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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** September 13, 2022

**SUBJECT:**

**Hooper Business Park at FM 1902 & CR 1019 (Case 21-127):** Hold a public hearing and consider a zoning change request from defaulted "A", Agriculture, to "PD" Planned Development District for properties addressed as 9640 FM 1902 and 9028 CR 1019 for a future business park.

**SUMMARY:**

On September 20, 2021, an application was submitted by Drew Pennywell representing Burleson 4A Economic Development Corporation for a zoning change request of approximately 106.582 acres for a future business park.

**Development Overview:**

This site is part of a previously approved 380 agreement for the future Chisholm Summit Master Planned Community. The applicant is proposing to develop the site for a future business park to include a medical center and complimentary retail. The property is currently in the ETJ and upon approval of annexation Case 21-128 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 October 3, 2022. Land uses and site development will occur in accordance with the development standards contained within the proposed ordinance attached as Exhibit 3.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	ETJ, part of Chisholm Summit Development Agreement	Undeveloped
North	ETJ	Undeveloped
East	ETJ, part of Chisholm Summit Development Agreement	Undeveloped
South	ETJ, part of Chisholm Summit Development Agreement	Undeveloped

West	ETJ	Undeveloped
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**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.

Retail and commercial uses in the area should be located along larger thoroughfares and should be developed in harmony with the residential character

*Staff supports a Planned Development zoning for a business park and medical/retail center in this area based on proximity to the Chisholm Trail Parkway.*

**Engineering:**

Prior to development of the site, formal site plan submittal and engineering reviews will be required.

**OPTIONS:**

- 1) Recommend approval of the zoning change request subject to annexation; or
- 2) Recommend denial of the zoning change request

**RECOMMENDATION:**

Approve the zoning change request from defaulted "A", Agriculture, to "PD" Planned Development District; subject to City Council approval of annexation request (Case 21-128).

**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

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