

ZC – Prairie at Chisholm Trail

Location:

- 6401 CR 910Z

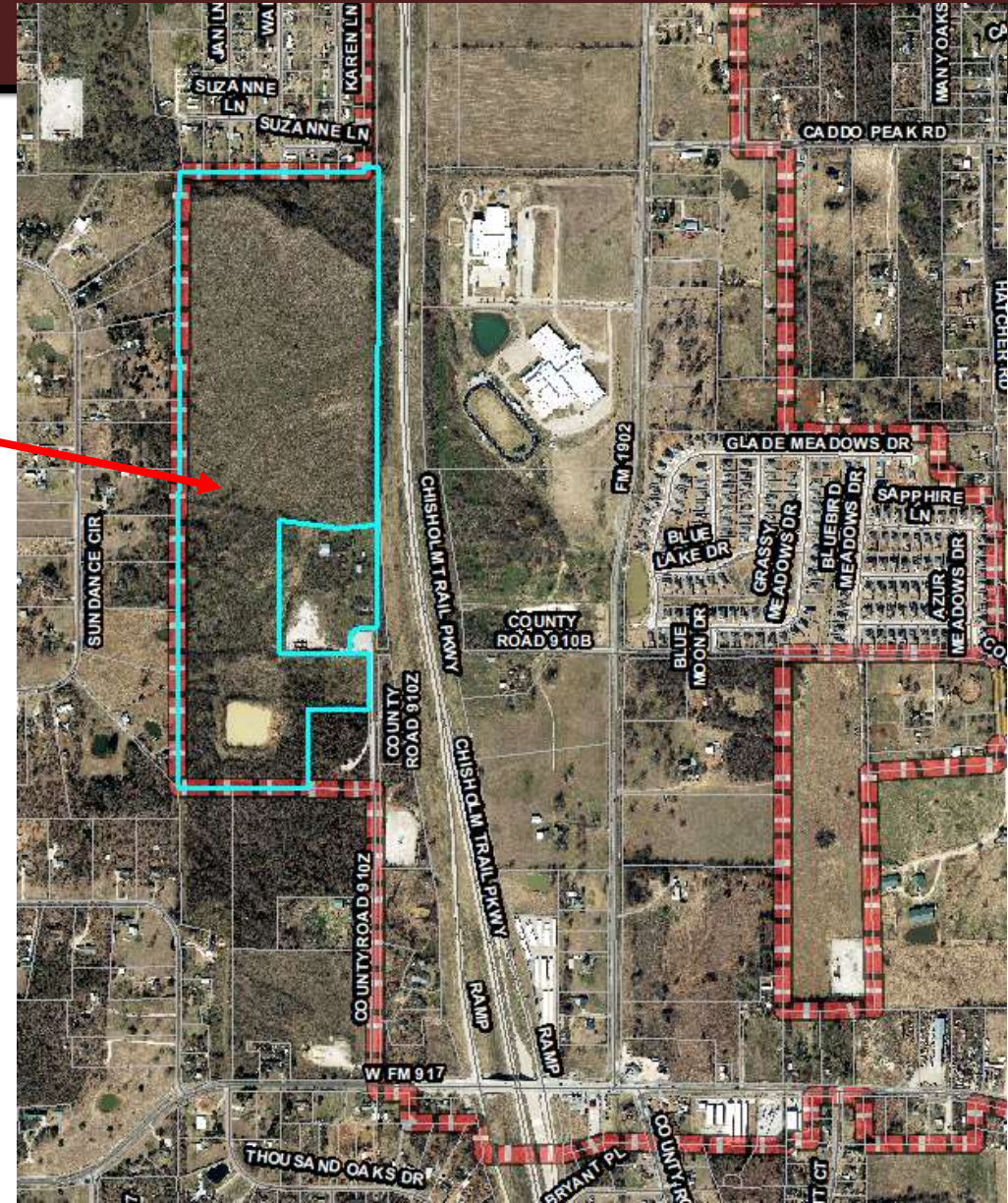
Applicant:

Matt Powell (DFW Geodesy)

Charles Covey (Developer)

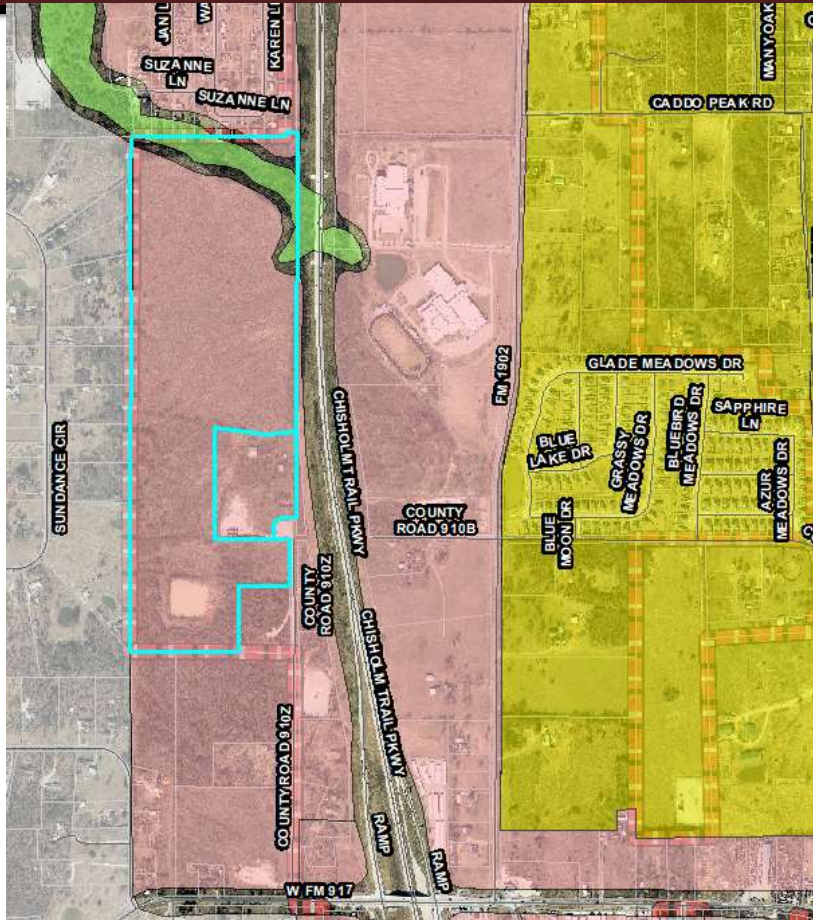
Item for approval:

Zoning Change from "A", Agricultural to "PD" Planned Development for a single-family attached and townhome development with a commercial component (Case 23-149).



Comprehensive Plan

Chisholm Trail Corridor



Zoning

A, Agricultural



Staff has determined that this request is not in conformance with the Comprehensive Plan and pursuant to Local Gov't Code Section 211.04 an amendment to the Future Land Use Map would be appropriate if rezoned for the applicant's proposal.

GREEN SPACE

STREET "A"

GREEN SPACE

STREET "B"

GREEN SPACE

STREET "C"

GREEN SPACE

STREET "D"

500'36'20"W 523.44'

TEXAS UTILITIES
ELECTRIC COMPANY
VOL. 1419, PG. 247
D.R.J.C.T.

N89°04'23"W 393.97'

GREEN SPACE

AMENITIES

EXISTING GAS WELL PAD

JOHNSON COUNTY
VOL. 4487, PG. 283
D.R.J.C.T.

ALLEY "A"

GREEN SPACE

ALLEY "B"

GREEN SPACE

ALLEY "C"

GREEN SPACE

ALLEY "D"

GREEN SPACE

COMMERCIAL

GREEN SPACE

STREET "E"

GREEN SPACE

STREET "F"

GREEN SPACE

STREET "G"

GREEN SPACE

STREET "H"

GREEN SPACE

STREET "I"

GREEN SPACE

STREET "J"

GREEN SPACE

STREET "K"

GREEN SPACE

STREET "L"

GREEN SPACE

STREET "M"

GREEN SPACE

STREET "N"

GREEN SPACE

STREET "O"

GREEN SPACE

STREET "P"

GREEN SPACE

STREET "Q"

GREEN SPACE

BOULEVARD "B1"

500'37'14"W 1341.20'

CHISHOLM TRAIL PARKWAY

CR 920A

SUNDANCE DR

CR 913

WALDEN DR

TRAIL

F.M. 1902

CR 813

LOT 27, BLOCK A
WALDEN ESTATES
VOL. 4, PG. 90
P.R.J.C.T.

LOT 28, BLOCK A
WALDEN ESTATES
VOL. 4, PG. 90
P.R.J.C.T.

LOT 29, BLOCK A
WALDEN ESTATES
VOL. 4, PG. 90
P.R.J.C.T.

LOT 30
WALDEN
VOL. 4, PG. 90
P.R.J.C.T.

LOT 31, BLK
WALDEN ESTATES
VOL. 4, PG. 90
P.R.J.C.T.

LOT 32, BLOCK
WALDEN ESTATES
VOL. 4, PG. 90
P.R.J.C.T.

LOT 33, BLOCK
WALDEN ESTATES
VOL. 4, PG. 90
P.R.J.C.T.

CR 910

CR 911

CR 912

CR 913

CR 914

CR 915

CR 916

CR 917

CR 918

CR 919

CR 920

CR 921

CR 922

CR 923

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CR 1148

CR 1149

CR 1150

CR 1151

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CR 1156

CR 1157

CR 1158

CR 1159

CR 1160

CR 1161

CR 1162

CR 1163

CR 1164

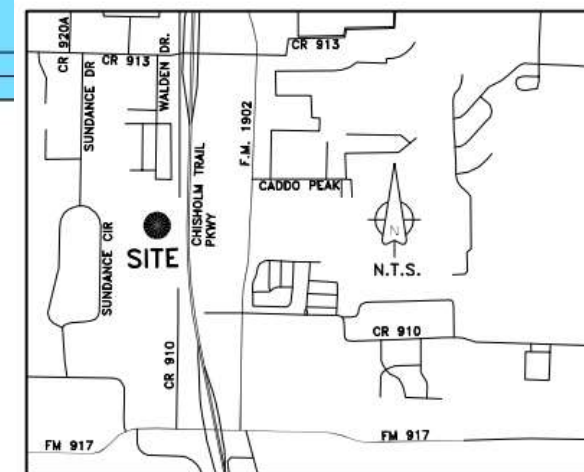
CR 1165

CR 1166

CR 1167

CR

LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY ATTACHED – SFA	251	68.047
SIGNLE FAMILY TOWNHOME – SF-TH	374	41.783
COMMERCIAL – C-1	1	2.118
TOTAL	626	111.948

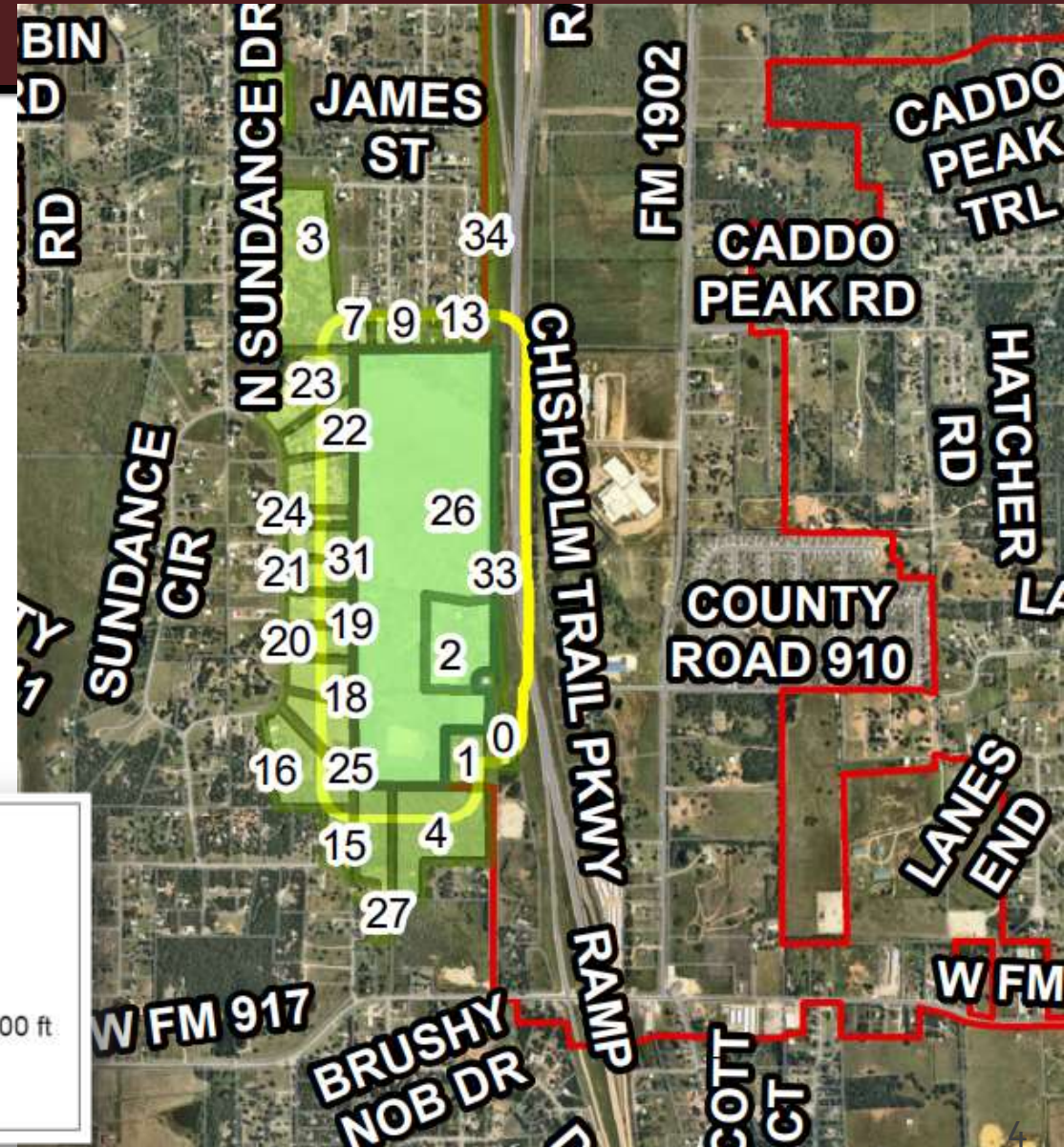
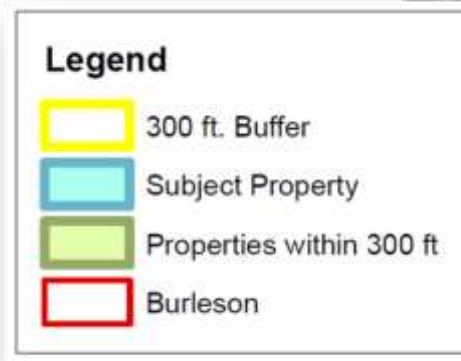


VICINITY MAP
N.T.S.

ZC – Prairie at Chisholm Trail

Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



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Staff's Recommendation

Staff recommends disapproval based on the request not meeting the Comprehensive Plan in addition to the following concerns:

- Applicant's PD allows C, Commercial uses on the proposed commercial tract. Several by-right uses in C, Commercial would not be complimentary to the adjacent residential uses.
- Proposed Townhomes (SF-TH) lots are smaller than what is allowed in the City's current SFA district
- Proposed lot sizes and density are not complimentary with the adjacent Sundance Addition to the west.
- Contrary to the Comprehensive Plan, robust landscaping was not provided within the PD. Landscaping standards were not proposed by the applicant and would default to the base landscaping standards from Chapter 86 of the Code of Ordinances.

