



## Legislation Text

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**File #:** 2021-083, **Version:** 2

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Consider an ordinance rezoning a 6.84-acre tract of land located on the east side of Chisholm Trail and south of W. Old Settlers Boulevard from the C-1 (General Commercial) zoning district to the PUD (Planned Unit Development) No. 126 zoning district. (Second Reading)

The rezoning request is made by the property owner, Diana Hall, et al, and the developer Prakash Patel. The PUD proposes a multi-level urban residential building with first-floor commercial spaces. There will be a minimum of 45 living units per acre and at least 10,000 sq. ft. of commercial space. The uses and associated amenities will be contained within the building. Required residential parking will be provided in a multi-level parking structure which will be either wrapped by the building or constructed in a podium style design. Any visible parking structure façade will not directly face IH-35 or Chisholm Trail Road.

The design elements of the building(s) shall substantially comply with the building elevation depiction contained in **Exhibit 'B'** of the PUD. The maximum building height is 8 stories. The PUD incorporates the requirements of the MF-3 (Multifamily - Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities and streetscape and landscape features. The commercial uses allowed will be those of the C-1a (General Commercial - Limited) zoning district, but prohibiting some uses, including drive-throughs, fuel sales and auto service facilities.

The 2030 FLUM (Future Land Use Map) designates the property for commercial use. Adoption of the PUD will amend the FLUM to accommodate the proposed mixed-use development. The property has access from the southbound IH-35 frontage road on its eastern boundary and from Chisholm Trail Road on its western boundary. No TIA (Traffic Impact Analysis) will be required, as the project will be subject to the Roadway Impact Fee regulations. A turn lane/driveway analysis will be required with the submittal of a site plan. The Planning and Zoning Commission held a public hearing at their meeting on March 3, 2021 and voted 6-0 to recommend approval. There were no speakers at the public hearing.

The City Council unanimously approved the first reading of this ordinance on March 25, 2021 and the applicant requested the second reading be held until June 10th.