

Chisholm Summit PD

Location:

- 9517 CR 1016
- 322.775 acres

Applicant:

Justin Bond (RA Development)
Rocky Bransom

Item for approval:

Zoning Change (Case 23-229)



Chisholm Summit PD

In 2022, the City annexed 234.304 acres for this project. For this rezoning request, 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.

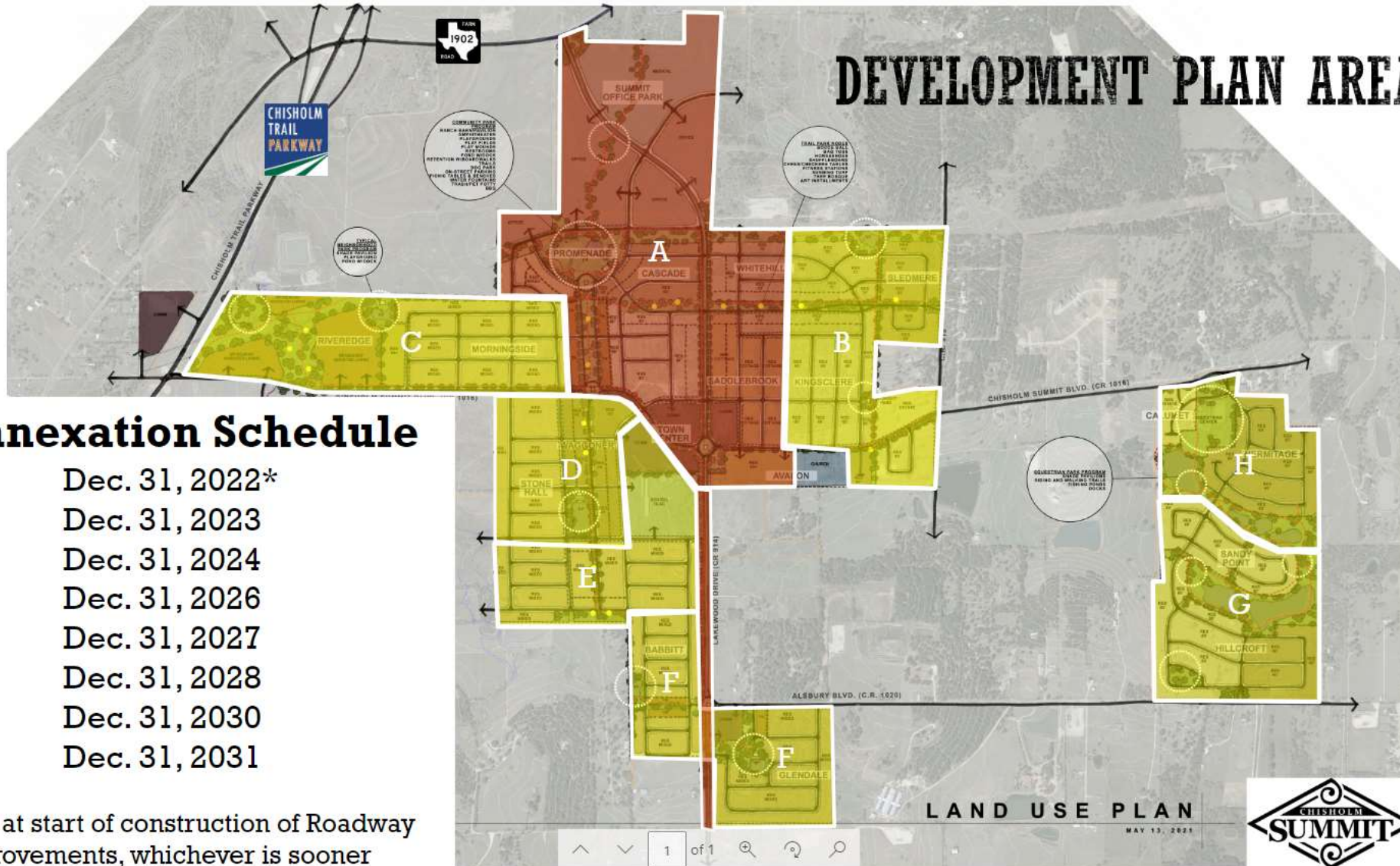
The change clarifies that the minimum front yard setback for SFR-60 will be 20 feet when mixed within the same block as SFR-A, SFR-40, or SFR-56 lots.

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.



Chisholm Summit PD

DEVELOPMENT PLAN AREAS



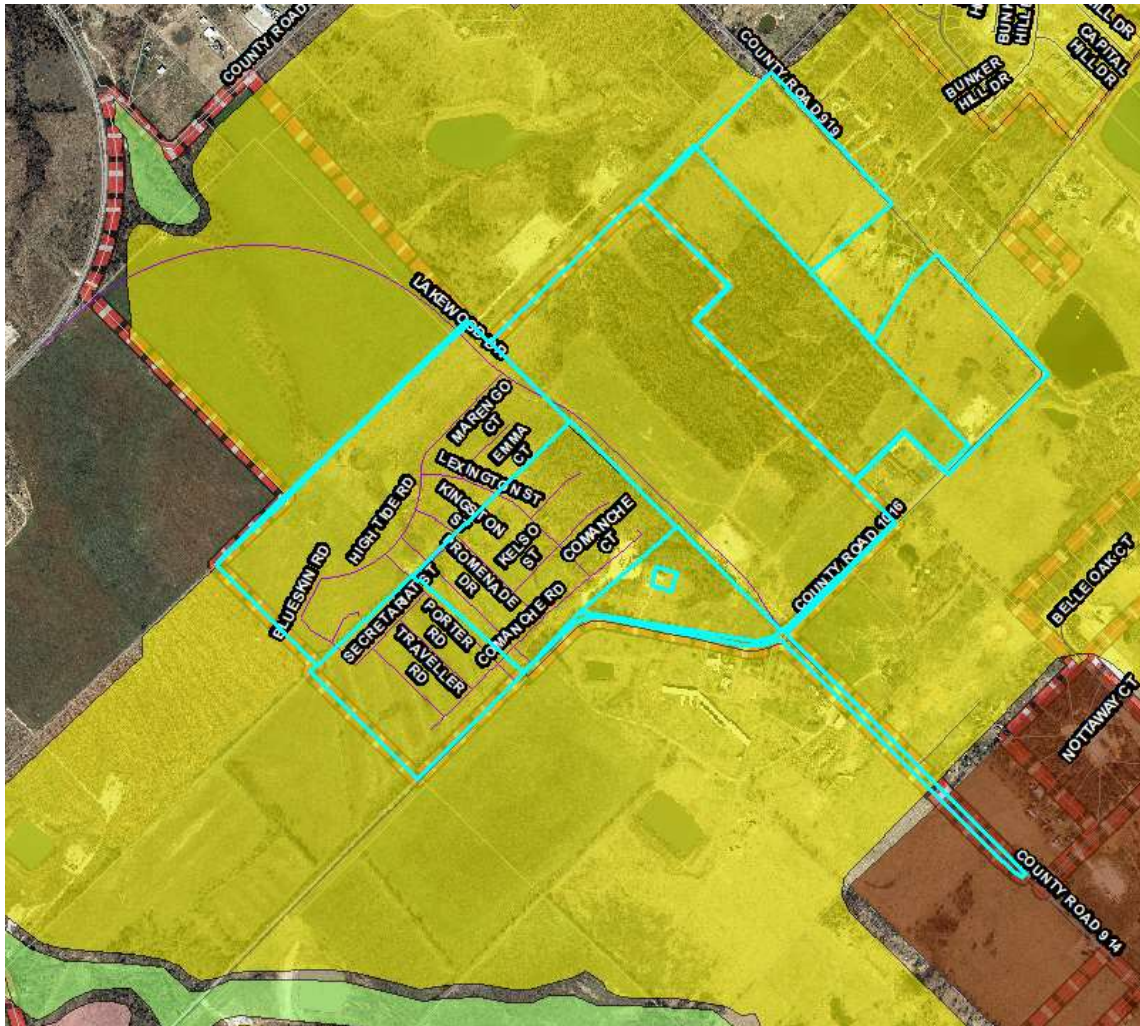
Annexation Schedule

- A – Dec. 31, 2022*
- B – Dec. 31, 2023
- C – Dec. 31, 2024
- D – Dec. 31, 2026
- E – Dec. 31, 2027
- F – Dec. 31, 2028
- G – Dec. 31, 2030
- H – Dec. 31, 2031

*OR at start of construction of Roadway Improvements, whichever is sooner

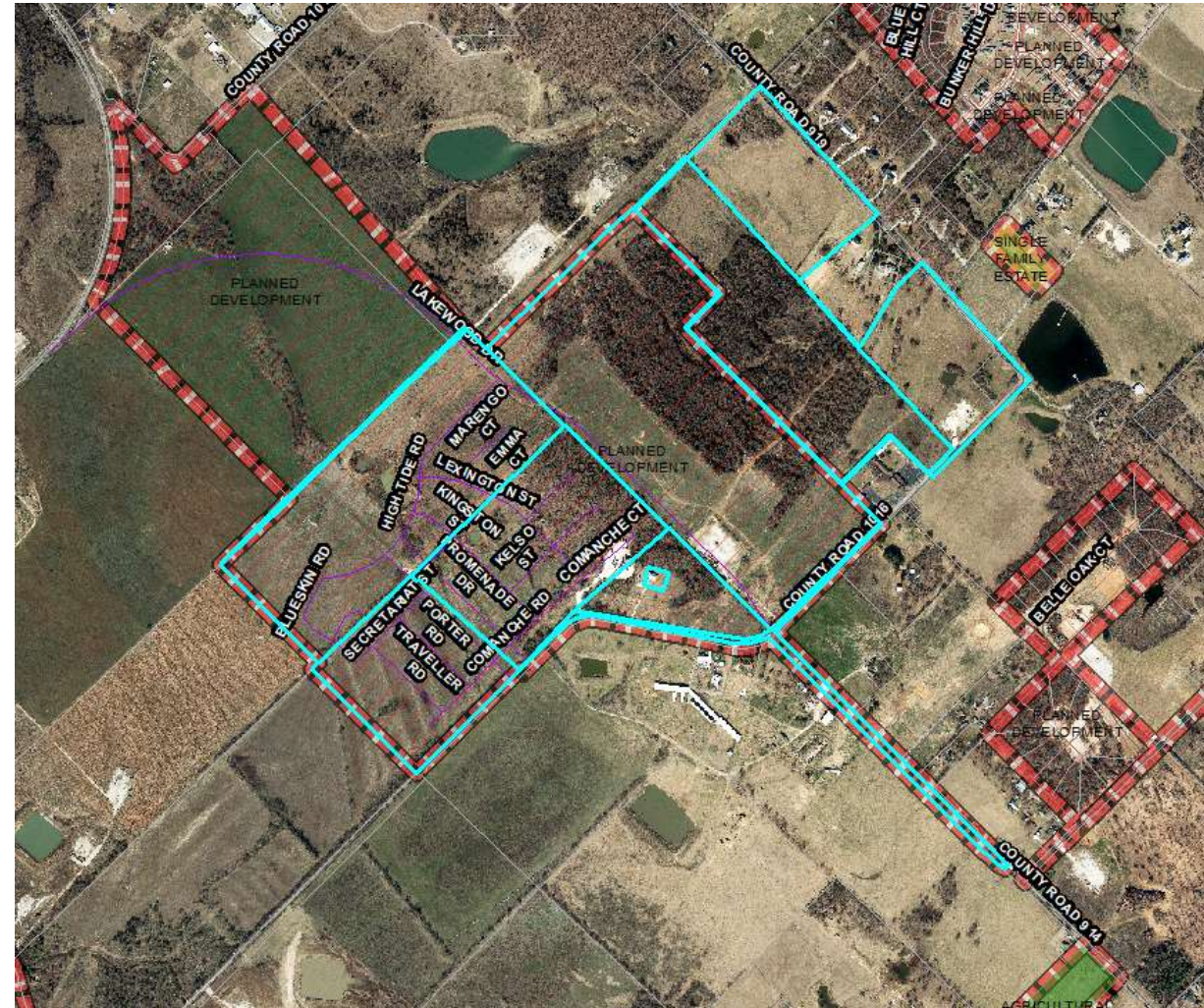
Comprehensive Plan

Neighborhoods



Zoning

PD and ETJ (Defaults to AG)

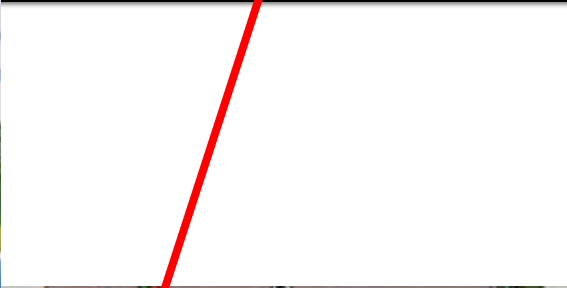


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| Lot Type | Underlying Standards | Minimum Lot Frontage | Minimum Lot Size | Minimum Home Size | Planned Units | Planned Percentage | Allowable Percentage Range |
|-------------------------------|----------------------|----------------------|------------------|-------------------|---------------|--------------------|----------------------------|
| Townhomes SFR-A | PD Section V-3 | 25' | 2500 | 1000 | 175 | 2.16% | 0 – 5% |
| 40' Res. Patio (SFR-40) | PD Section V-4 | 40' | 4000 | 1200 | 545 | 15.00% | 0 - 15% |
| 56' Res. Cottage (SFR-56) | PD Section V-5 | 56' | 6500 | 1400 | 315 | 11.51% | 0 - 15% |
| 60' Res. Traditional (SFR-60) | PD Section V-6 | 60' | 7200 | 2000 | 710 | 28.73% | 0 - 40% |
| 70' Res. Traditional (SFR-70) | PD Section V-7 | 70' | 8400 | 2200 | 155 | 7.32% | 0 – 15% |
| 80' Res. Traditional (SFR-80) | PD Section V-8 | 80' | 9600 | 2500 | 320 | 17.26% | 10% - No Max |
| Estate (SFRE) | PD Section V-9 | 100' | 12000 | 2800 | 45 | 3.03% | 0% - No Max |
| 55+ Residential (SF-AA) | PD Section V-10 | 50 | 5000 | 1100 | 355 | 9.98% | 0 – 10% |
| MF/Senior Residential (MF) | PD Section V-11 | N/A | 1500 | n/a | 595 | 5.02% | 0 – 10% |



Community Park



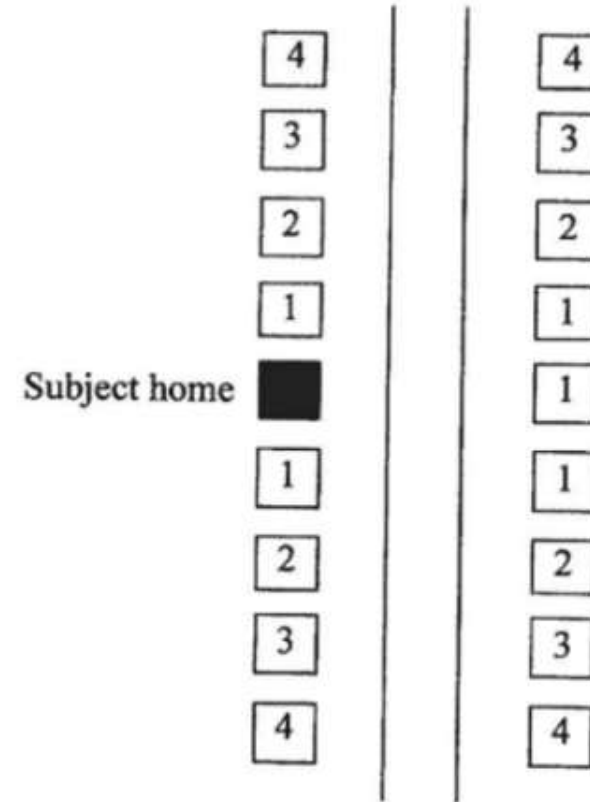
Community Park West



Community Park East

Chisholm Summit PD

Anti-monotony standards

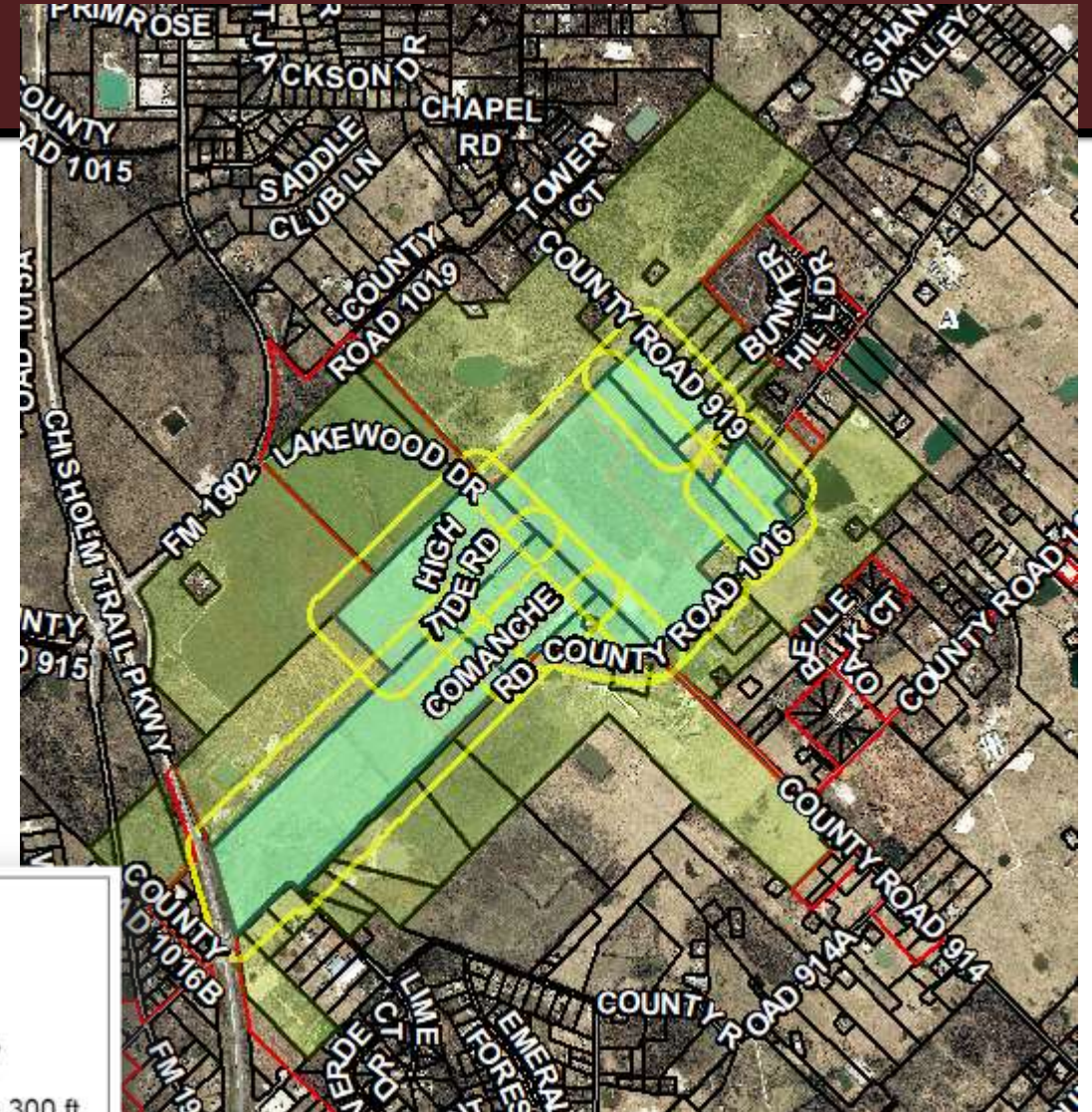


- 1 Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
- 2 Home cannot be of the same elevation of the same plan as the subject home. Cannot be the identical color package as the Subject home but may have the same brick.
- 3 Home may be of the same plan and elevation as the Subject home, but must be a different color package
- 4 May be identical to subject home

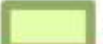
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Public Hearing Notice
Public notices mailed to property owners within 300 feet of subject property.

Published in newspaper
Signs Posted on the property



Legend

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

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P&Z Summary

Vote

Recommended approval unanimously

Discussion

None

Speakers

None

Applicant was present



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Staff's Recommendation

- Staff recommends approval of the zoning ordinance due to:
- Planned Development zoning for a master planned community 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.

