

ZBK, LLC Annexation and Rezoning

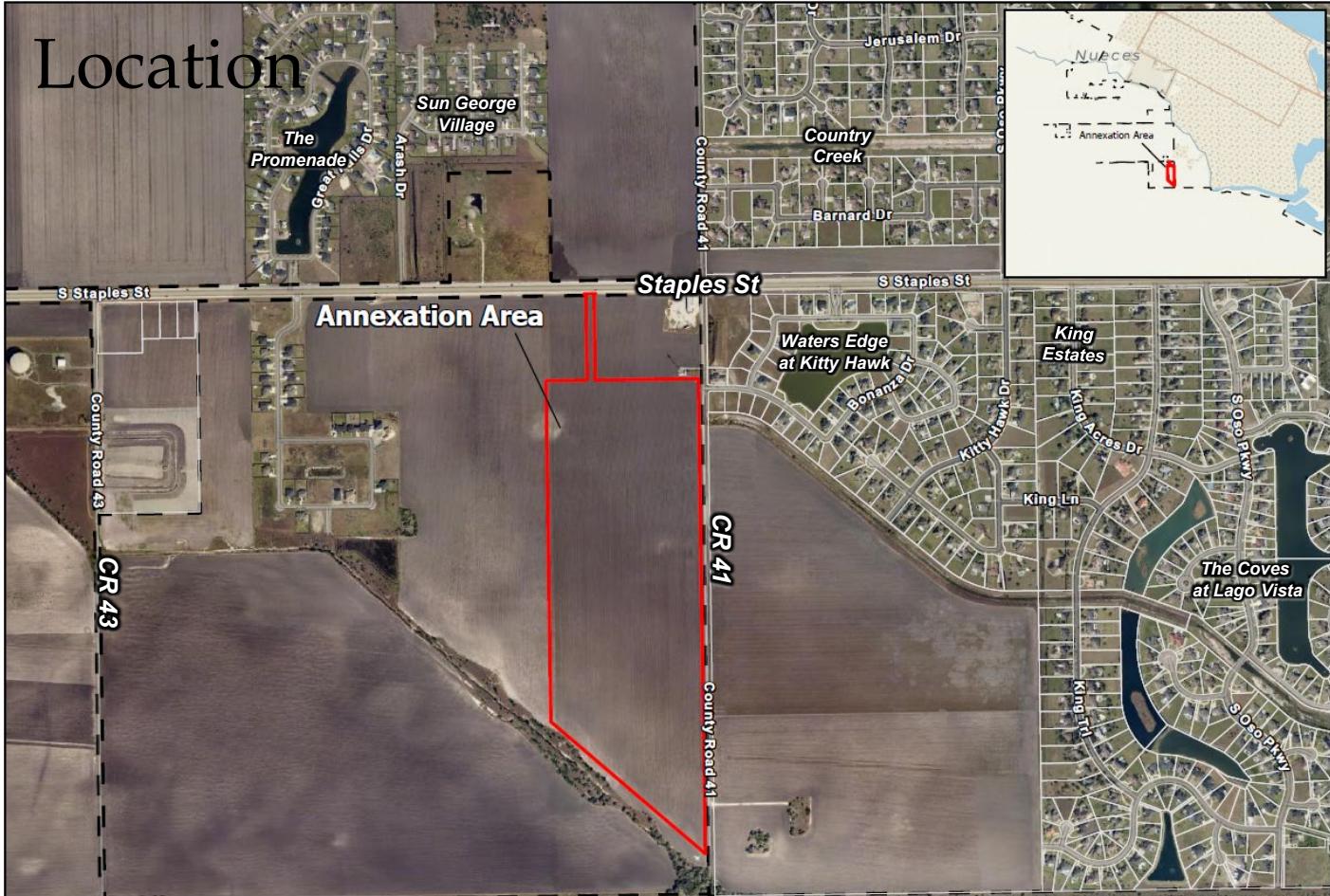
Public Hearing and First Reading Ordinance



City Council Presentation
January 27, 2026



Location



ZBK LLC Annexation Site

Annexation acreage: 109.109

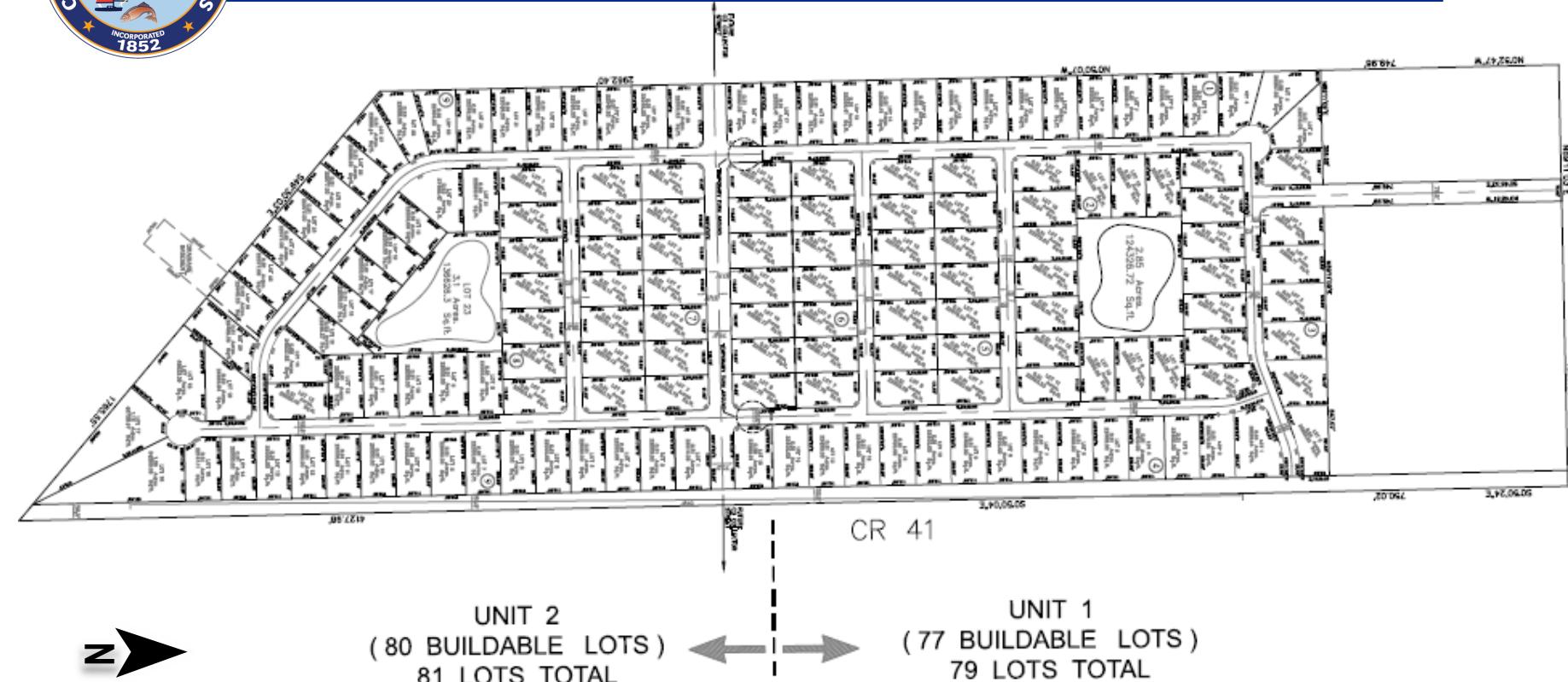
- ZBK LLC Property
- Parcels
- City Limits

0 250 500 1,000
US Feet





Lot Layout & Phasing Plan



UNIT 2
(80 BUILDABLE LOTS)
81 LOTS TOTAL

UNIT 1
(77 BUILDABLE LOTS)
79 LOTS TOTAL





Development Details:

- ❖ 109-acre site
- ❖ Rezone to RS-22 Single-Family on 53.211 acres for Phase 1; and FR Farm Rural on the rest
- ❖ 157 total buildable lots
 - Phase 1 - 77 lots
 - Phase 2 - 80 lots
- ❖ Mostly $\frac{1}{2}$ acre lots
- ❖ Two stormwater detention lots
- ❖ Estimated developed lot value: \$800k



Questions?
