



# ZC Case 25-324

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PRESENTED TO P&Z- 1.13.26

EMILIO SANCHEZ

DEPUTY DIRECTOR

# ZC – 275 CR 714

## Location:

- 275 CR 714

## Applicants:

- Tim Windmiller (Applicant)
- Burleson Pecan Grove, LLC. (Owner)
- Graham Hart/GHHB. LLC. (Owner)

## Item for approval:

Zoning Change from “PD” Planned Development to “PD” Planned Development (Case 25-324).



## Zoning

### PLANNED DEVELOPMENT



## Comprehensive Plan

### Neighborhoods



# ZC – 275 CR 714

**Development Area Standards Comparison Table**

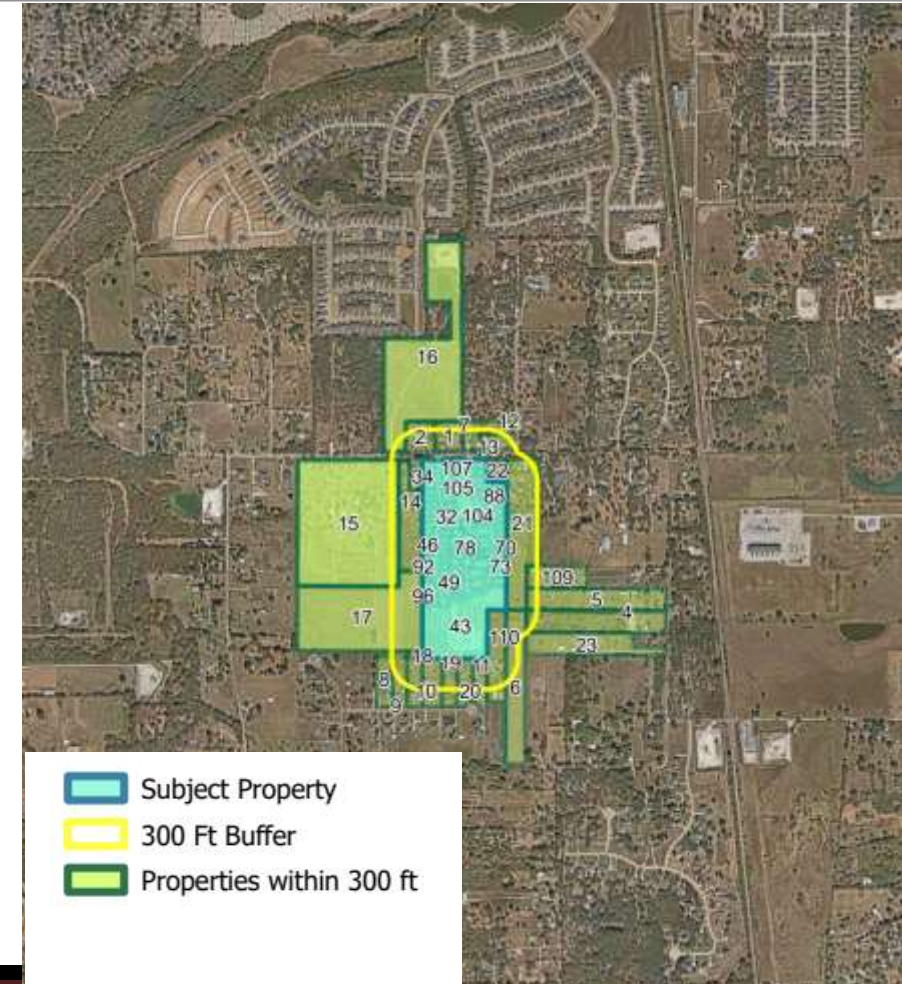
<i><b>Proposed PD Standards</b></i>	<i><b>SF7 Standards</b></i>
Density: 4.25 residential dwelling units per acre	Density: 4.25 residential dwelling units per acre
Lot Size: 7,000 SF minimum	Lot Size: 7,000 SF minimum
Floor Area: 1,600 SF minimum	<b>Floor Area: 1,100 SF minimum or 1,250 SF for all lots platted after 11.1.2003</b>
Front Setback: Twenty-five feet (25'-0") minimum from lot line	Depth of front yard: 25 feet minimum
Rear Setback: Ten feet (10'-0") minimum from lot line	Depth of rear yard: Ten feet minimum
Side Setback: Five feet (5'-0") minimum from lot line	Width of side yard: Five feet minimum
Width of side setback adjacent to side street: Fifteen feet (15'-0") minimum	Width of side yard adjacent to side street: 15 feet minimum
Width of Lot: 60 feet minimum	Width of lot: 60 feet minimum
Depth of lot: 100 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 the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



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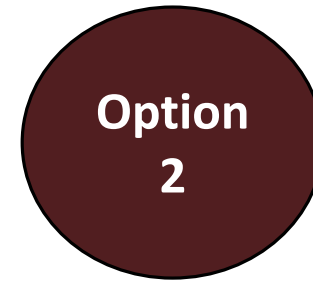
## Staff Recommendation:

- Staff has determined that the requested use aligns with the Comprehensive Plan
- Staff recommends approval of the ordinance for a zoning change.





**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

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