

# ZC – Craftmasters PD

## Location:

- FM 1902 & CR 1019
- 70.851 acres

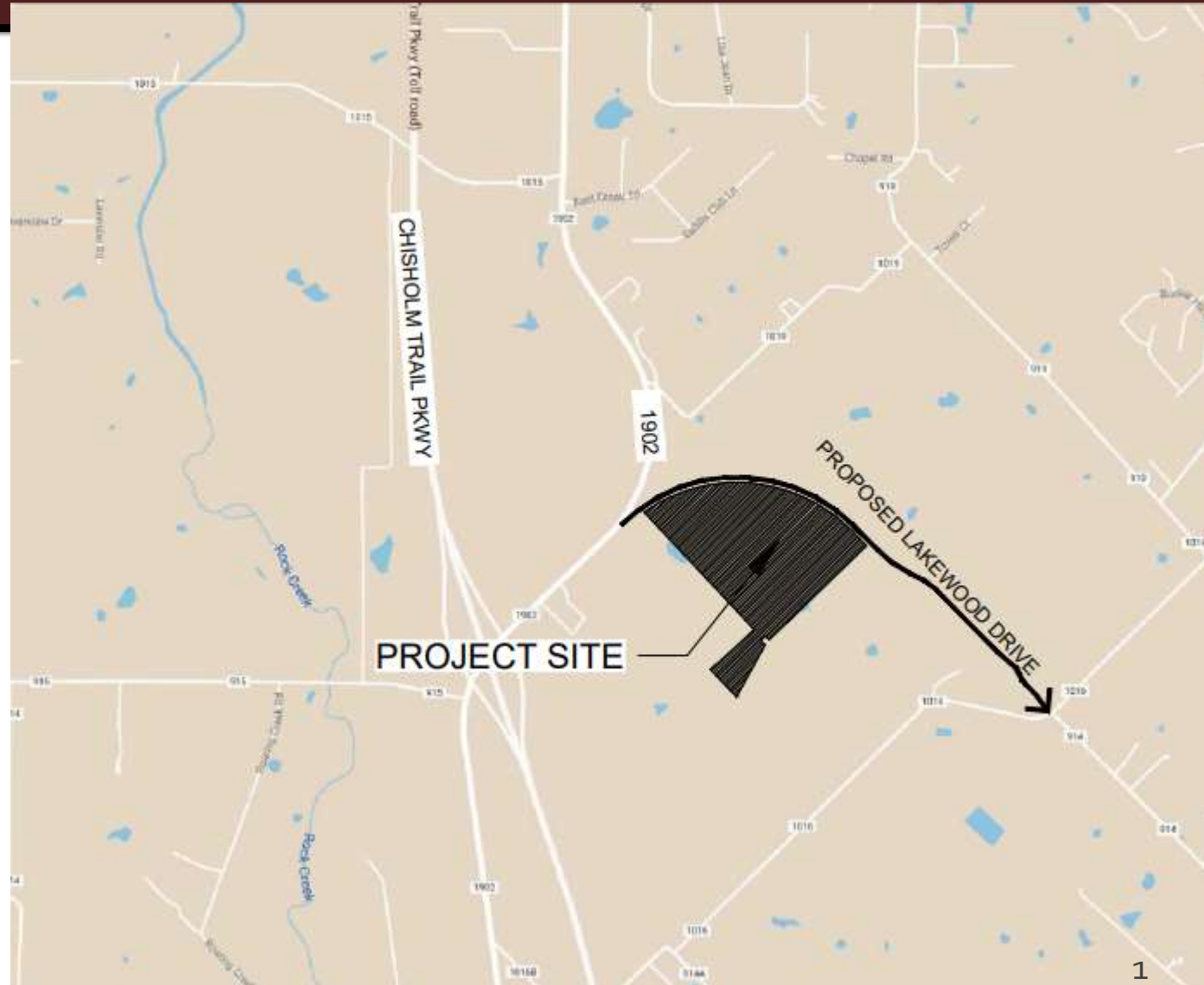
## Applicant:

Chad Turnbull (Craftmasters)

Burleson 4A Economic Development Corporation

## Item for approval:

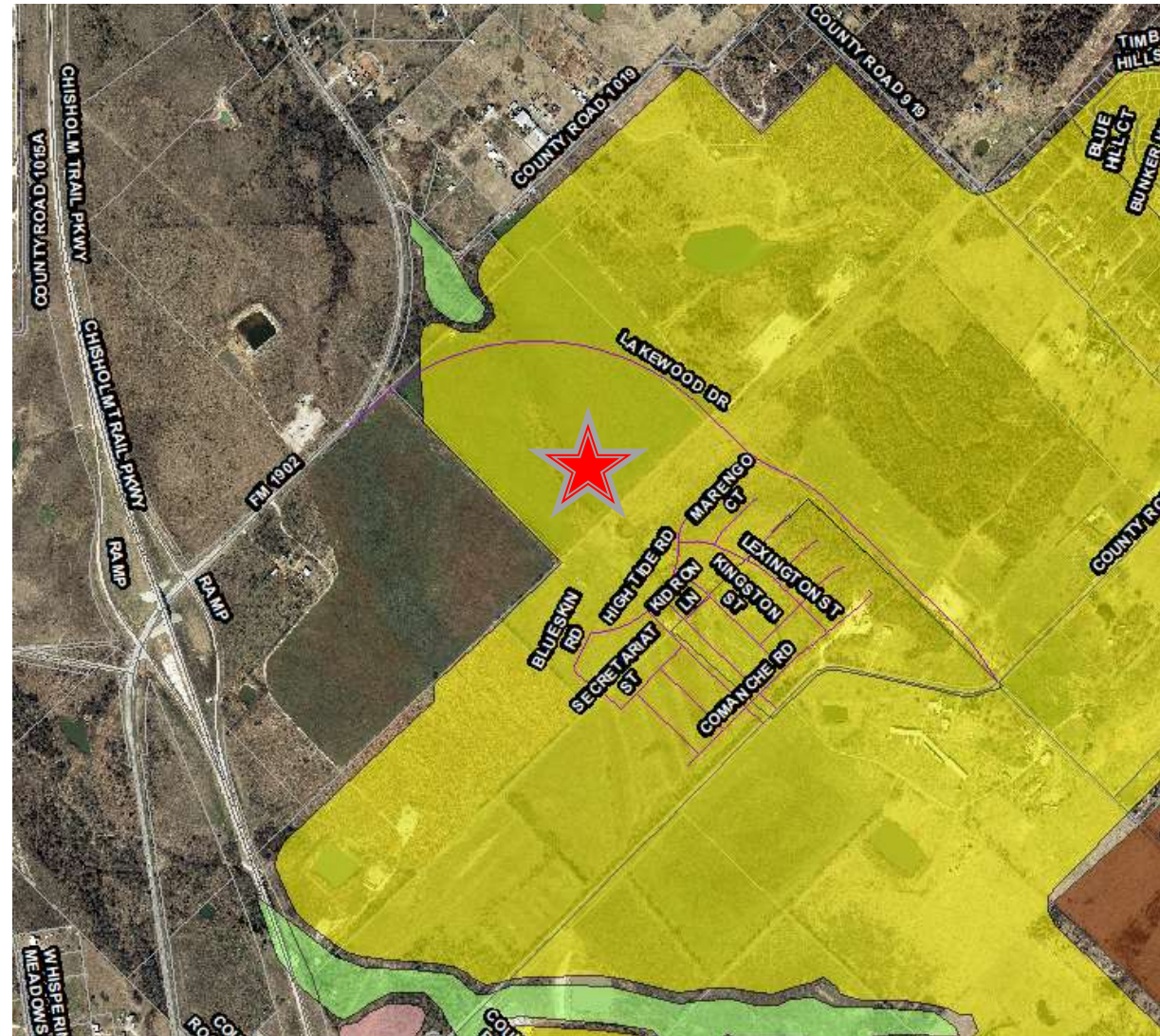
Zoning Change from “PD”, Planned Development to PD, for a commercial trade school (Case 23-308).





# Comprehensive Plan

Neighborhoods



# Zoning

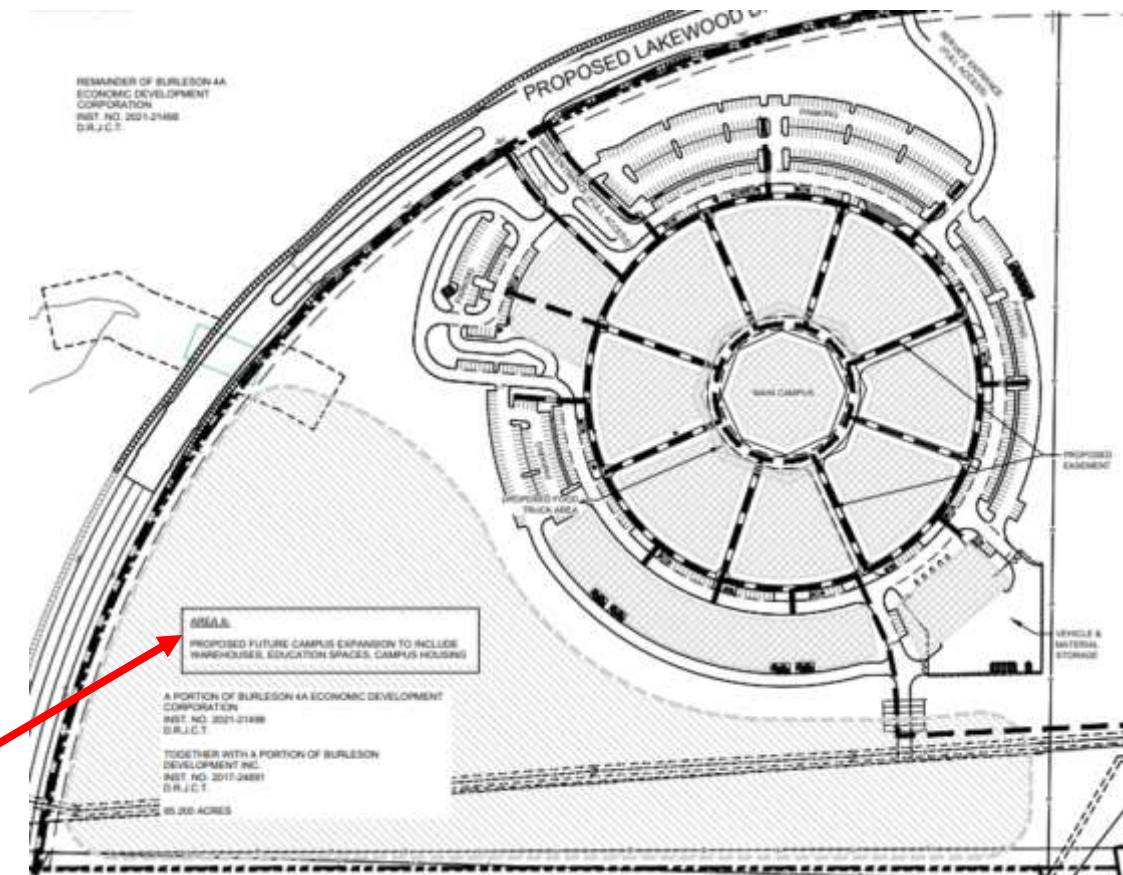
PD, Planned Development





# Craftmasters PD

Current Zoning (Hooper BP)	Proposed (Craftmasters)
Bus station or terminal	Café (Craftmasters – Storyville Coffee)
College or university	College or university
Hospital	Commercial trade school
Medical laboratory	Professional artisan workshop (limited to 5,000 sq. ft.)
Offices, medical, business, and professional	Accessory building (school related)
Accessory commercial buildings	Food Truck
Parking lot or structure	Off-street Parking
Bus station or terminal	Parking lot or structure
<b>SUP Required</b>	<b>SUP Required</b>
Food/beverage sales, store Restaurant or cafeteria	Campus Housing (Area A only)

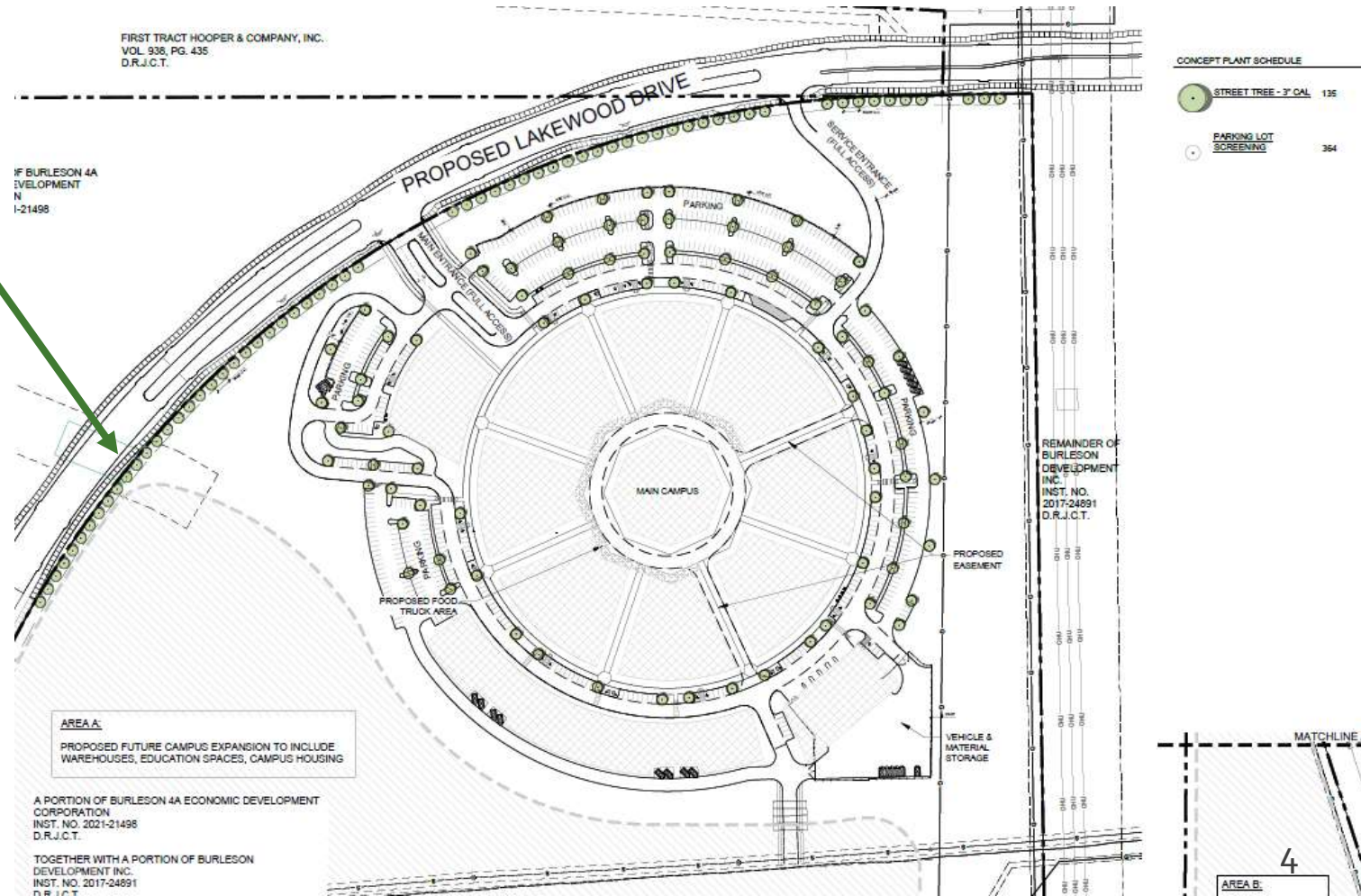


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## Landscaping:

- Minimum of 15 percent of property to be devoted to landscaping
- Street trees - minimum 3 caliper inches with no more than 30 foot spacing to be provided along all public right-of-ways. Staff and developer will coordinate to ensure consistency of spacing and species for landscaping of Lakewood Drive.
- A single row of shrubs shall be placed at the edge of parking areas to screen from view of public right-of-way.

A detailed landscaping plan to be provided as part of site plan review and approval.



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## Campus & Coffee Shop Building Elevations



FIBER CEMENT PANEL



THIN BRICK VENEER



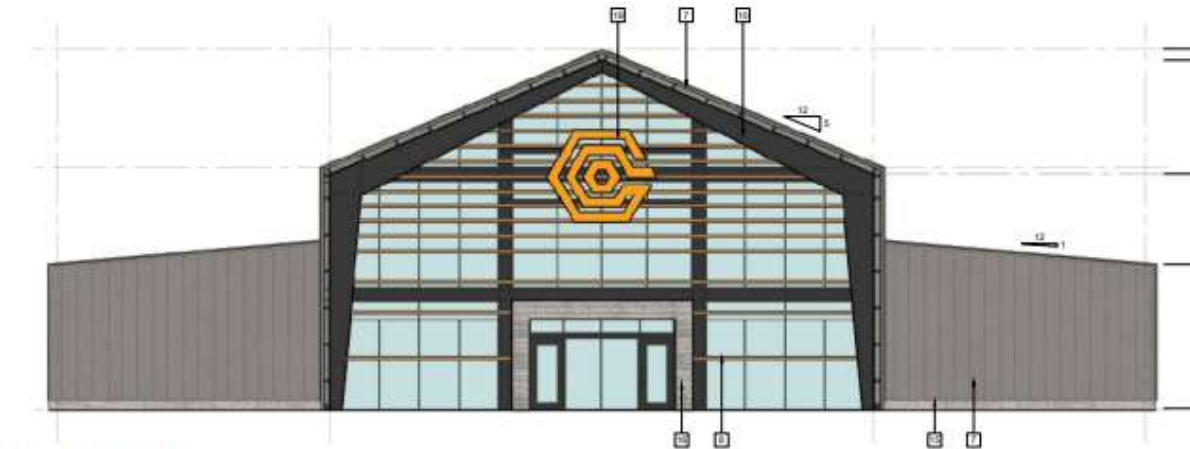
INSULATED METAL PANEL



PERFORATED METAL SCREEN



STEEL PORTAL FRAME



4 BREEZEWAY EXTERIOR ELEVATION - 1 STORY



3 SIDE EXTERIOR ELEVATION - 1 STORY



TERIOR ELEVATION - 1 STORY



1 FRONT EXTERIOR ELEVATION - 1 STORY




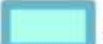
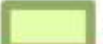

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## Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject parcels.
- Published in newspaper.
- Signs posted on the property.
- At this time staff has received no formal opposition



**Legend**

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

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## P&Z Summary

### Vote

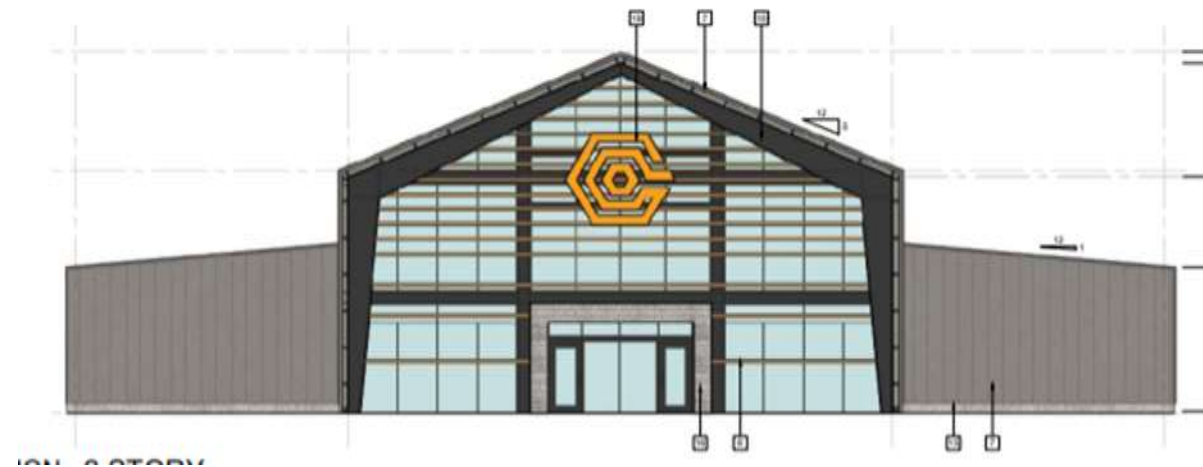
Recommended approval unanimously

### Discussion

Brief discussion regarding street trees and the ultimate buildout of Lakewood Dr (number of lanes)

### Speakers

Applicant was present (no questions)



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## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.

