
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director of Development Services

MEETING: March 20, 2023

SUBJECT:

2500 SW Hulen St (TOD Mixed-Use) (Case 22-131): Continue the public hearing and consider an ordinance for a zoning change request from “PD” Planned Development district, to “PD” Planned Development district, to allow for retail and single-family attached residential development on 35.20 acres. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Director of Development Services) (The Planning and Zoning Commission recommended approval by unanimous vote) (Public hearing continued from the January 23, 2023 and February 20, 2023 City Council meetings)*

SUMMARY:

On September 19, 2022, an application was submitted by Nicholas Balsamo with Kalterra Capital Partners, to rezone approximately 35.20 acres from “PD” Planned Development district, to “PD” Planned Development district to allow for a mixture of retail and single-family attached lots within the Transit-Oriented Development (TOD) district. The applicant has proposed a new “PD” for their 35.20-acre parcel, attached as Exhibit “3”.

Planning Analysis

The applicant is proposing to develop the site as a planned development and zone the lot out of the current “PD” zoning outlined in Ordinance D-065-06 (attached as Exhibit 4). This request (if approved) would only apply to this 35.20 acre parcel. The original/ current PD zoning would remain intact for the remainder of parcels within the TOD designated area. The proposed PD reduces the overall potential or by-right residential density for this area, while also providing a retail component. Additionally, minimum design standards have been incorporated in to the zoning (PD language) to enhance the residential component of the proposed development.

Significant highlights of the current zoning proposal:

- Only permits general retail (Zones A1 and A2) and single family attached (Zones B1 and B2) with a maximum density of 12 dwelling units per acre.
 - Current zoning 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 allowed.

- Current zoning apartments are permitted as an end cap with a maximum of 24 units; or as a component of mixed use with commercial and a parking structure.
- No more than 50 percent of residential units (as shown on site plan exhibit) shall be front loaded.
- Increased landscaping standards for residential dwellings. 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.
 - Current zoning 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)
 - Current zoning requires open/civic space, but no specific amenities
- Provided anti-monotony standards for residential dwellings. Additionally, no more than 35 % of units may be single-story.
 - Current zoning does not provided anti-monotony standards
- Provided garage standards. Cannot be forward most element or exceed 50 percent of the front façade.
- Providing decorating street and pedestrian lighting.
 - Current zoning does not provide enhanced lighting standards.

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.

Site Plan Exhibit



This site is designated in the Comprehensive Plan as Transit Oriented District.

This land use category is reserved for higher density development that incorporates public transit access via rail, streetcar, or bus. Mixed use development that provides opportunities to live, work, shop and play within a closely defined area should be prioritized. Development should include a mix of office, retail, cultural facilities, and multi-story housing and townhomes that may be located above retail and office centers to create an interesting ground level that is pedestrian friendly.

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.

Engineering:

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.

Utilities/ Drainage:

Detention 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. is required for developments 1 acre in size or larger; a five-acre area has been set aside for drainage purposes.

OPTIONS:

- 1) Approve an ordinance for the zoning change request; or
- 2) Approve an ordinance for the zoning change request with changes to or additional requirements within the PD; or
- 3) Deny an ordinance for the zoning change request.

RECOMMENDATION:

At their January 17, 2023 meeting; the Planning and Zoning Commission recommend unanimous approval of an ordinance for a zoning change request

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

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony McIlwain
Director, Development Services
tmcilwain@burlesontx.com
817-426-9684