

2500 SW Hulen ZC

Location:

- 35.20 acres

Applicant:

Nicholas Balsamo
(Kalterra)

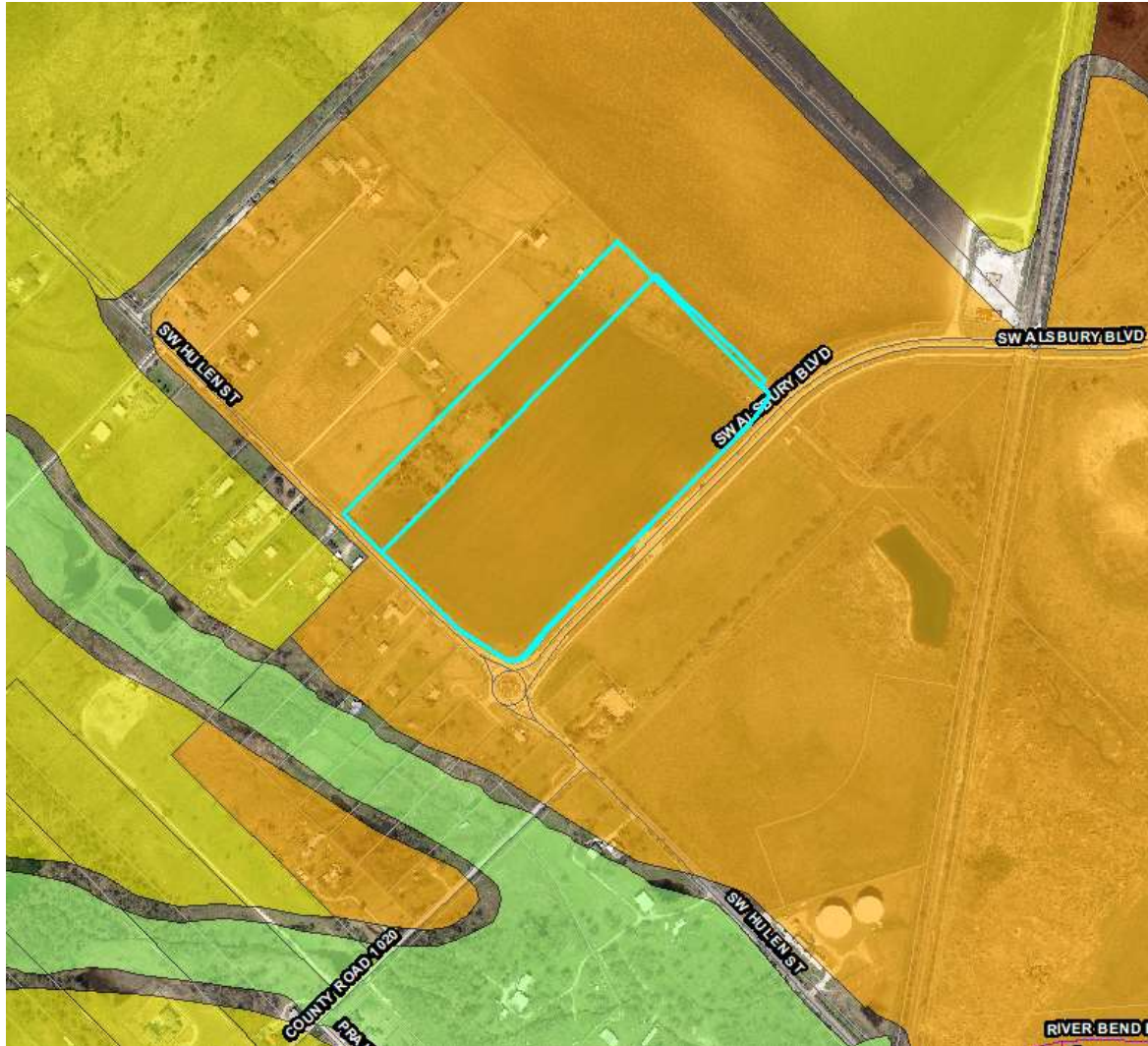
Item for approval:

Zoning Change Ordinance
(Case 22-131)



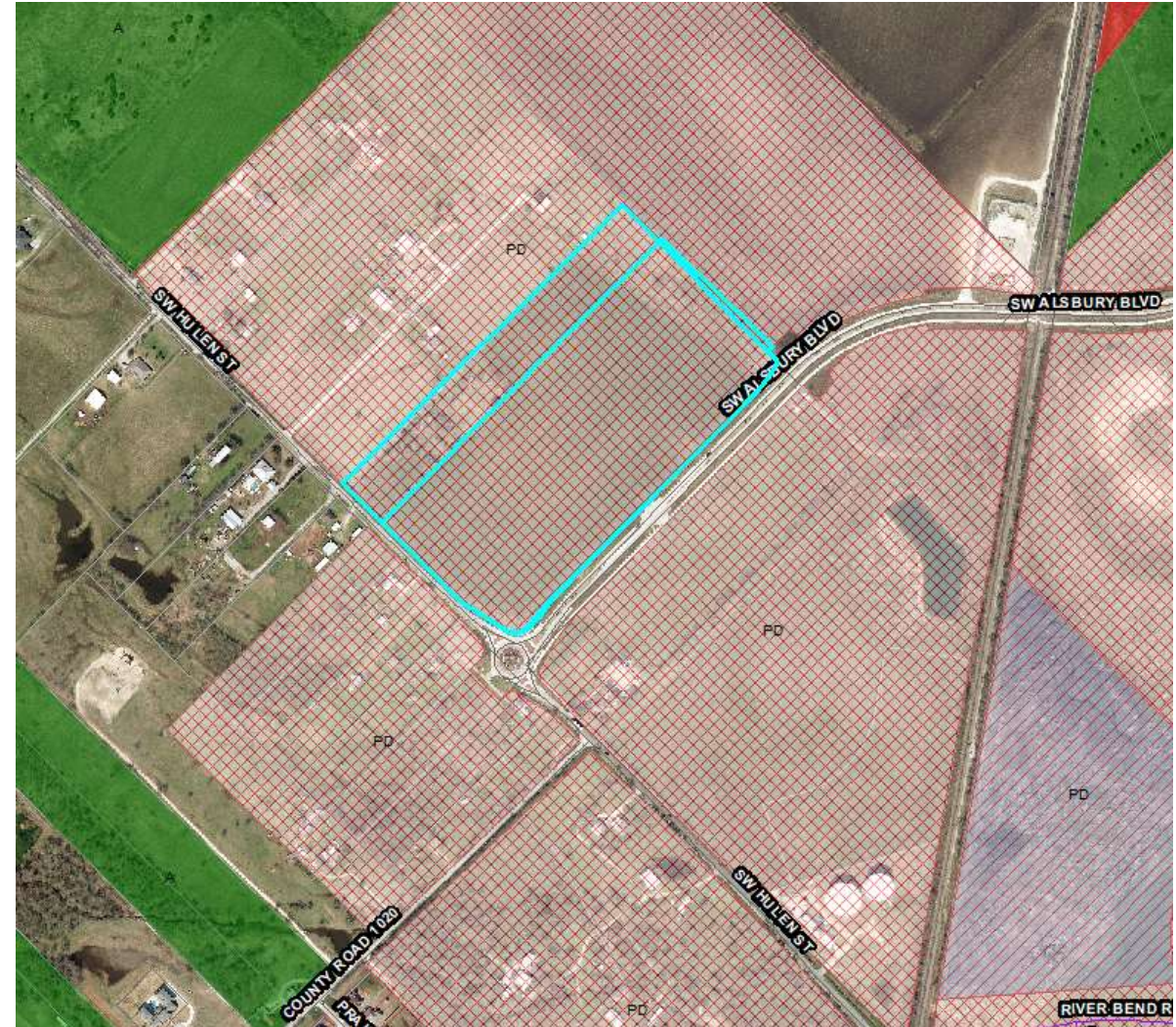
Comprehensive Plan

Transit Oriented District (TOD)



Zoning

PD (Ord. D-o65-o6)



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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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Traffic

A Traffic Impact Analysis (TIA) has been submitted and is currently in review. Any recommendations provided in the TIA shall be incorporated into the design of the Development.

Drainage

Detention of stormwater is required for proposed developments one acre in size or larger. Detention of stormwater shall be incorporated into the design of the Development.

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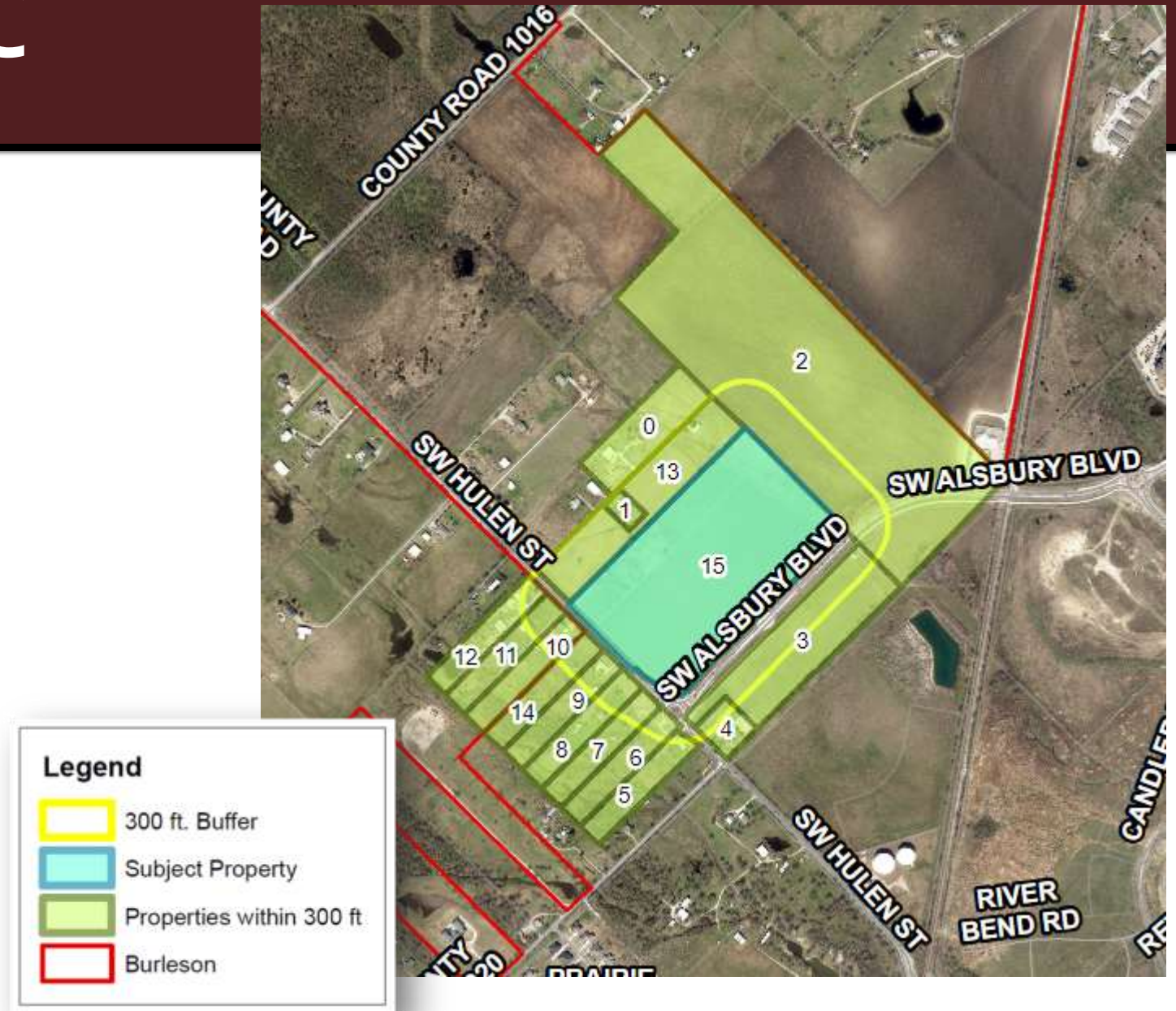
Utilities

The City of Burleson will provide sanitary sewer service. Water service will be provided for the Development by the City of Burleson and Johnson County Special Utility District (JCSUD). Existing facilities shall be extended to serve the Development as required by the City's Code of Ordinances.

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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



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P&Z Summary

Vote

Recommended approval unanimously

Discussion

There was a discussion regarding drainage and the commercial aspects of the project

Speakers

Linda Knight
Clint Nolen



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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 approval of an ordinance for the zoning change request (Case 22-131)

