

# ZC – Prairie at Chisholm Trail

## Location:

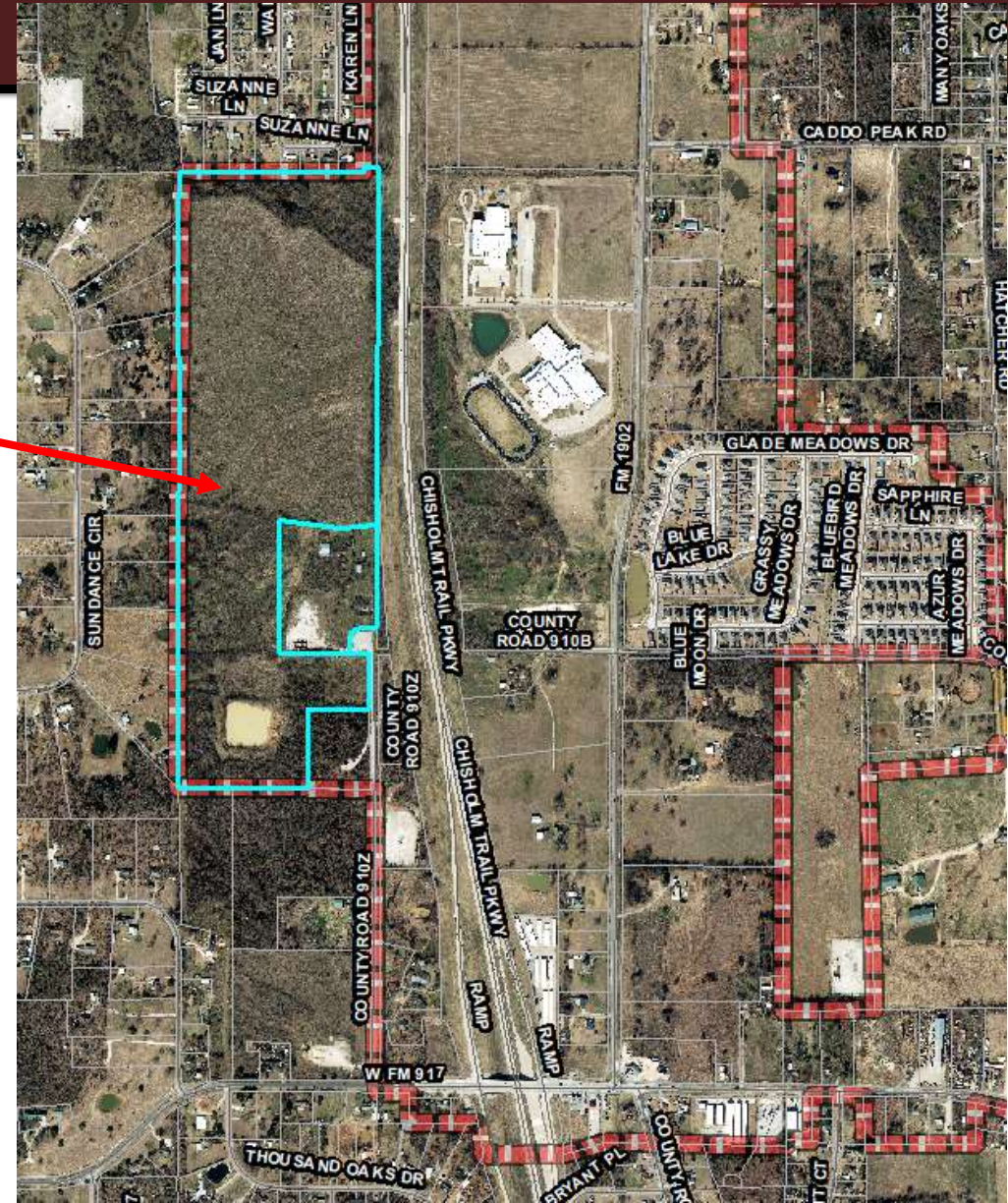
- 6401 CR 910Z

## Applicant:

Matt Powell (DFW Geodesy)  
Charles Covey (Developer)

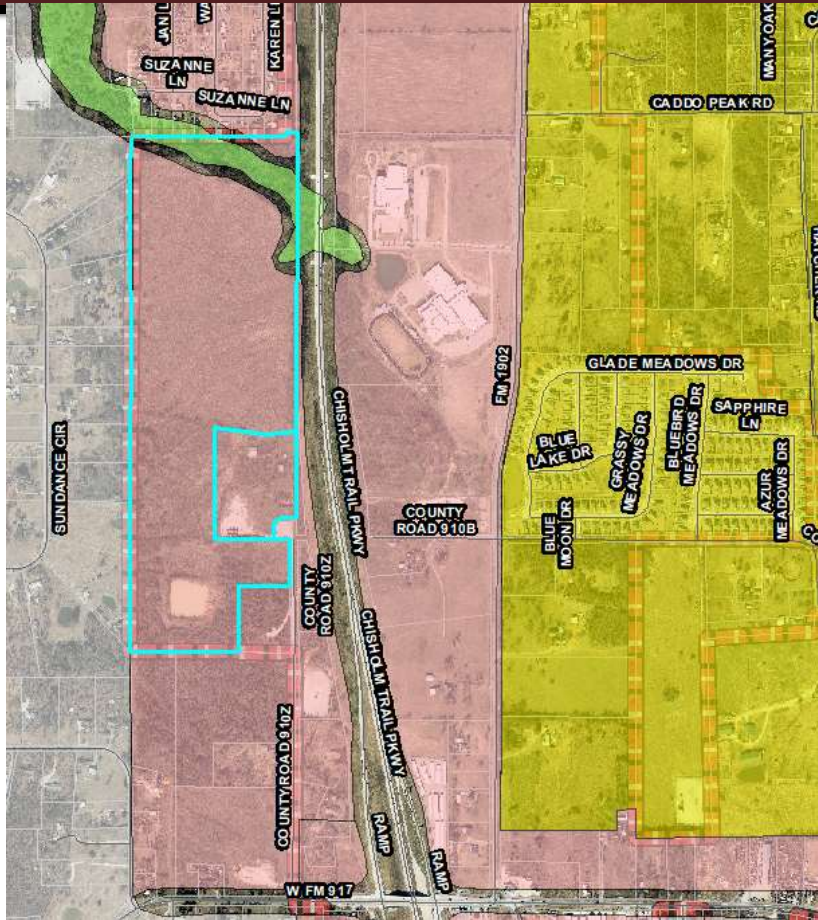
## Item for approval:

Zoning Change from "A", Agricultural to "PD" Planned Development for a single-family attached and townhome development with a commercial component (Case 23-149).



# Comprehensive Plan

## Chisholm Trail Corridor



# Zoning

## A, Agricultural



Staff has determined that this request is not in conformance with the Comprehensive Plan and pursuant to Local Gov't Code Section 211.04 an amendment to the Future Land Use Map would be appropriate if rezoned for the applicant's proposal.

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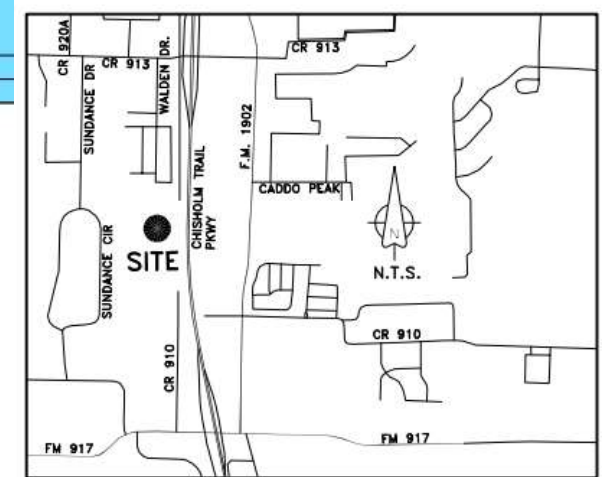


- LOT 27, BLOCK A WALDEN ESTATES VOL. 4, PG. 90 P.R.J.C.T.
- LOT 28, BLOCK A WALDEN ESTATES VOL. 4, PG. 90 P.R.J.C.T.
- LOT 29, BLOCK A WALDEN ESTATES VOL. 4, PG. 90 P.R.J.C.T.
- LOT 30 WALDEN VOL. 4 P.R.J.C.T.
- LOT 31, BL1 WALDEN ES VOL. 4, PG. P.R.J.C.T.
- LOT 32, BLOCK WALDEN ESTA VOL. 4, PG. P.R.J.C.T.
- LOT 33, BLOCK A WALDEN ESTATES VOL. 4, PG. 90 P.R.J.C.T.



LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY ATTACHED – SFA	251	68.047
SIGNLE FAMILY TOWNHOME – SF-TH	374	41.783
COMMERCIAL – C-1	1	2.118
<b>TOTAL</b>	<b>626</b>	<b>111.948</b>

CHISHOLM TRAIL PARKWAY

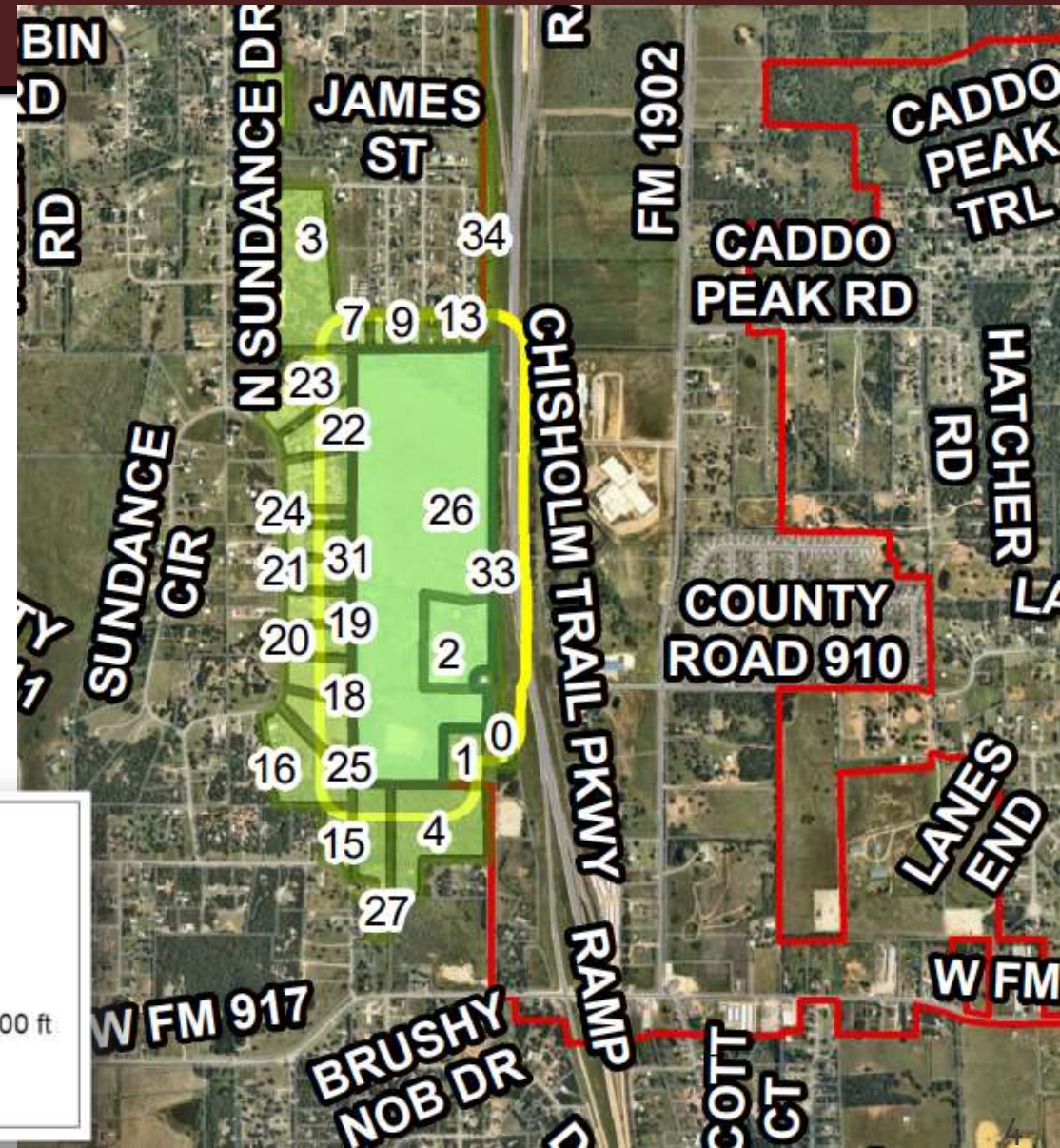
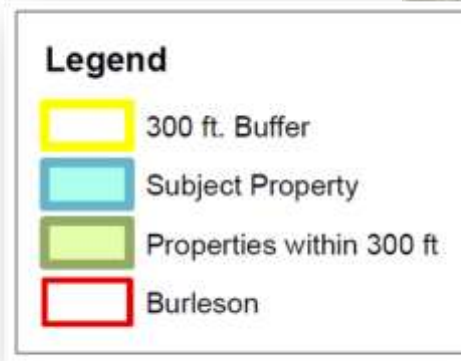


VICINITY MAP  
N.T.S.

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## Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



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## P&Z Summary

### Vote

Recommended disapproval unanimously

### Discussion

- Matt Powell discussed difficulties related to access, current Comp Plan, master thoroughfare plan, sewer infrastructure, capital improvement projects, and why applicant did not incorporate staff's recommendations related to the proposed PD language/standards.
- Charles Covey presented elevations of proposed products and discussed potential tax revenues.
- P&Z discussed concerns related to density, proposed lot sizes, access, non Conformance with the Comp Plan, development standards, and availability of City services for the proposed use.

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## Staff's Recommendation

*Disapproval of the ordinance based on the request not meeting the Comprehensive Plan in addition to the following concerns:*

- Applicant's PD allows C, Commercial uses on the proposed commercial tract. Several by-right uses in C, Commercial would not be complimentary to the adjacent residential uses.
- Proposed Townhomes (SF-TH) lots are smaller than what is allowed in the City's current SFA district
- Proposed lot sizes and density are not complimentary with the adjacent Sundance Addition to the west.
- Contrary to the Comprehensive Plan, robust landscaping was not provided within the PD. Landscaping standards were not proposed by the applicant and would default to the base landscaping standards from Chapter 86 of the Code of Ordinances.

