



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 12, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 131.82 acres from (A) Agricultural District to (PD) Planned Development zoning.
- 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.
- The property is surrounded by (A) Agricultural District and (B-2) Business 2 zoning.
- Staff mailed out 33 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
PD with Exhibits
Application
Letter of Intent