

DEPARTMENT MEMO

DEPARTMENT: Development Services
 FROM: Tony McIlwain
 MEETING: April 18, 2022

SUBJECT

2325 SW Wilshire Blvd (Bear Ridge) (Case 22-028): Hold a public hearing and consider a zoning change request from "A", Agricultural, to "SFA" Single-family attached dwelling district, to allow for a residential townhome development on 14.175 acres. (Staff Presenter: Tony McIlwain, Director of Development Services) (The Planning and Zoning Commission recommended approval unanimously).

SUMMARY:

On February 21, 2022, an application was submitted by Matt Powell with DFW Geodesy on behalf of Walter Matyastik (Owner) to rezone approximately 14.175 acres from "A" Agricultural to "SFA" Single Family attached dwelling district to allow for a residential townhome development.

Planning Analysis

The proposed development would be comprised of 76 townhomes that shall conform to the standards of the SFA, Single-family attached dwelling zoning district. The proposed density is 5.36 dwelling units per acre on an overall site of 14.175 acres. A concurrent zoning request (Case 22-027) was submitted to rezone an adjacent 158.407 acres from A, Agricultural to SF7, Single family dwelling district-7. These items will be presented together, but will require two separate actions and may be approved or disapproved independently of one another. Both zoning requests are shown in Exhibit A; Case 22-027 ("A" to "SFA") is shown in blue and Case 22-028 ("A" to "SF7") is shown in white.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural (concurrent zoning change request for SF7, Single family -7)	Undeveloped
East	PD, Planned Development	Lakes at Burleson PD
South	A, Agricultural	Undeveloped
West	A, Agricultural (concurrent zoning change request for SF7, Single family -7)	Undeveloped

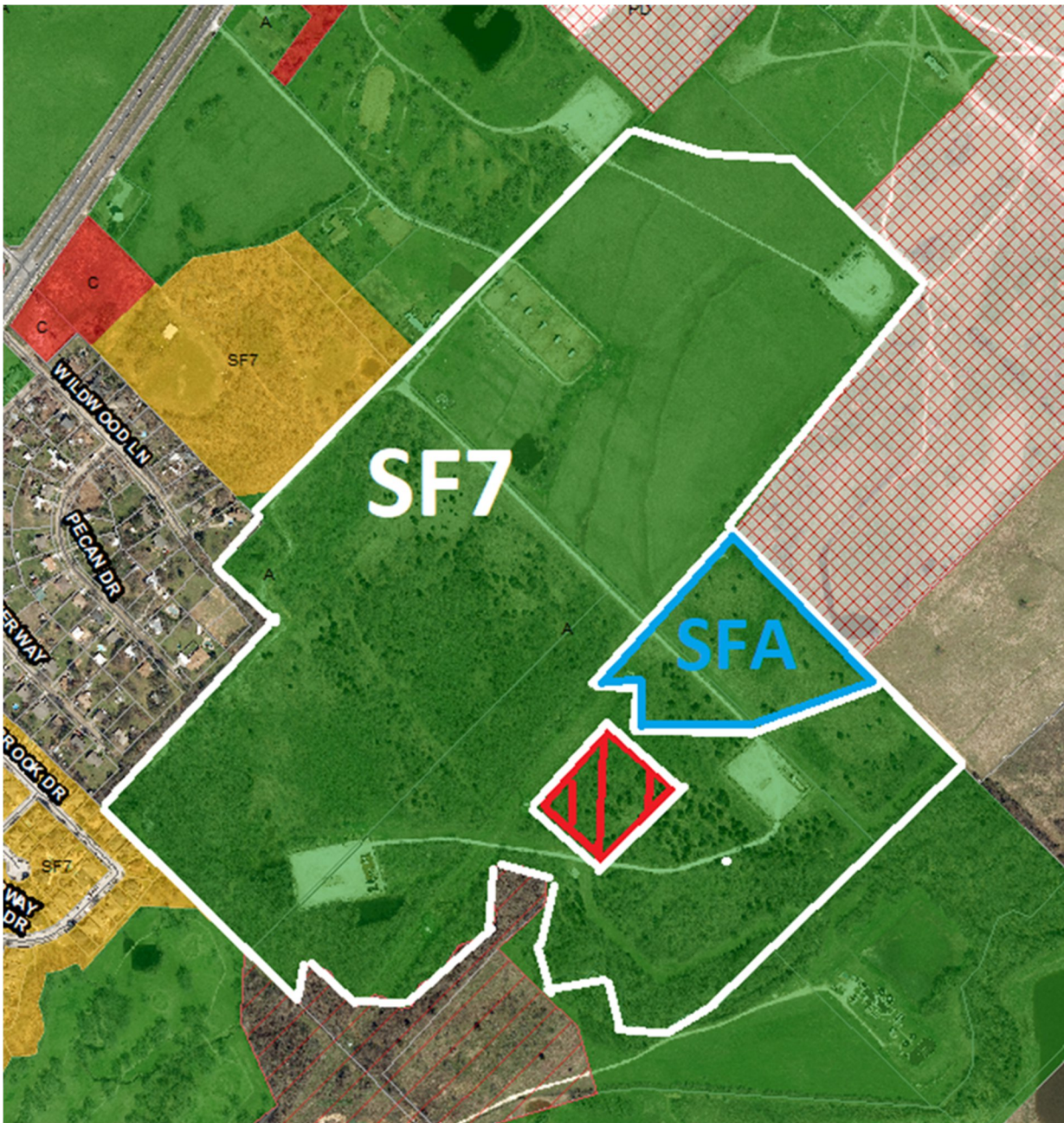


Exhibit A. (Blue represents SFA proposal and White represent SF7 proposal)

This site is designated in the Comprehensive Plan as Neighborhoods.

Neighborhoods is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Patio homes, and townhomes may be appropriate in certain locations, especially when part of a master planned community. Multi-family dwelling units as part of a mixed-use development may be appropriate. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Curvilinear Requirements:

Proposed residential subdivisions are required to meet the city's curvilinear requirements. The purpose of this requirement is to avoid monotony of lot appearance, reduce speeds through the neighborhoods, fit the road to the natural topography, and discourage long straight blocks. Curvilinear roadways add to the character of a neighborhood rather than a traditional grid pattern. The concept plan provided by the developer meets the city's requirement for curvilinear streets.

Traffic:

The access for the subdivision is proposed off of SH174 (Wilshire Boulevard). The proposed development envisions the closure of Wildwood Lane which serves Wildwood Estates (ETJ) and routes all traffic to Wicker Hill Road. A traffic impact analysis was submitted to both the City and TxDOT for the purpose of obtaining conceptual approval of the proposed street connections. TxDOT is reviewing the proposed street location and driveway location on the concept plan provided. A full Traffic Impact Analysis will be required with the final plat and will evaluate the capacity of SH174 and identify any improvements to mitigate impacts of the proposed subdivision.

Utilities/ Drainage:

Detention is required for developments 1 acre in size or larger; however, due to the close proximity to the floodplain, the developer may provide a detention analysis as part of the plat process. If required, detention of storm water shall be incorporated into the design of the subdivision.

Water is provided by City of Burleson and sanitary sewer will be extended from an existing sewer line located adjacent to Village Creek.

OPTIONS:

1. Approve the zoning change request; or
2. Deny the zoning change request.

RECOMMENDATION:

Staff recommends approval of the zoning change request based on the following considerations:

1. Adjacent compatibility to proposed SF7 zoning to the north and west; and
2. Conformance with the Neighborhoods designation of the Comprehensive Plan

PRIOR ACTION/INPUT (Council, Boards, Citizens):

March 22, 2022 – Planning and Zoning Commission recommend approval (5-0) for a zoning change from A, Agricultural to SF7, Single-family dwelling district-7.

January 11, 2022 – Zoning change request to PD, Planned Development was not recommended for approval by P&Z, request was withdrawn prior to City Council consideration

September, 2014 – Zoning change from A, Agricultural to C, Commercial and SF7, Single-family dwelling district-7 approved by City Council for portions of the subject site adjacent to SW Wilshire Blvd.

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time there have been no formal opposition regarding this case.

FISCAL IMPACT:

None

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