
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Development Services Director
MEETING: April 9, 2024

SUBJECT:

Chisholm Summit at 9517 CR 1016 (Case 23-229): Hold a public hearing and consider approval of an ordinance for a zoning change request from defaulted "A", Agriculture and "PD" Planned Development District to "PD" Planned Development District for the Chisholm Summit master planned community. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On August 21, 2023, an application was submitted by Justin Bond representing RA Development, LTD. on behalf of Rocky Bransom (owner) for a zoning change request of approximately 322.775 acres total for Chisholm Summit; to include 88.471 acres that are part of an concurrent annexation request (Case 23-375).

DEVELOPMENT OVERVIEW:

This site is part of a previously approved 380 agreement for the Chisholm Summit Master Planned Community. Approximately 88.471 acres of the land incorporated in this request are currently in the ETJ and upon approval of annexation (Case 23-375) the property would be assigned a default zoning of A, Agriculture. The annexation request is currently scheduled to go concurrently with this zoning request before City Council on May 6, 2024.

230.919 acres are currently zoned PD, Planned Development and would be rezoned along with the annexation area of 88.471 to the PD, Planned Development attached as Exhibits 3 and 4. The development standards are the same as the previously approved PD with one change to clarify minimum front yard setback requirements for SFR-60 lots.

The change clarifies that the minimum front yard setback for SFR-60 will be 20 feet when mixed within the same block as SFR-A, SFR-40, or SFR-56 lots. The minimum setback for SFR-60 shall be 25 feet when mixed within the same block as SFR-70, SFR-80, or SFRE lots. This change is to ensure safe visibility and setback consistency when lot types are mixed along the same block. The proposed PD zoning conforms to the requirements of the approved 380 agreement (CSO# 1775-06-2021) attached as Exhibit 5.

This site is designated in the Comprehensive Plan as Neighborhoods.

This land use category is intended for predominantly traditional single-family residential developments, but does allow for a mix of densities, lot sizes, housing stock, and styles as appropriate. Neighborhoods should have increased pedestrian connectivity that includes sidewalks, trails, and greenbelts.

Staff supports a Planned Development zoning for a master planned community as it provides a mix of densities, lot sizes, as well as a healthy variety of housing stock in accordance with the goals and vision of the Comprehensive Plan.

Engineering:

Platting and civil engineering, reviews will be required prior to the development of the site. Sanitary sewer extension will be required to the site prior to development as well.

RECOMMENDATION:

Approval of an ordinance for the zoning change.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

April 9, 2024 – Planning and Zoning Commission recommended approval

Oct. 3, 2022 – City Council approved the PD zoning for Chisholm Summit.

Oct. 3, 2022 – City Council approved the Annexation of Phase A for Chisholm Summit

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://CityofBurleson,TX.ZONING.DISTRICTS(ecode360.com))

FISCAL IMPACT:

None

STAFF CONTACT:

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