



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
June 22, 2021

Council District 6

Zoning Commission Recommendation:
Approved by a vote of 9-0.

Opposition: 1 speaker, petition with 58 signatures
Support: None submitted

Continued Yes ___ No X
Case Manager Monica Lafitte
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: Chisholm Trail West, LLC

Site Location: 8800 – 9200 blocks Brewer Boulevard Acreage: 26.71

Proposed Use: Detached Multifamily Site Plan for PD1276 with Development Regulation Standards requested for open space, fences, and building orientation with a waiver to the requirement for MFD submittal

Companion Case: ZC-20-157/PD1276

Staff Recommendation: Approval

Background:

The site is located between Brewer Boulevard and Chisholm Trail Parkway just south of Risinger Road. The site is currently zoned PD1276, which allows for the northern portion to be PD/“CR” Low Density Multifamily and the southern portion to be PD/“C” , site plan required. No site plans were submitted at the time of the zoning change creating or expanding the PD. The applicant is now submitting the site plan for the northern “CR” portion of the PD site.

Since the creation of the Planned Development (PD), the site has always been planned for detached multifamily. This detached multifamily community will have single family style rental units.

These types of developments are entire communities and neighborhoods that look and feel like a traditional single family neighborhood. Although most are rental, some may be rent-to-own or condominium. Like other multifamily developments, they are professionally managed and include amenities.

Because none of the city's zoning districts can accommodate this detached multifamily form by right, a Planned Development (PD) with new development regulations is necessary to allow this form. Detached multifamily developments often have development regulations, because their more single family neighborhood form does not readily comply with the base multifamily districts; these development standards may include open space, landscaping, setbacks, and parking, along with a waiver to the MFD submittal.

The zoning case for the PD did not include any development standards; the development standards are now coming forth as part of this site plan case. The PD zoning case did include a conceptual

development for the northern portion of the PD based on “CR” Low Density Multifamily, which is the portion for which this site plan is being proposed. The conceptual plan showed approximately 215 possible units; the current, actual site plan proposes 244 units. Overall, the layout has had some changes but largely is similar.

Below is a table showing the “CR” district regulations and the proposed “PD/CR” regulations, based on the waivers required for the site plan.

Regulation	“CR”	“PD/CR” Site Plan
Open Space	60% minimum	Providing 31% as calculated per “CR” regulations (57% if counting all areas other than homes, backyards, and paving) Development Regulation Standard Requested
Units per Acre	16 maximum	Complies (8.24 units/acre)
Front Yard Setback	20’ minimum	Provided
Rear Yard Setback	5’ minimum	Provided
Side Yard Setback	5’ minimum	Provided
Height	36’ maximum	34’ provided
Parking	1 space per bedroom; 1 space per 250 square feet of common area, offices, and recreation (less laundry rooms and storage) No parking or driveways shall be provided between a building and a public or private street. Spaces required: 590	609 spaces provided
Fences	Fences shall not be located in the area between building facades and the property line; Perimeter security fencing is prohibited; however, security fencing is permitted on interior property lines; Exterior security fences and gates that are located along public streets, along a public access easement, or along publicly accessible open space shall not extend beyond building facades.	Fence along Brewer Blvd.; Perimeter stone and wood fence, chain link fence *Note: In order to build fence through easements as shown on site plan, must secure required documentation when applying for building permits Development Regulation Standard Requested
Landscaping	Must meet 20 points of enhanced landscaping	Provided
Building Orientation	Buildings located on public streets must face the street with the longest length of the building placed parallel/adjacent to the street.	Most buildings do not have the longest side along Brewer Blvd. Development Regulation Standard Requested
Façade Variation	Must meet selection of façade variation elements	Will be reviewed upon building permit submittal
Multifamily Design Standards	Required to submit MFD plan	MFD submittal not required Development Regulation Standard Requested

Site Information:

Surrounding Zoning and Land Uses:

- North "G" Intensive Commercial / gas well pad site
- East "A-5" One-Family / Chisholm Trail Parkway
- "G" Intensive Commercial / Chisholm Trail Parkway
- South "G" Intensive Commercial / vacant land
- West "A-5" One Family / single-family

Zoning History: PD1276/ZC-21-157, approved December 15, 2020 by City Council for all uses in "CR" Low Density Multifamily (northern portion) and "C" Medium Density Residential (southern portion), site plan required at later date; The land use was found compatible with surrounding land uses and consistent with the comprehensive plan at the time of the PD approval.

PD1276/ZC-20-001, approved March 3, 2020 by City Council for PD/C for cottage community

PD 1236/ZC-19-137 Planned Development for G uses plus self-storage facility with development standards along Chisholm Trail Parkway, effective 6/20/19; site plan approved; subject property to the north side of the gas well pad site

Site Plan Comments:

Please refer to the table above to see all categories that will need a development regulation standard or waiver.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Public Notification:

300 foot Legal Notifications were mailed on April 22, 2021.
The following organizations were notified: (emailed April 19, 2021)

Organizations Notified	
Panther Heights NA	Summer Creek South HOA
District 6 Alliance	Streams and Valleys, Inc.
Trinity Habitat for Humanity	Crowley ISD

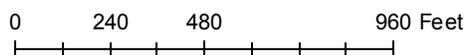
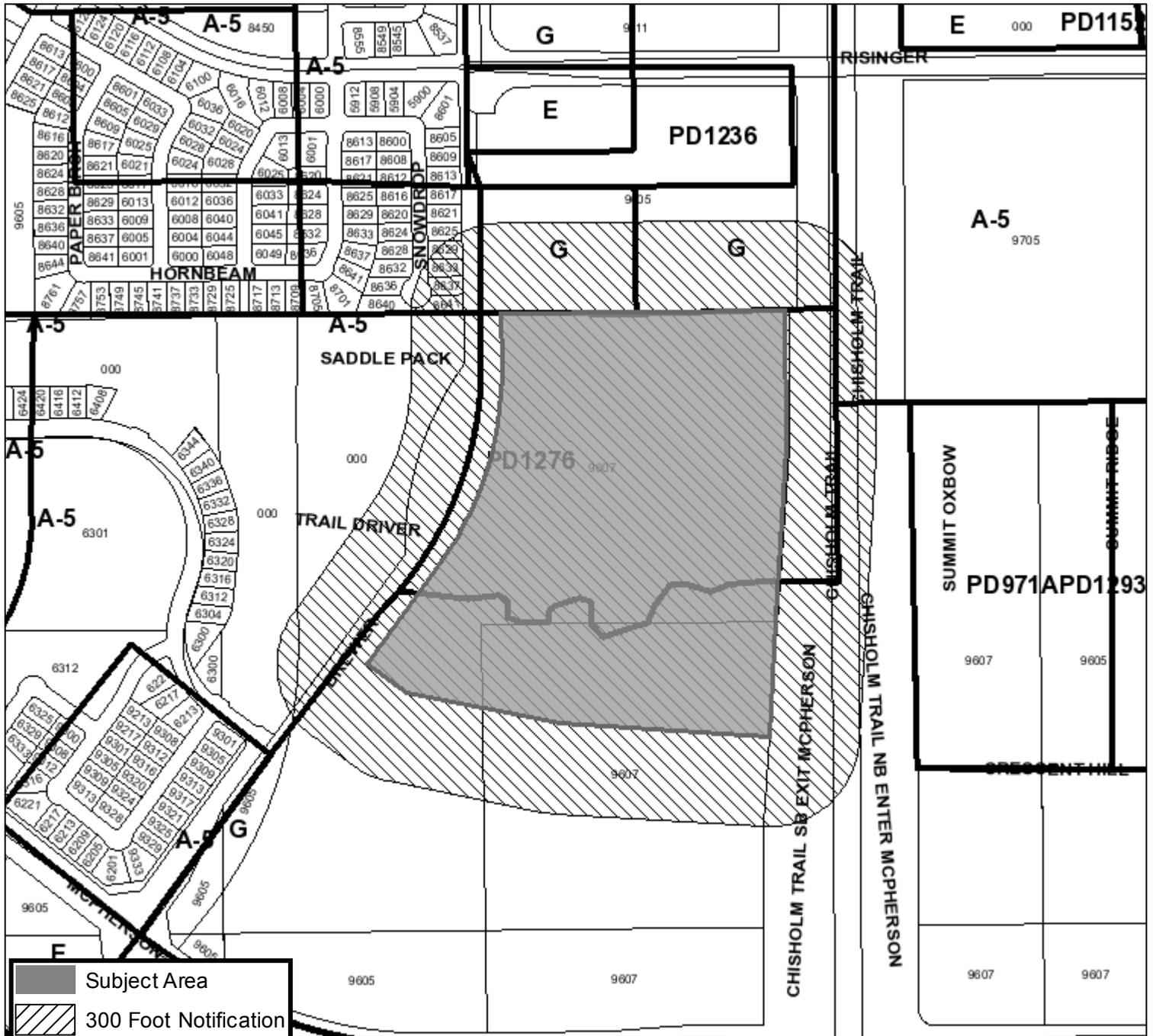
**Not within a registered Neighborhood Association*

Attachments:

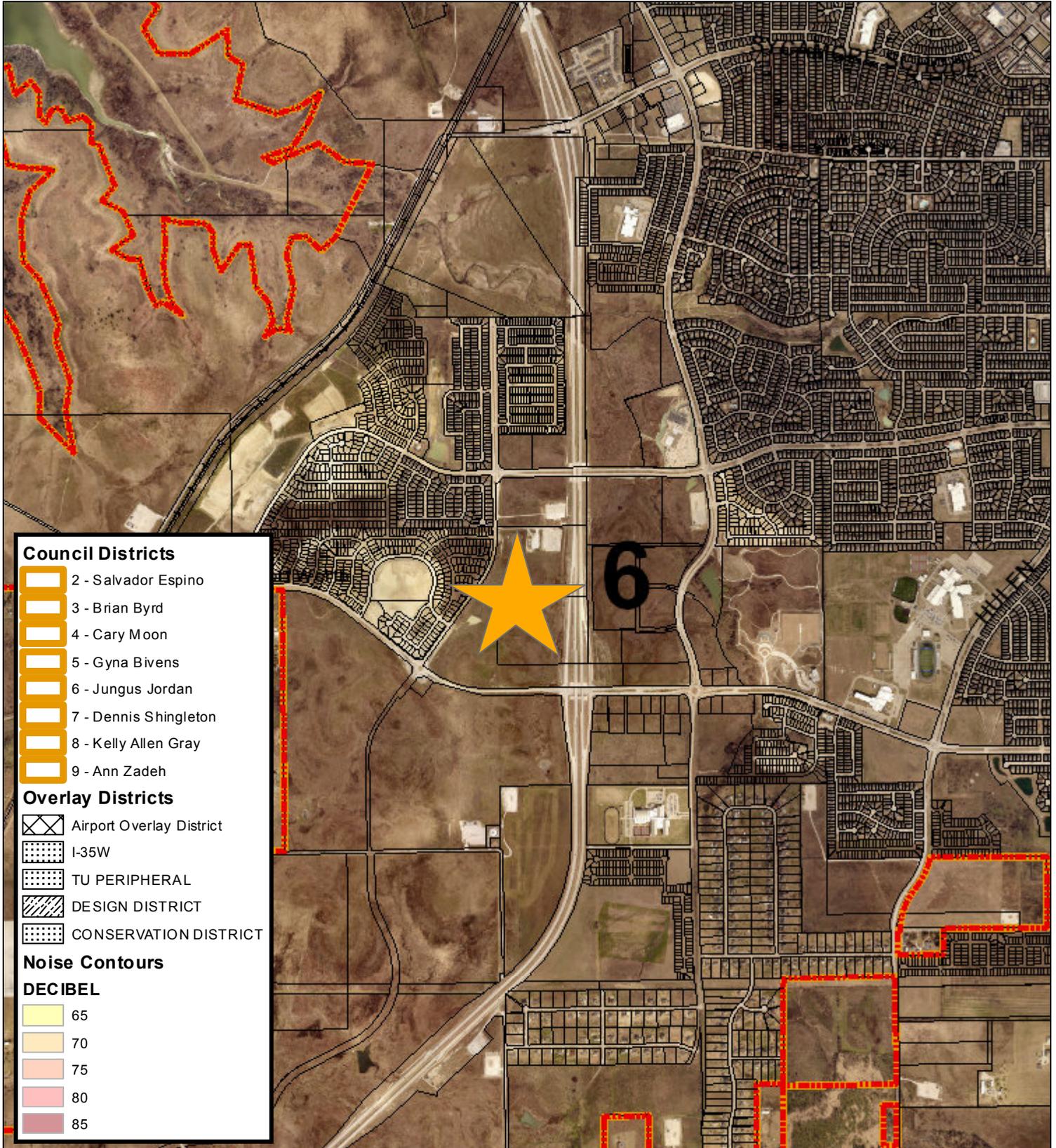
- Area Zoning Map with 300 ft. Notification Area
- Site Plan
- Area Map
- Future Land Use Map
- Aerial Photograph

Area Zoning Map

Applicant: Chisholm Trail West, LLC
 Address: 8800 - 9200 blocks Brewer Boulevard
 Zoning From: G, PD 1276
 Zoning To: null
 Acres: 34.01616088
 Mapsco: 102U
 Sector/District: Far Southwest
 Commission Date: 5/12/2021
 Contact: null



Area Map



Council Districts

-  2 - Salvador Espino
-  3 - Brian Byrd
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jungus Jordan
-  7 - Dennis Shingleton
-  8 - Kelly Allen Gray
-  9 - Ann Zadeh

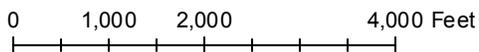
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

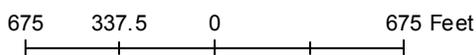
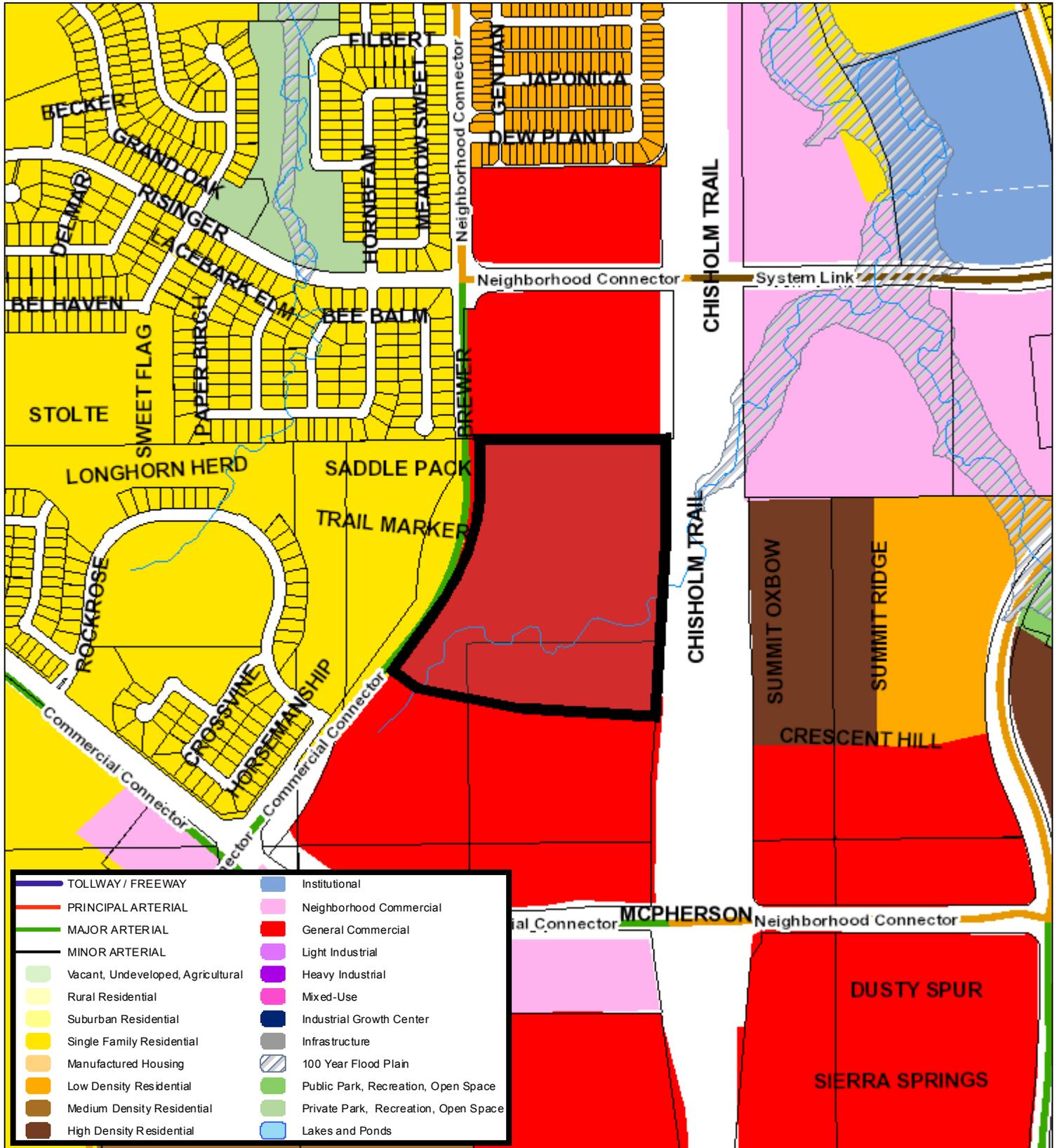
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map

