

ZC – 7226 FM 1902

Location:

- SE Intersection of FM 1902 / CR 913
- 41.54 acres

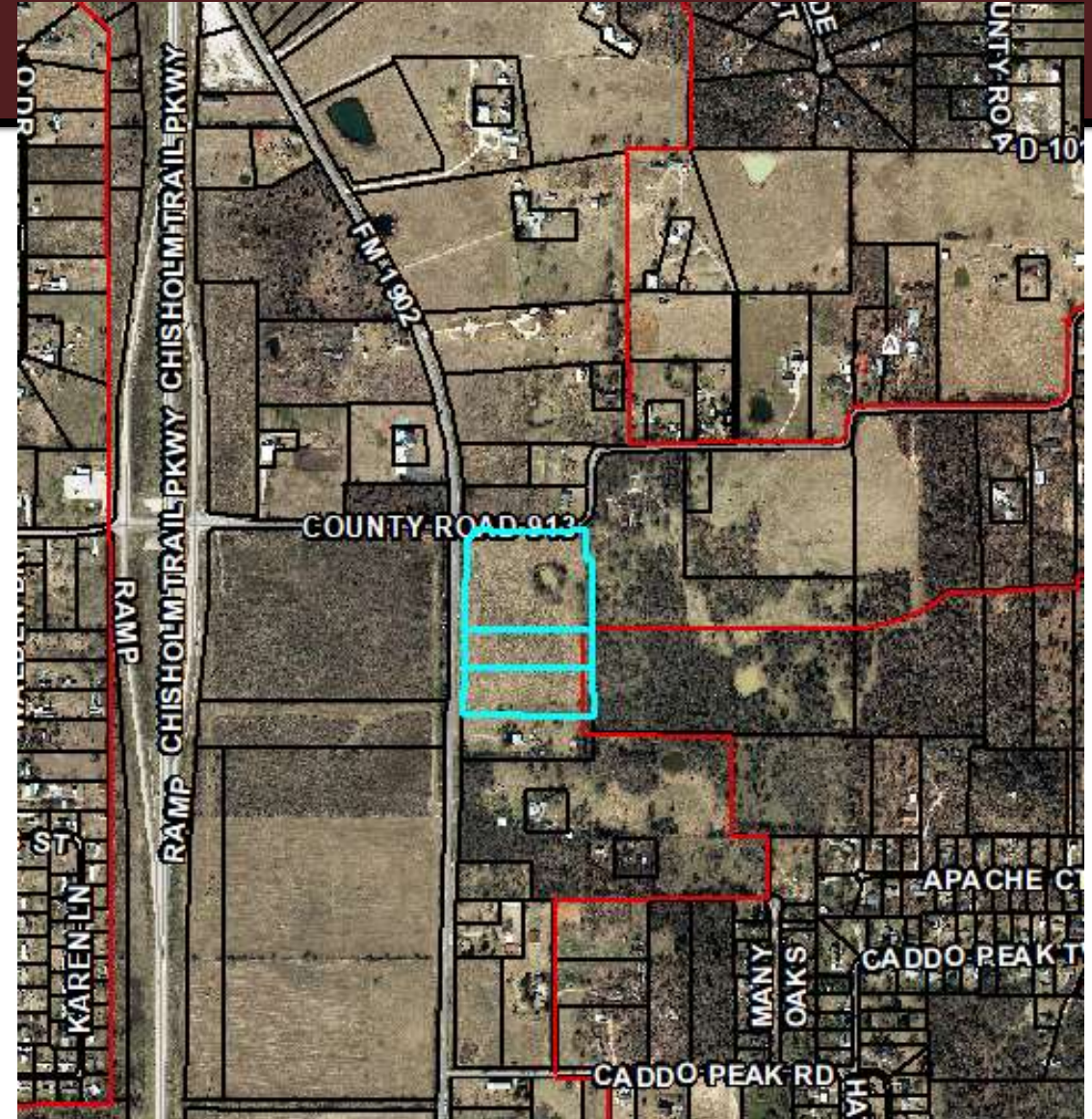
Applicant:

Grant Decker (Kimley-Horn)

Richard Hawpe (Owner)

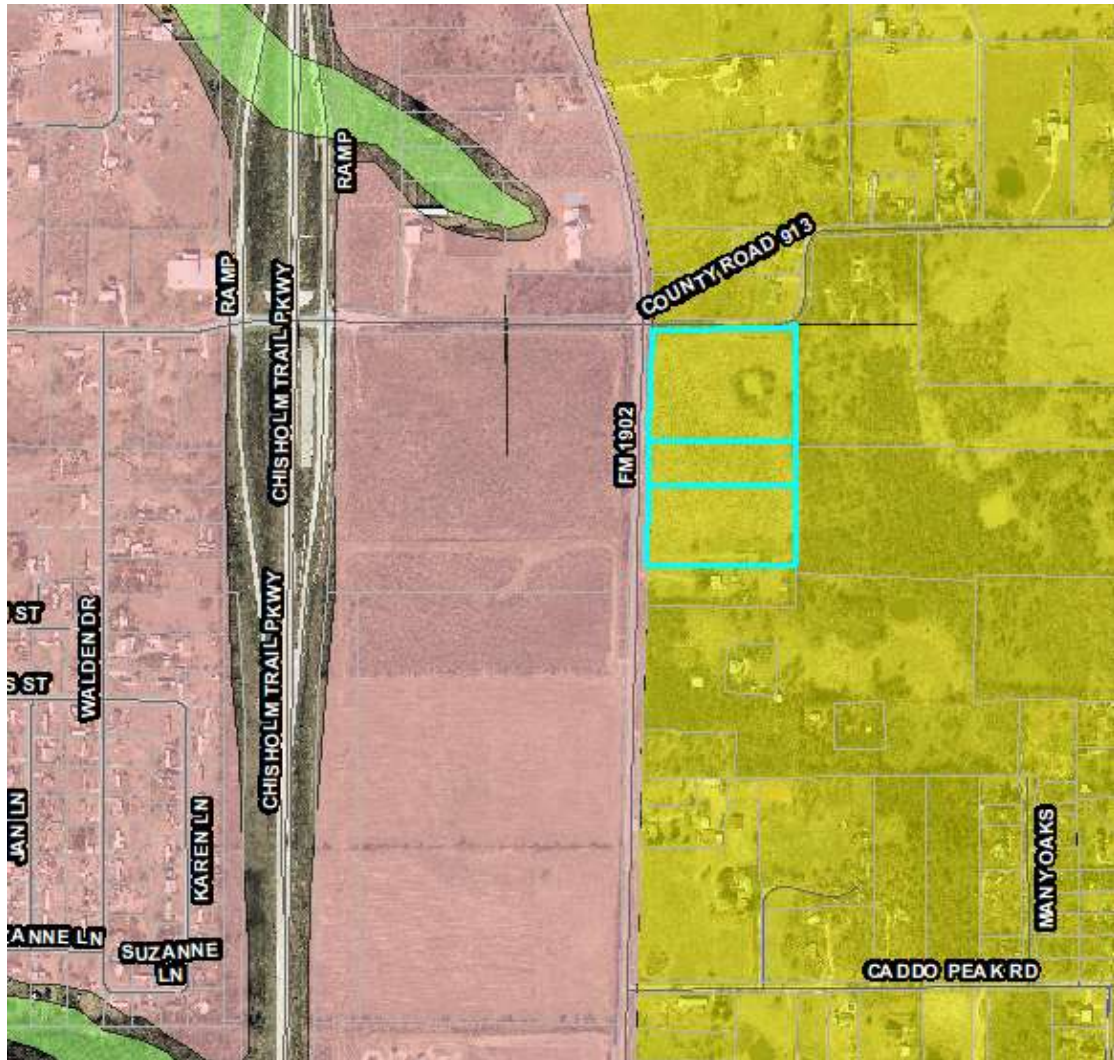
Item for approval:

Zoning Change from "A" Agriculture to "PD" Planned Development (Case 24-315)



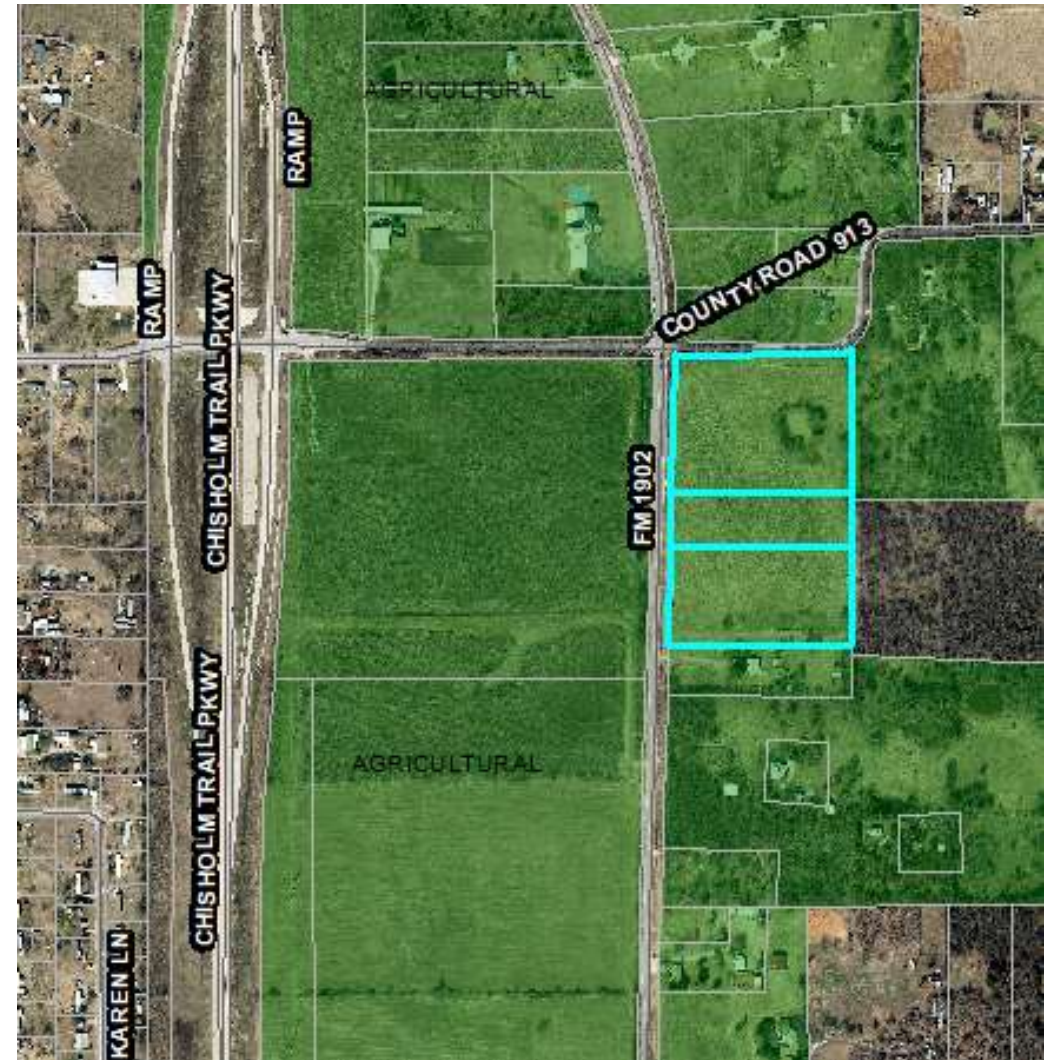
Comprehensive Plan

Neighborhoods



Zoning

A, Agriculture



ZC – 7226 FM 1902

Conceptual site plan
provided by applicant

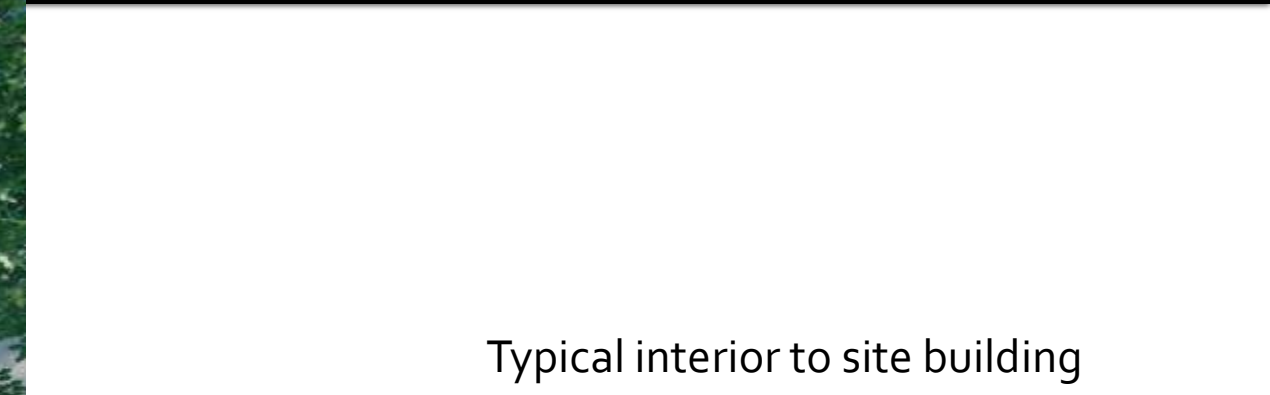


ZC – 7226 FM 1902



Typical building view from FM 1902

Conceptual (visual reference only)



Typical interior to site building



ZC – 7226 FM 1902

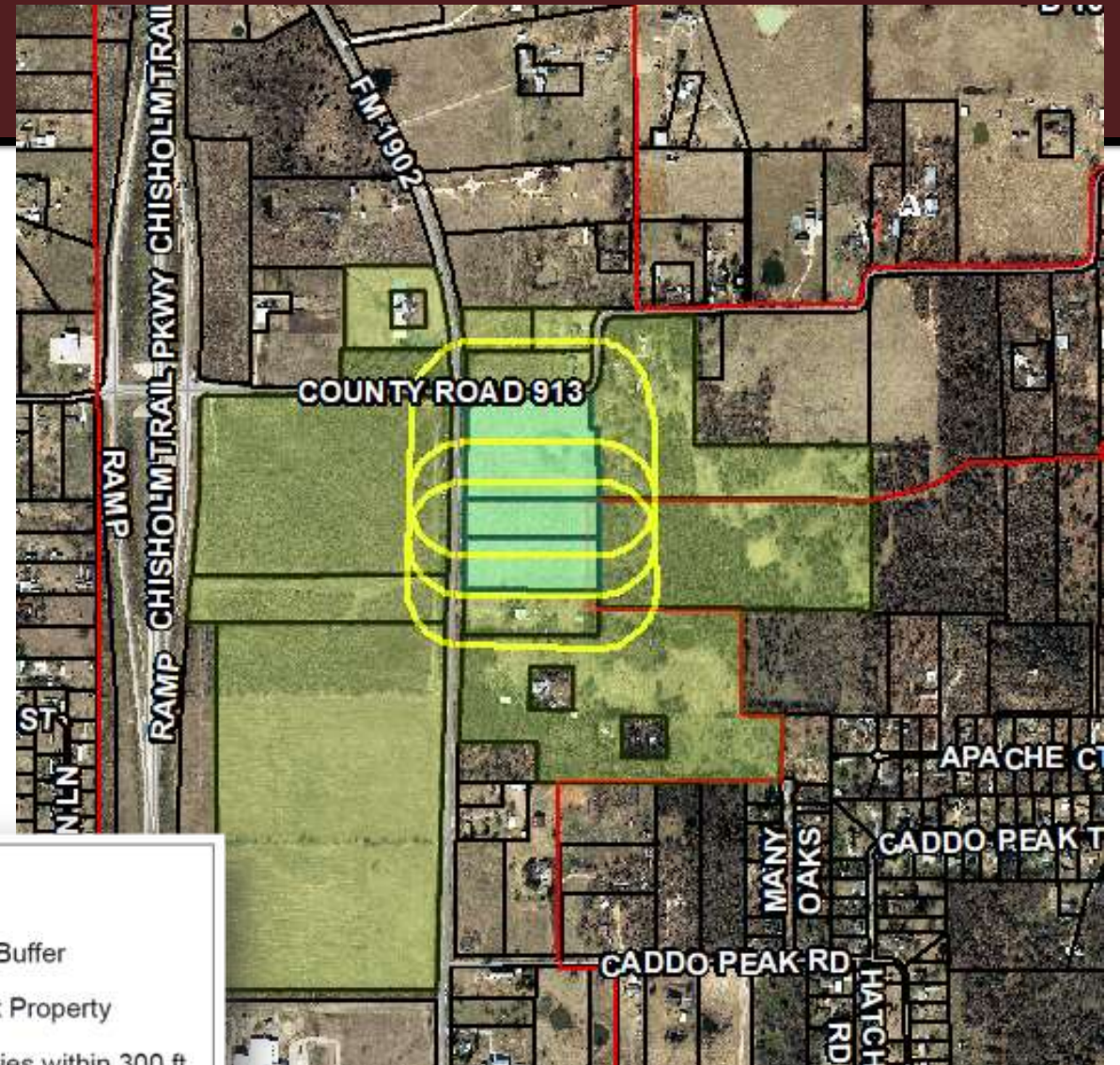
Allowed Uses	SUP required	Prohibited Uses
Antique shops and art galleries	Liquor Store	Auto impound or auto salvage, sales (outdoor) and rental
Auto sales (indoor), Auto glass, seat cover, or muffler shop	Meat processing or manufacturing (retail only)	Asphalt/concrete batching – Sand/gravel extraction
Contractors office		Brick kiln or tile plan
Office; business, tech, medical or dental		Landfill
Mini warehouse		Livestock auction
Restaurant and retail		Sexually Oriented Business
Studio; health, music, dance, fitness		Tattoo Studio
Trade school		Manufactured home sales, assembly

Full list of allowed and prohibited uses contained within ordinance

ZC – 7226 FM 1902

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



Legend

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

ZC – 7226 FM 1902

Staff's Recommendation

- Staff recommends disapproval of an ordinance for the zoning change request to “PD” Planned Development
- Does not conform with the Comprehensive Plan

