Chisholm Summit & Hooper Business Park

History

July, 2020

- Master Planned communities policy with guidelines for incentives and participation created by City Council

May 3, 2021

- Financial analysis presented to City Council with a projected $1 billion in new value over 20 years

June 7, 2021

- 380 economic development & performance agreement approved by City Council
- City Council approved a contract for purchase of 106 acres (Hooper Business Park) for a future office/medical park

Items for Consideration

Item 6A: Chisholm Summit Annexation
Annexation of 234.304 acres located at 9517 CR 1016 related to a previously approved development agreement (Case 22-094) . Applicants Justin Bond & Rocky Bransom

Item 6B: Hooper Business Park Annexation
Annexation of 106 acres for Hooper Business Park at FM 1902 and CR 1019 (Case 21-128). Applicant Burleson 4A.

Item 6C: Chisholm Summit Zoning Ordinance
Consider an ordinance for a zoning change request from defaulted “A”, Agriculture, to “PD" Planned Development District (Case 22 – 093). Applicants Justin Bond & Rocky Bransom

Item 6D: Hooper Business Park Zoning ordinance
Consider an ordinance for a zoning change request from defaulted “A”, Agriculture, to “PD" Planned Development District (Case 21-127). Applicant Burleson 4A.

Public Notices

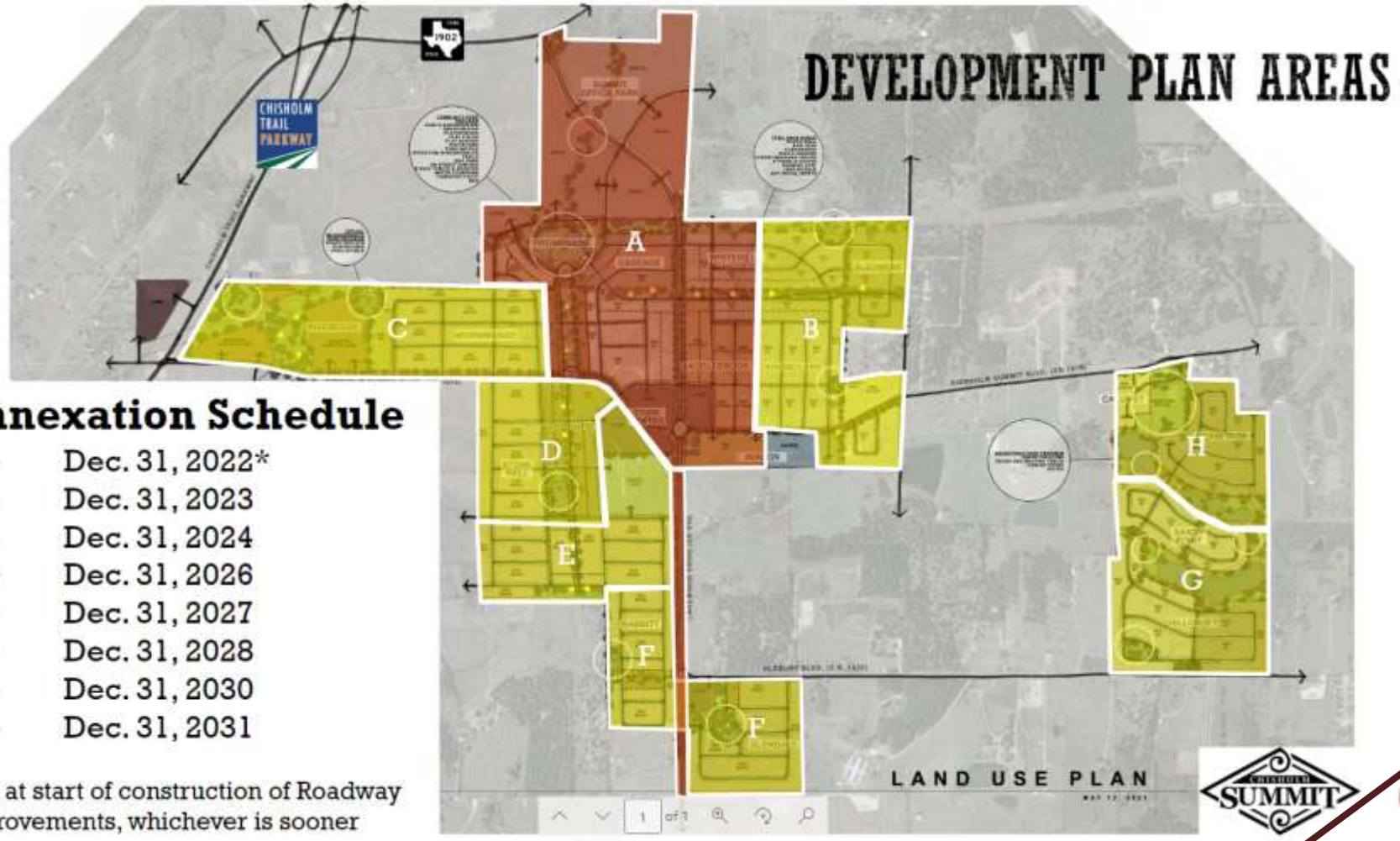
Public Hearing Notice

- Published in newspaper
- Posted on City Website
- Notified school districts and sent utility letters for annexation.
- Public notices mailed to property owners within 300 feet of subject property.
- Signs Posted on the property

Legend

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

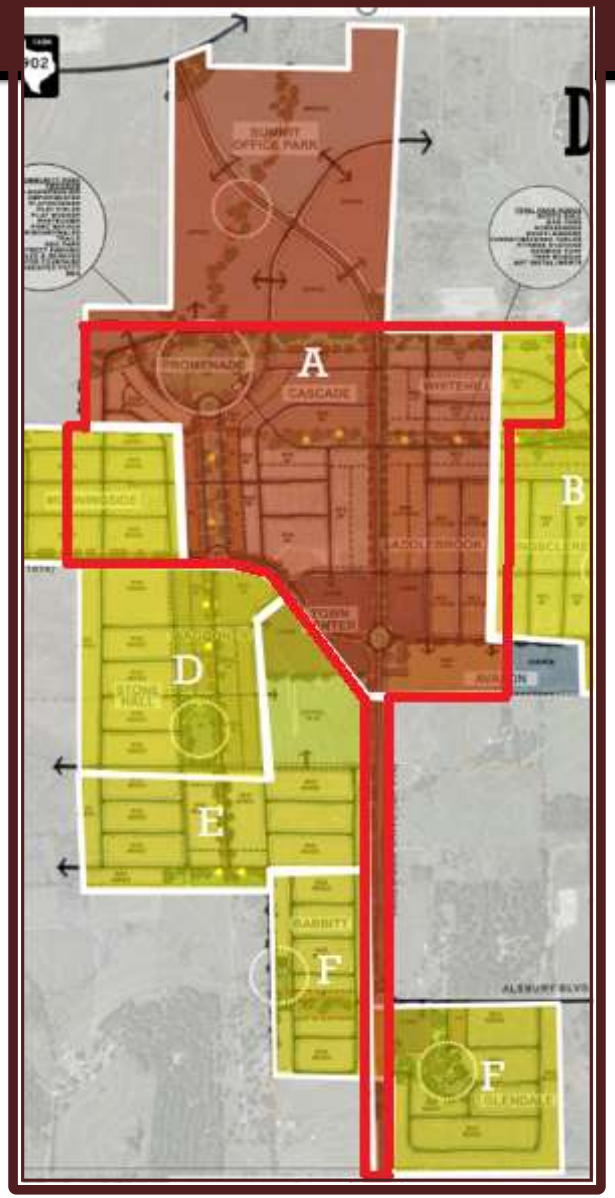
Chisholm Summit Annexation (Phase 1)



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



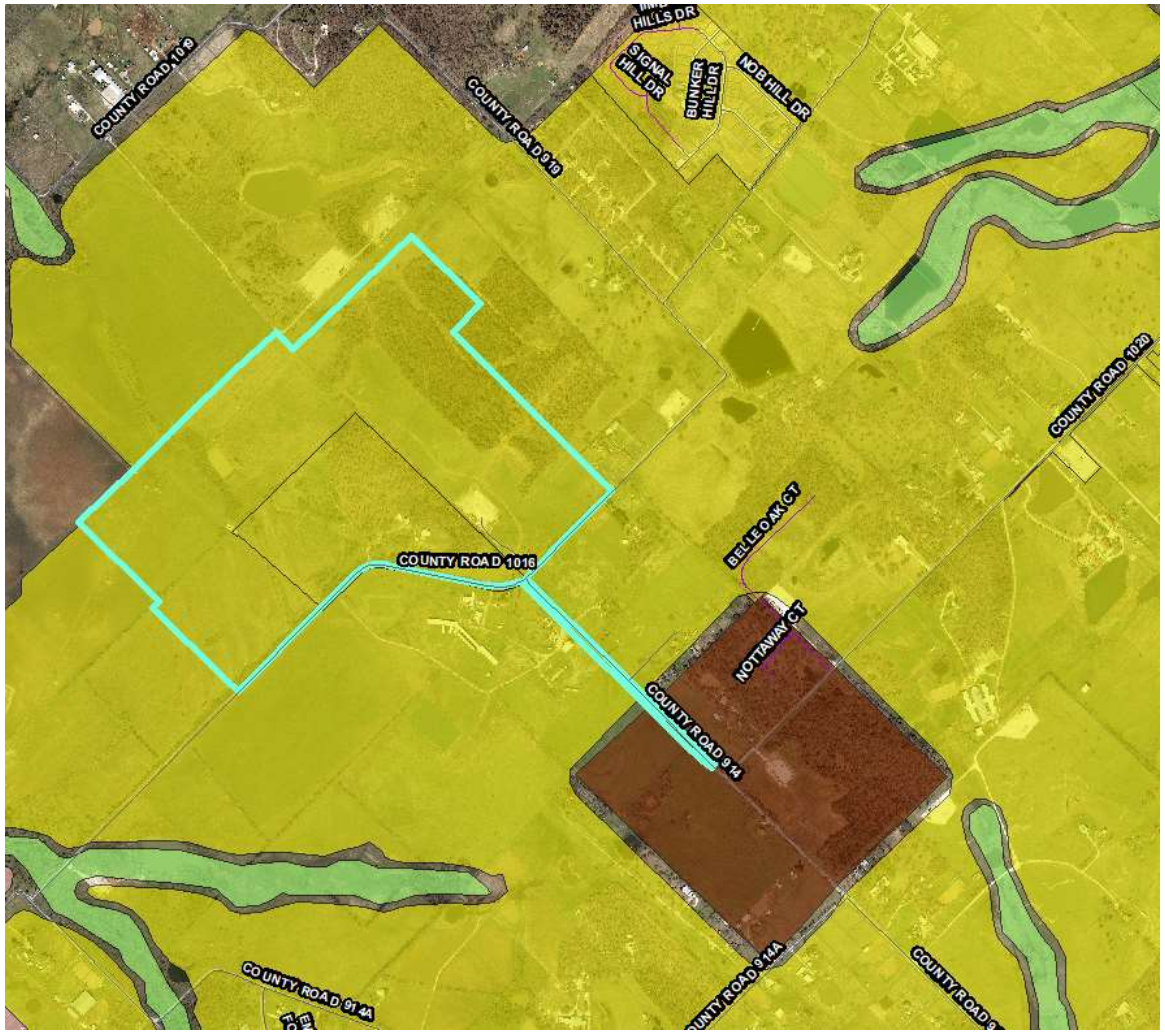
Approximate area of current annexation request

Chisholm Summit Annexation (Phase 1)

- Close up view of the initial Phase 1 annexation and development area
- Phase 1 consist of 170 acres with approximately 20 acres of dedicated parkland and trails.

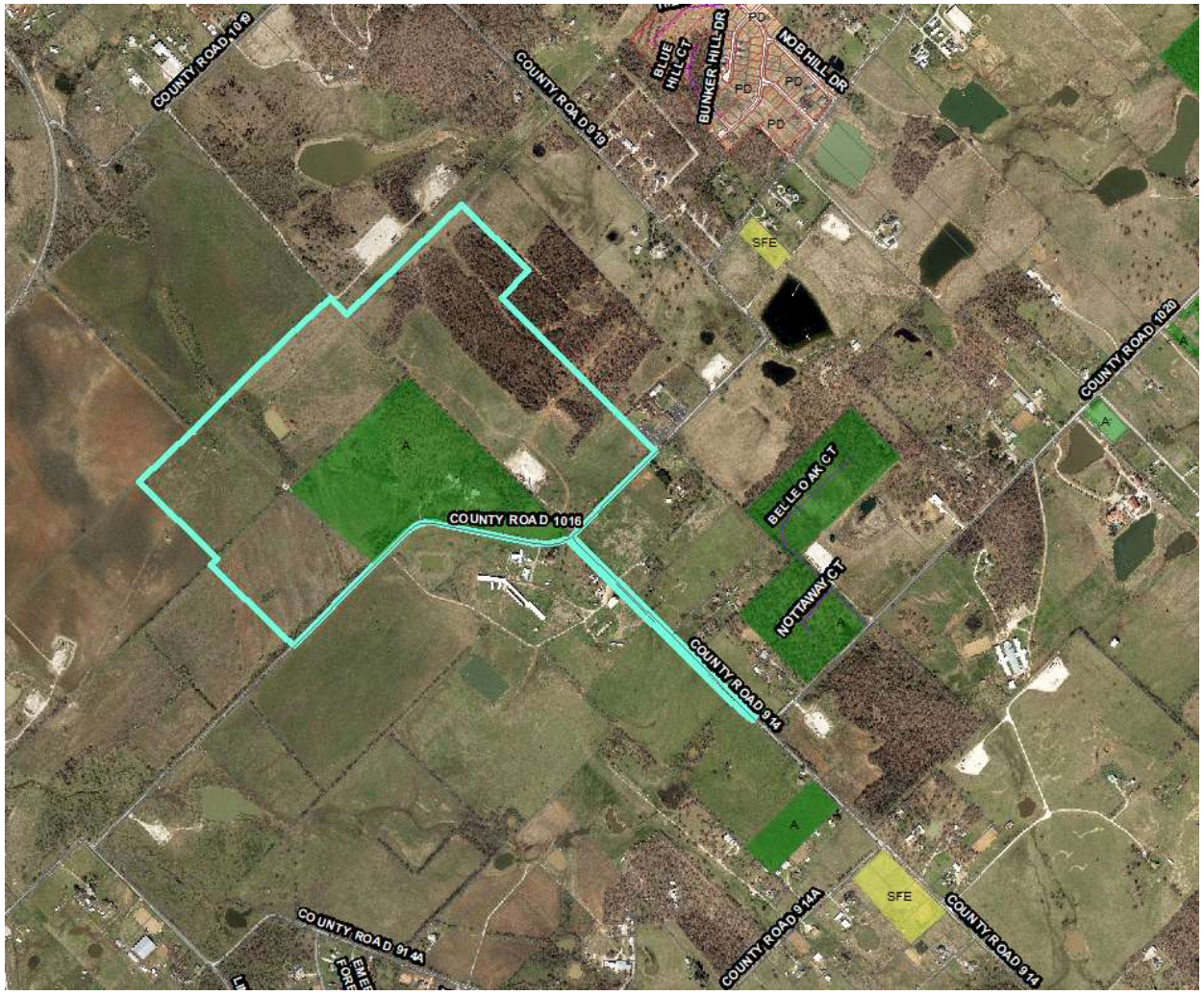
Comprehensive Plan

Neighborhoods



Zoning

AG & ETJ
Defaults to AG upon annexation



Hooper Business Park Annexation

Location:

- FM 1902 & CR 1019

addressed as 9640 FM 1902 and 9028 CR 1019

- 106.582 acres

Item for approval:

Annexation related to a previously approved development agreement (Case 21-127).

Comprehensive Plan

Neighborhoods

Zoning

N/A – ETJ
Defaults to AG upon annexation

Chisholm Summit PD

Densities shown are for the entire Chisholm Summit development as established by the 380 agreement.

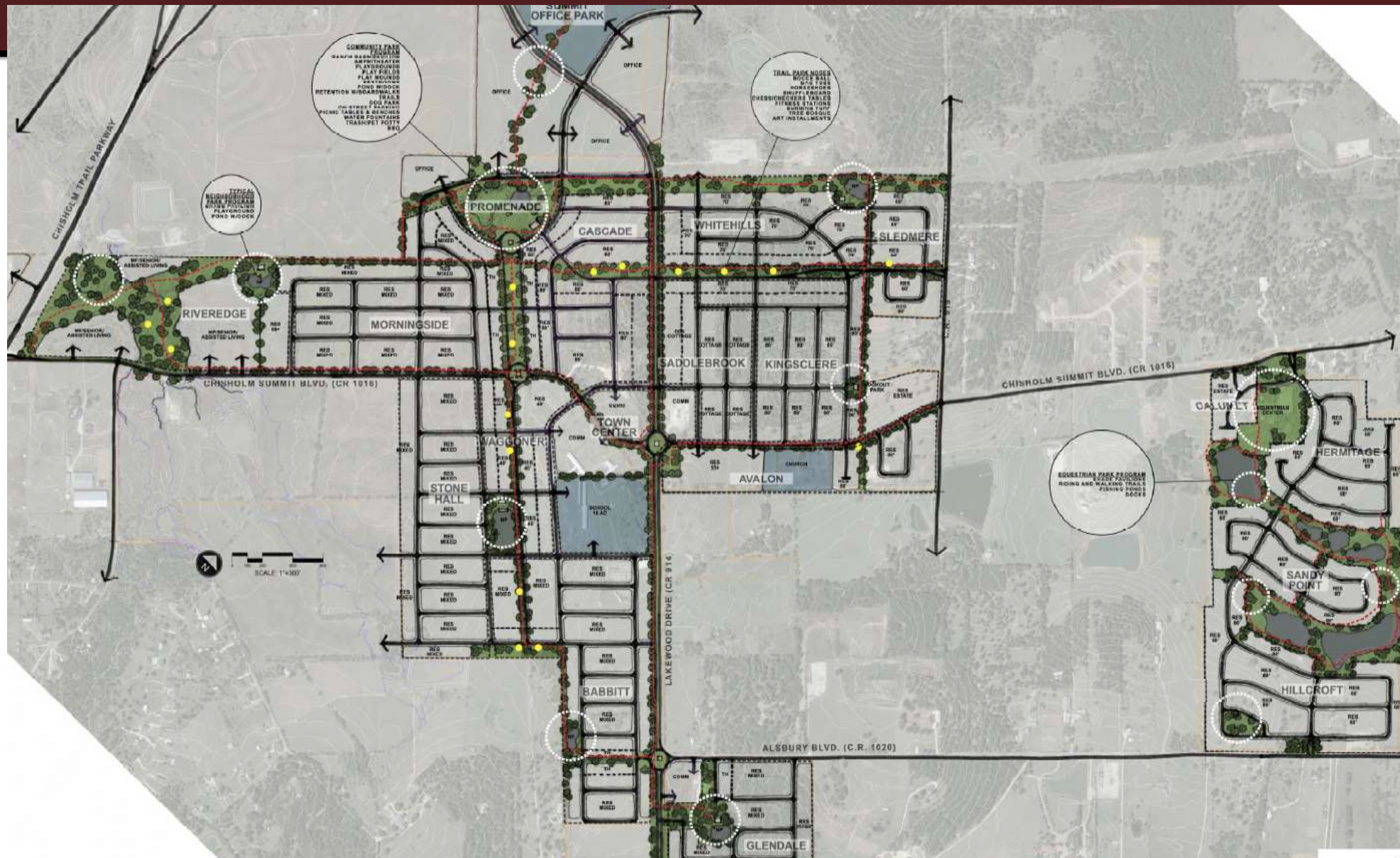
MF not being built in initial phases, standards will be outlined in future PD / Phase

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%

Parks and Open Spaces

This development proposes approximately 3,066 residential units which results in 30.66 acres of parkland dedication required. The Developer proposes to dedicate approximately 102 acres or parkland which has been established in the Agreement as a satisfaction of the parkland dedication requirement.

Phase 1 consist of 170 acres with approximately 20 acres of dedicated parkland and trails.



Community Park

The Community Park shall be a minimum of 10 acres and shall generally conform to the Community Park concept included as an exhibit.

Community Park shall include the Community Building.

The Community Building shall be a minimum of 2,400 square feet in size.

The Community Park shall be constructed with the first phase of residential development.

All amenities and trails for each platted are shall be accepted by the City prior to the final inspection approval of any residence in that phase.

Chisholm Summit PD

Landscape Theme

Chisholm Summit PD

Elements in addition to base zoning and 380 requirements added to enhance the development

Single Family & Townhome Landscaping and Garage Enhancements

Single Family Landscaping (per dwelling)

- 10 percent lot area
- 5 – five gallon shrubs per dwelling
- Two canopy trees (one must be in front yard)

Townhome Landscaping:

- 1 ornamental tree per dwelling
- 1 canopy tree per complex (every 5 units)
- 3 – five gallon shrubs per dwelling

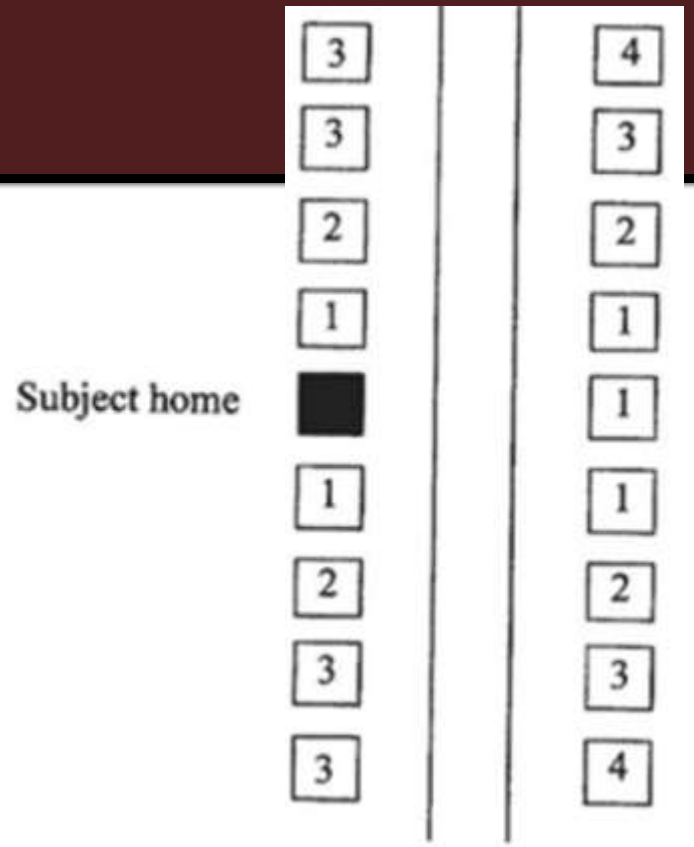
Included minimum garage criteria for Single Family detached products

- Garages cannot exceed 50 percent of front façade
- Garages that exceed 40 percent of the front façade must be a decorative wood
- Garages can not be forward most feature (no snout garages)

Chisholm Summit PD

Anti-monotony standards

- Enhances the character of the neighborhood by ensuring a variety of aesthetics and design as seen from the roadway section.
- Prohibits housing stock of the same elevation and color from being within 4 houses of one the same side of the street.



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.

Chisholm Summit PD – Sequencing & Amenities

SFR-AA 55+

A minimum of one (1) primary amenity to be completed prior to the final inspection of the 80th SFR-AA 55+ unit

- Activity center (min. 2,200 SF), Community Pool (min. 500 SF), or Amenity Building (min. 600 SF)

One amenity from the accessory uses to be completed prior to the final inspection of every 40th unit after the initial 80 units

- Gazebo, pavilions, tennis, sports courts, ponds, putting greens, or accessory buildings

SFR-56 – Residential Cottages (TND Siding and TND Masonry)

- No more than 50 percent of SFR-56 lots shall be "Siding TND Residence" for any phase.

Overall Development

Each development plan and preliminary plat will be submitted with a lot mix chart showing what is included in the current plan/phase and what the cumulative status of the lot mix is.

All amenities and trails for each platted area shall be installed and accepted by the City prior to the final inspection approval for any residence in that phase.

Chisholm Summit PD

Elements in addition to base zoning and 380 requirements added to enhance the development

Decorative Lighting

Decorative light equipment shall have a black powder-coat finish and must be raised at least nine-inches above finished grade on a concrete pedestal.

A lighting plan will be submitted for approval by City staff with the construction plans of each phase and will include an example of the lighting type to ensure consistency with prior phases and adherence to the overall theme.

Spacing shall generally not exceed 200 feet, lighting required at crosswalks and intersections

Street Trees

In parkway shall use "Small Trees" spaced not to exceed 20 feet on center, all other locations shall be "Medium" or "Large" trees not to exceed 50 feet on center. All trees shall be a minimum of three caliper inches

Small Trees	Medium Trees	Large Trees
Redbud	Bald Cypress	Chinkapin Oak
Eastern Red Cedar	Chinese Pistachio	Bur Oak
Mexican Plum	Desert Willow	Red Oak
Holly		Cedar Elm

Hooper Business Park PD

Location:

- FM 1902 & CR 1019

addressed as 9640 FM 1902 and 9028 CR 1019

- 106.582 acres

Item for approval:

Zoning change from defaulted "A", Agriculture to "PD", Planned Development

Comprehensive Plan

Neighborhoods

Zoning

N/A – ETJ
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Hooper Business Park PD

Permitted Uses	SUP Required	Strictly Prohibited
Bus station or terminal	Food/beverage sales, store	Auto sales
College or university	Restaurant or cafeteria	Auto repair
Hospital		Contractor office
Medical laboratory		Gas wells
Offices, medical , business, and professional		Outside sales or storage
Accessory commercial buildings		Parking lot, heavy trucks and trailers
Parking lot or structure		Wholesale sales/storage

P&Z Summary

Hooper Business Park PD

Vote
Recommended approval unanimously

Discussion
None.

Speakers
None.

Chisholm Summit PD

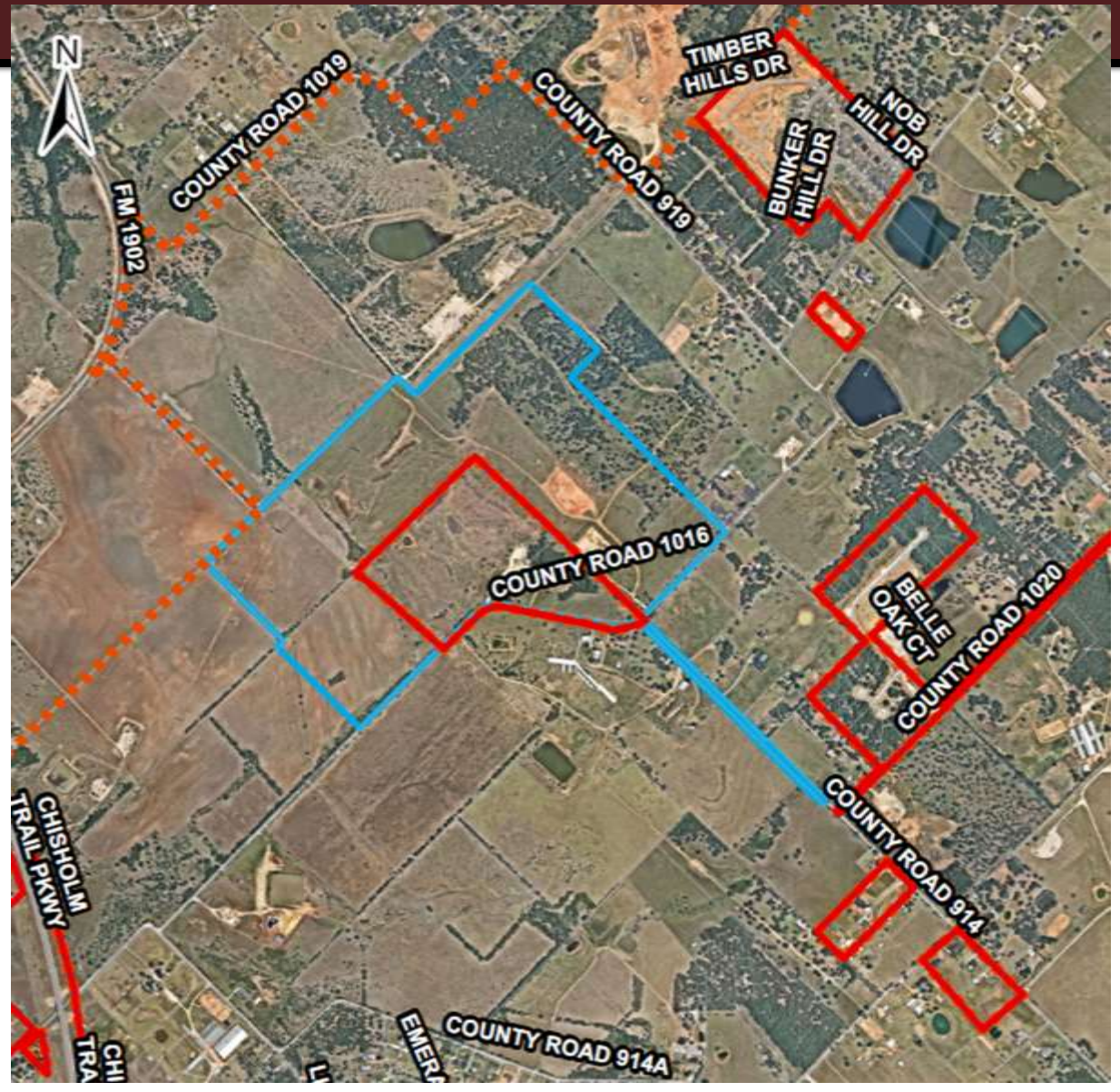
Vote
Recommended approval unanimously

Discussion
None.

Speakers
None.

Chisholm Summit

- Staff recommends approval of annexation of 234.304 acres for Chisholm Summit at 9517 CR 1016 (Case 22-094)and the zoning request (Case 22-093):
- Proposed Planned Development furthers the goals and vision of the Comprehensive Plan
- Part of previously approved development agreements
- 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 vison of the Comprehensive Plan.



Hooper Business Park

Staff's Recommendation

- Staff recommends approval of the voluntary annexation of Hooper Business Park at FM 1902 and CR 1019 (Case 21-128) and zoning request (Case 21-127):
- Proposed Planned Development furthers the goals and vision of the Comprehensive Plan
- Part of previously approved development agreements

Action Requested

Item 6A: Chisholm Summit Annexation
Approve the voluntary annexation request of 234.304 acres for Chisholm Summit at 9517 CR 1016 (Case 22- 094)

Item 6B: Hooper Business Park Annexation
Approve the voluntary annexation of Hooper Business Park at FM 1902 and CR 1019 (Case 21-128)

Item 6C: Chisholm Summit Zoning Ordinance
Approve an ordinance for a zoning change request from defaulted “A”, Agriculture, to “PD" Planned Development District (Case 22 – 093)

Item 6D: Hooper Business Park Zoning ordinance
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