

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** September 27, 2022

**SUBJECT:**

**Chisholm Summit at 9517 CR 1016 (Case 22-093):** Hold a public hearing and consider a zoning change request from defaulted "A", Agriculture, to "PD" Planned Development District for properties addressed as 9517 CR 1016 for the Chisholm Summit master planned community.

### **SUMMARY:**

On June 24, 2022, an application was submitted by Justin Bond representing RA Development, LTD on behalf of Rocky Bransom (owner) for a zoning change request of approximately 234.304 acres for Chisholm Summit Annexation Phase 1.

### **Development Overview:**

This site is part of a previously approved 380 agreement for the future Chisholm Summit Master Planned Community. The property is currently in the ETJ and upon approval of annexation Case 22-094 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. The proposed PD zoning conforms to the requirements of the approved 380 agreement (CSO# 1775-06-2021) attached as Exhibit 4.

### **Lot Standards and Distribution**

Lot Type	Underlying Standards	Minimum Lot Frontage	Minimum Lot Size	Minimum Home Size	Planned Units	Planned Percentage	Allowable Percentage Range
Townhomes SFR-A	PD Section V-3	25'	2500	1000	175	2.16%	0 – 5%
40' Res. Patio (SFR-40)	PD Section V-4	40'	4000	1200	545	15.00%	0 - 15%
56' Res. Cottage (SFR-56)	PD Section V-5	56'	6500	1400	315	11.51%	0 - 15%
60' Res. Traditional (SFR-60)	PD Section V-6	60'	7200	2000	710	28.73%	0 - 40%
70' Res. Traditional (SFR-70)	PD Section V-7	70'	8400	2200	155	7.32%	0 – 15%

80' Res. Traditional (SFR-80)	PD Section V-8	80'	9600	2500	320	17.26%	10% - No Max
Estate (SFRE)	PD Section V-9	100'	12000	2800	45	3.03%	0% - No Max
55+ Residential (SF-AA)	PD Section V-10	50	5000	1100	355	9.98%	0 – 10%
MF/Senior Residential (MF)	PD Section V-11	N/A	1500	n/a	595	5.02%	0 – 10%

Masonry and architectural standards, as well as community and design elements such as landscaping, fencing, open spaces, trails, and parks will be governed by the 380 agreement and proposed PD zoning.

**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.

*Staff supports a Planned Development zoning for a master planned community as it provides a mix of densities, lot sizes, as well as a healthy variety of housing stock in accordance with the goals and vision of the Comprehensive Plan.*

**Engineering:**

Prior to development of the site, platting and subsequent 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 22-094).

**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

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