

Narrative
CP Midway/121 - 2

On behalf of Chaparral Partners, ZoneDev requests approval of a change of zoning to a Planned Development District (PD) based on the MF-3 Multi-Family-3 District to allow a 265-unit, 4-story multi-family residential community on a 7.08-acre site located at 1918 and 1926-54 E. Highway 121 Business. Chaparral Partners, is a Dallas based private real estate investment firm, who acquires and develops class A, well-amenitized communities. Chaparral Partners proposes additional residences, building upon the recently constructed 251-unit multi-family development immediately west of the subject property.

The site is currently zoned LI and is occupied by several automotive and body repair and storage businesses. The re-zone will enable replacement of non-conforming businesses with a new residential community comprised of three buildings. The building facades would be oriented toward both State Highway 121 Business and on Midway Road to create an appealing streetscape aesthetic. The re-development will perpetuate the overall improvement of the corridor. Visual clutter would make way for appealing new buildings with sleek design and landscaping.

The property to the west is zoned PD for Multi-Family-3 and is developed with multi-family. The property to the east is zoned MF-3 – Multi-Family-3 District and is developed with multi-family. The property to the north across State Highway 121 Business is zoned AO - Agricultural Open Space and is undeveloped. The property to the south across Midway Road is zoned LI – Light Industrial District and is developed with a warehouse.

The purpose of the PD is to provide the flexibility necessary to accommodate the specific infill residential development proposal, including the planned density and height. The PD would set forth a site plan and adjust the parking requirement to better align with actual demand. The PD will also set forth regulations to ensure compatibility with surrounding properties and better carry out the goals and objectives of the City's 2025 Vision Update. Moreover, the PD will raise the quality of development by requiring tuck under garage parking, and certain amenities programmed for this facility. The entire community will be built in one phase. It is anticipated that the community will add approximately 20 students to the school district.

In addition to conventional residential units, five ground floor units facing SH 121 Business, will be designed for an optional live/work arrangement. The PD would allow very limited business arrangements that offer instruction or other services on an appointment-only basis. These units will have optional dedication of a work area. Residents will have the option for a small sign attached to the exterior of the units. These units would follow the same operational intent as the phase one community.

Chaparral Partners proposes to continue to partner with the city in transforming the corridor from unsightly heavy commercial businesses to aesthetically pleasing residential communities. The proposal will enhance the public welfare by replacing non-conforming auto-oriented uses with a new residential community. The development poses no risk to public health, safety and general welfare. The use conforms with all zoning regulations, except for which is necessary to feasibly develop the property.

Note: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

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Print Name: Maxwell Fisher

Signature:

Date: 4/13/2026 Update: 5/13/2026