

# 2500 SW Hulen ZC

## Location:

- 35.20 acres

## Applicant:

Nicholas Balsamo  
(Kalterra)

## Item for approval:

Zoning Change Ordinance  
(Case 22-131)

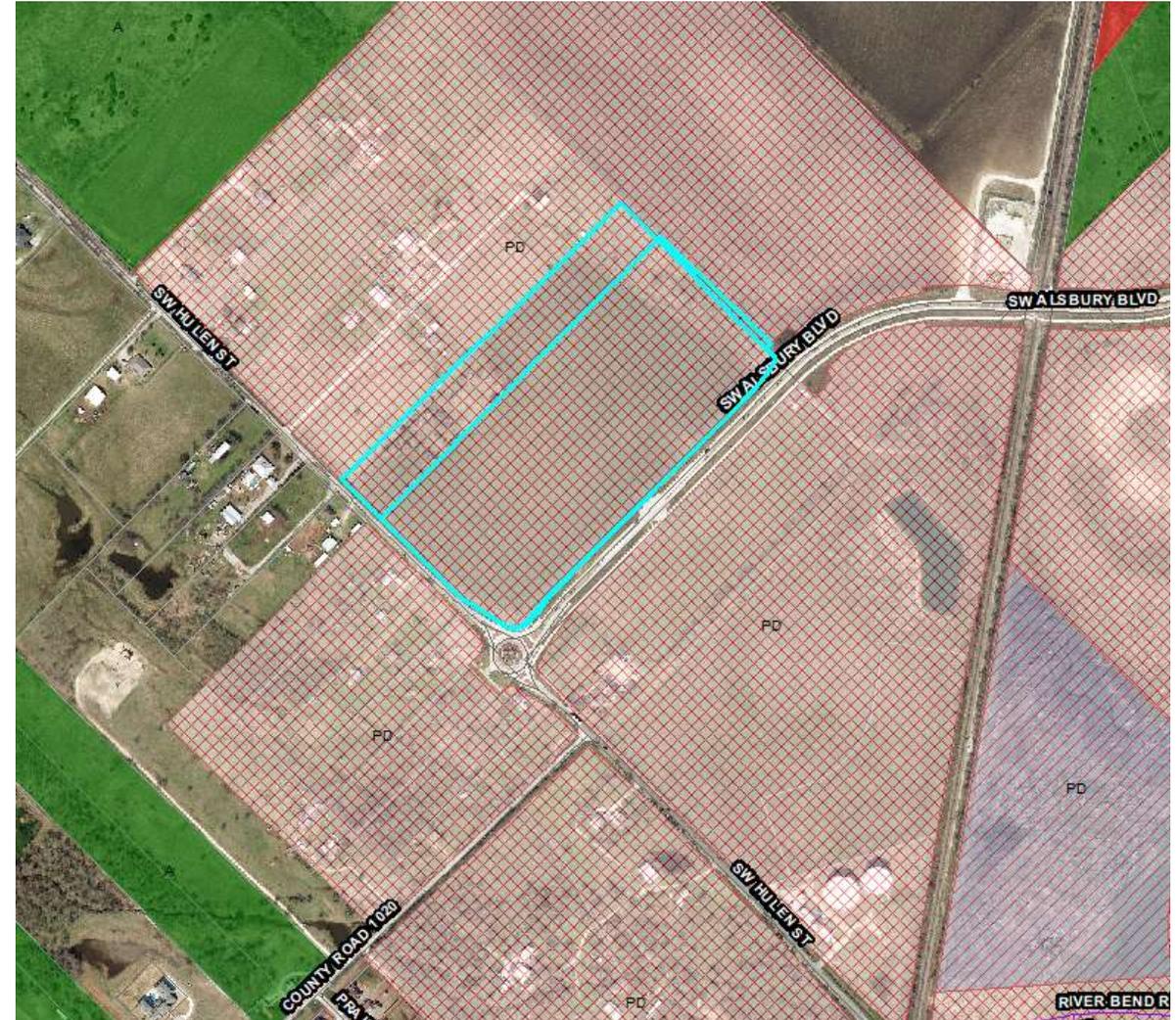
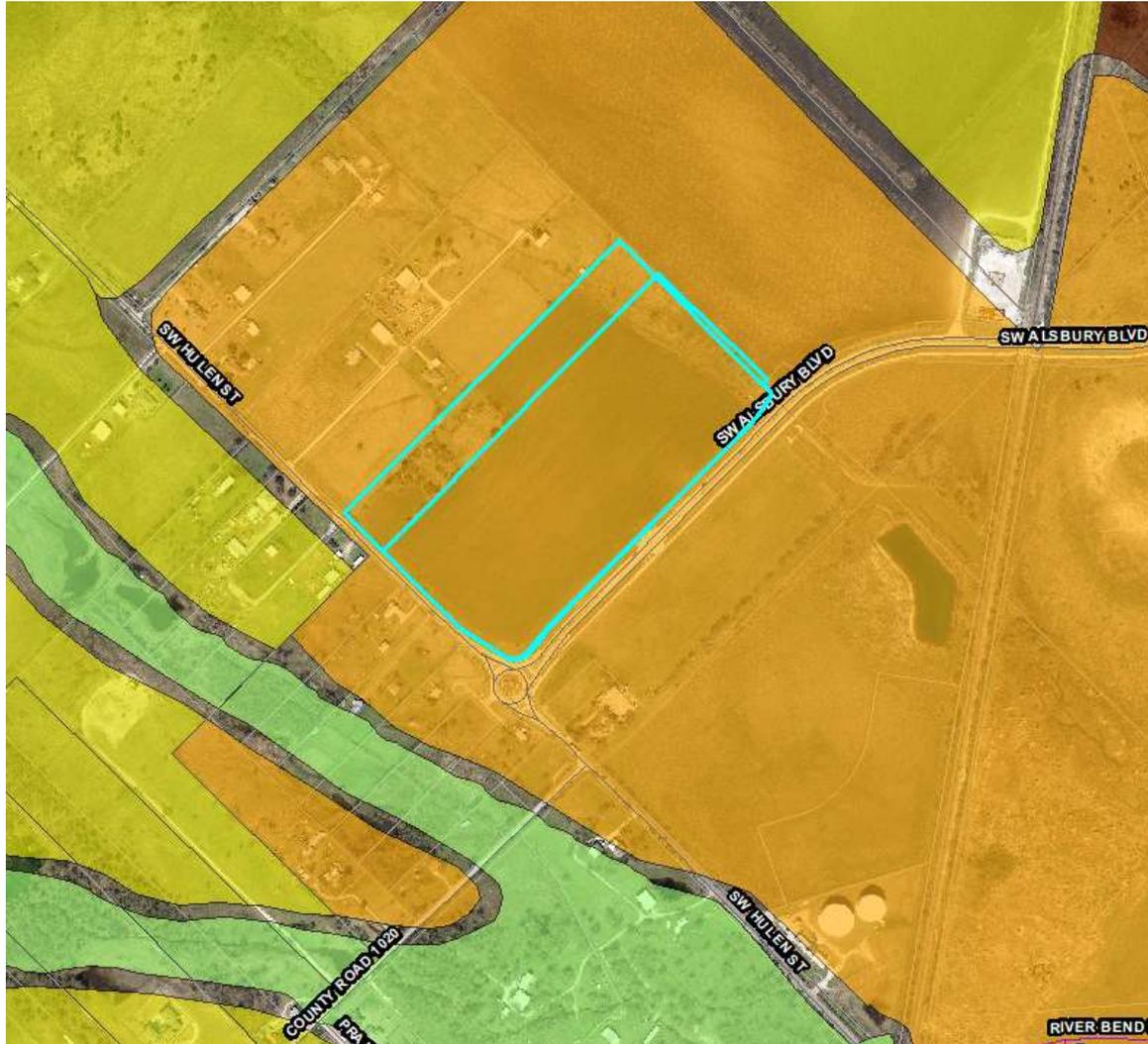


# Comprehensive Plan

Transit Oriented District (TOD)

# Zoning

PD (Ord. D-065-06)



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Proposed zoning	Current zoning
Only permits general retail and single family attached with a maximum density of 12 dwelling units per acre.	Allows 20 dwelling units per acre by right. Allows greater than 20 dwelling units per acre with a parking structure [24 units per building].
Multifamily apartments and endcap / live-work mixed-use apartment no longer permitted.	Multifamily apartments permitted as an end cap with a maximum of 24 units; or as a component of mixed use with commercial and a parking structure.
An ornamental tree (30 gallon) will be provided at a minimum of one (1) per cluster of units (2 attached dwelling units) and 1 canopy tree per six (6) dwelling units. 10 shrubs or bushes with a minimum size of 5 gallons, will be provided per dwelling unit.	Only requires one three (3) inch caliper tree per lot.
Provided amenities with standards. 2 dog stations, pool (2,000 S.F.), minimum one acre of connected walkways, clubhouse (min. 5,000 S.F.), 20 percent open space with 1,000 SF of cabanas, 2 BBQ pits, and a dog park (min. 3,000 SF).	Requires open/civic/ green space, but no specific or additional amenities.
Provided anti-monotony standards for residential dwellings. Additionally, no more than 35 % of units may be single-story.	Does not provided anti-monotony standards. All structures can be identical
Provided garage standards. Cannot be forward most element or exceed 50 percent of the front façade.	Requires rear entry or pull through garage with breezeway.
Providing decorating street and pedestrian lighting.	Current zoning does not provide enhanced lighting standards.

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## Proposed phasing:

Phase I will consist of zones A1 (general retail) and B1 (200 dwelling units).

Phase II will consist of zones A2 (general retail) and B2 (70 dwelling units).

Phase II residential shall not begin construction until Zone A1 or Zone A2 has received Certificate of Occupancy for no less than 6,000 SF of retail.

All street trees along Hulen St and Alsbury Dr will be planted prior to commencement of Phase II.



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## *Utilities/ Drainage:*

- Detention is required for developments 1 acre in size or larger; a five-acre area has been set aside on the site plan for a pond. Detention of storm water shall be incorporated into the design of the Development. Water is provided for a portion of the Development by the City of Burleson (Zone A2 and B2) and the remainder (Zone A1 and B1) provided by Johnson County Special Utility District (JCSUD). The development is proposing to have two separate water systems at this time. Burleson water and sanitary sewer will be extended to the development from existing lines located adjacent to the intersection of Alsbury Boulevard and Candler Drive.

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## *Traffic:*

- Based on information provided by the developer, the development is anticipated to include approximately 22,400 square feet of commercial space, and 270 townhomes. Build-out of the development is anticipated to be completed by 2027. A traffic impact analysis (TIA) has been submitted and is currently being reviewed. The report indicated that access would be provided by five (5) proposed access connections: two (2) connections to Hulen Street and three (3) connections to Alsbury Boulevard, it is anticipated that right-turn auxiliary lanes would be required along Hulen Street (northernmost drive only) and Alsbury Boulevard (two easternmost). The traffic engineering consultant for the City has not given final approval to the TIA therefore neither has the Development Services Department.

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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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## Staff's Recommendation

- Staff supports a zoning change request based on the reduction of density, the incorporation of retail with connected walkways, and the proposed enhancements incorporated within the planned development (PD) language.
- Recommend to City Council approval of an ordinance for the zoning change request (Case 22-131)

