



CITY COUNCIL COMMUNICATION

DATE: September 16, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 and generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The development will consist of approximately 29.90 acres of single-family residential, 29.29 acres of build-to-rent, 33.04 acres of multi-family, 3.07 acres of self-storage, and 25.03 acres of commercial.
- The commercial will front along North Stemmons and Chapman Drive.
- There will be 582 multi-family units, 18 townhome units, and 12 duplex units.
- Single family will have 140 lots for sale, and 156 lots build to rent.
- The multi-family will have 24 private garages and 40 reserved carport spaces.
- The multi-family development will have a swimming pool, patio area, and other amenities.
- There will be a 3.07-acre self-storage area with some climate-controlled storage.
- Planning & Zoning recommended APPROVAL on 4-10-2023.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Preliminary Plat

Application

Letter of Intent