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**DEPARTMENT MEMO**

**DEPARTMENT:** Development Services

**FROM:** Mandy Clark

**MEETING:** July 6, 2020

**SUBJECT:**

**Reed Parke Planned Development located southeast of the intersection of SW Wilshire Boulevard and John Jones Drive (Case 20-038):** Hold a public hearing and consider approval of an ordinance amending ordinance B-582, the zoning ordinance of the City of Burleson, Texas by amending the official zoning map and changing the zoning on approximately 55 acres of land in Reed Parke located southeast of the intersection of SW Wilshire Boulevard and John Jones Drive in the city of Burleson, Johnson County, Texas, from PD, Planned Development Zoning District, making this ordinance cumulative of prior ordinances; providing a severability clause; providing a penalty clause; and providing for an effective date.

**SUMMARY:**

On April 29, 2020, an application was submitted by Ryan Lang with Sovereign Properties (applicant) on behalf of RA Development, LLC. (Owner) to amend the PD, Planned Development ordinance (CSO#254-06-2015) for a 12.92-acre parcel referred to as Reed Parke Development. The original PD, Planned Development zoning district was approved by City Council on September 27, 2007 and amended on June 1, 2015. The PD established seven tracts with different land uses that include general office, retail, townhomes, green belt and multi-family. The multi-family Tract 2 is the only remaining vacant tract.

This application is specifically amending sections of the ordinance regarding the Multi-family development (Tract 2). The amendment request will enable the applicant to build a multi-family development that meets the intent of the ordinance without design criteria intended for public right-of-way. The planned development amendment is running concurrent with a proposed site plan for a multi-family development Reed Parke (Case 20-010). A draft ordinance for this zoning amendment is included in the packet.

**Planning Analysis**

After many attempts to design a site plan that meets the PD, staff advised the applicant to amend the PD. The original PD was written with a vision that this tract would include additional public streets without the benefit of those streets being shown on the conceptual site plan. The existing configuration and size of this tract prevents a successful completion of the original PD.

The site cannot meet the following requirements found as follows: Section 1.06 and 1.16:

Section 1.06 - "A project greater than three (3) acres must contain a public or private street system that creates blocks of three (3) acres or less. Streets, public or private shall be required to include sidewalks of at least five (5) feet and include street trees as per Section 1.16."

Section 1.16 - "Street trees of three (3) inch caliper or more will be located on no more than thirty (30) foot spacing along both sides of all public and private right-of-way. Lots with double frontage will have trees on both frontages."

Staff concluded the requirement was written into the ordinance with the intention of providing a framework for an urban development, which did not take the topography, shape and size of the tract into consideration. As previously mentioned, the applicant proposed several options to meet the spirit of the standard, but staff's recommendation was to update the ordinance to reflect the updated development. The applicant is proposing that the previously mentioned sections be removed from the ordinance. The attached ordinance reflects the removal of the two statements above.

#### Imagine Burleson 2030 Comprehensive Plan

The City's Imagine Burleson 2030 Comprehensive Plan (approved in 2010) designates this site as Main Street Commercial Corridor and Urban Residential Neighborhoods, which are summarized in the following descriptions:

Main Street Commercial Corridor is a place for living, working and shopping and should mainly be located along access roads or state highways such as SH 174 or Renfro Street. The vision for this land use category is concentrations of pedestrian, retail and office activity with some mixed use and residential uses, similar to 7th Street and portions of Camp Bowie Street in Fort Worth and Lovers Lane in Dallas.

The Urban Residential Neighborhoods category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, styles, and patterns that can be accommodated or retrofitted in a conventional single-family type structure. The primary uses in this category include single-family residences, such as duplexes, patio homes, and town homes. Supporting and complementary uses, such as open space, schools and other public or civic uses, are also encouraged in this category.

This zoning amendment aligns with the goals and objectives identified in the Comprehensive Plan.

#### **OPTIONS:**

1. Approve the zoning change request;
2. Approve the zoning change request with modifications; or
3. Deny the zoning change request.

#### **RECOMMENDATION:**

Staff recommends approval of the Planned Development amendment to the Reed Parke Planned Development (CSO#254-06-2015) zoning ordinance (Case 20-038)

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

September 27, 2007 – PD, Planned Development approved by City Council.

June 1, 2015 – PD, Planned Development amended to modify tracts 2 and 3 to allow for the Burleson Skilled Nursing.

August 17, 2015 – Section 6.03 updated to add provisions for council to approve waivers to certain items and to also to modify uses.

December 10, 2018 – Section 2 updated in its entirety to allow for Trailside at Reed Parke new exhibits and concept plan

The Planning and Zoning Commission recommended approval by unanimous vote on June 9, 2020.

**PUBLIC NOTIFICATION:**

Notice was mailed to surrounding property owners within 300 feet 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 staff has received no inquiries regarding this case.

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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