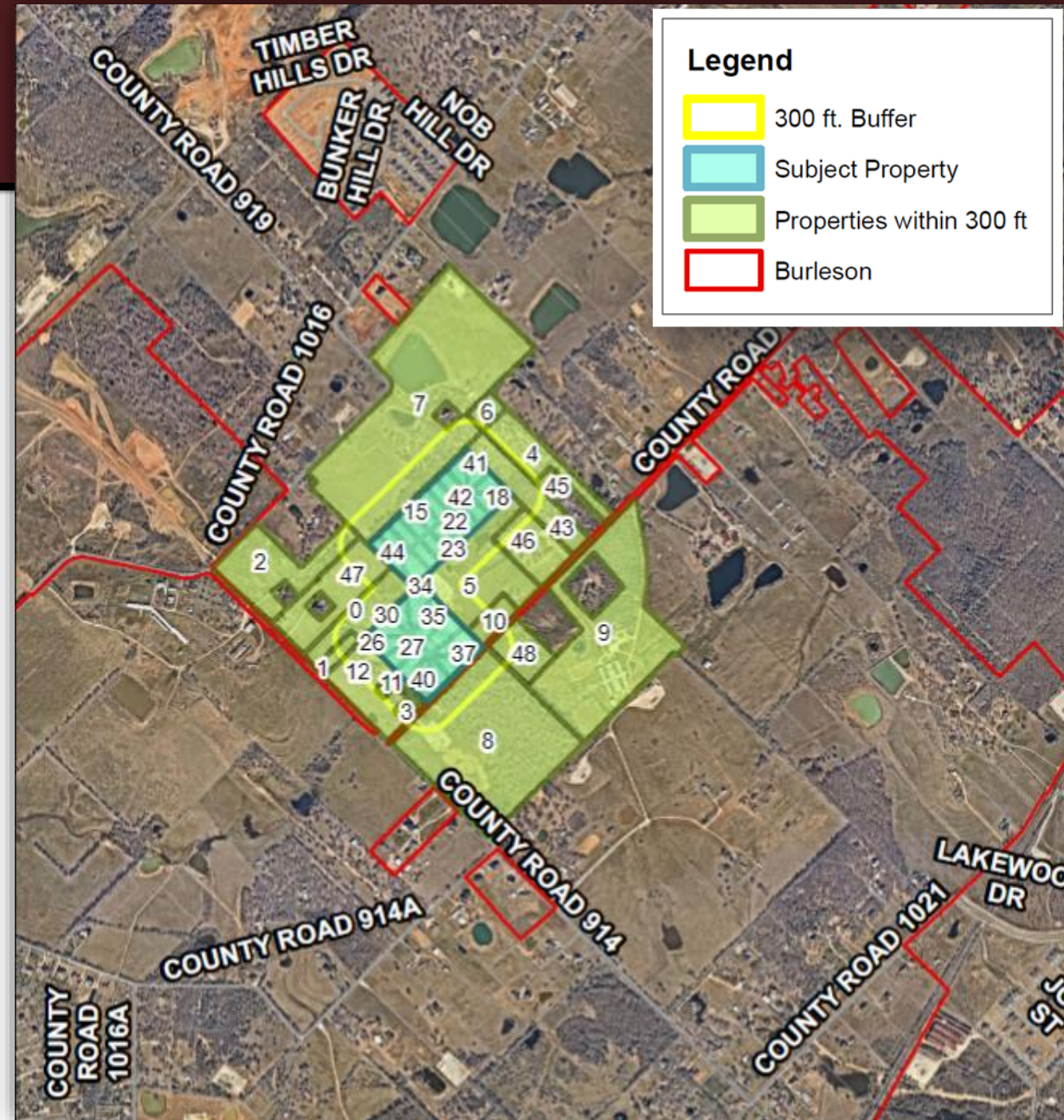


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Public Hearing Notice

- 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.



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P&Z Summary

Vote

Motion to approve the zoning request as requested by the applicant (PD, with modifications) was approved by a vote of 6-0

Discussion

None

Speakers

None

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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.

