# Pecan Groves

*Major General Plan Amendment Request*

*GPA23-02*

*Planned Area Development Request*

*PAD22-17*

***Presented by: Derek Scheerer***

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# Site Information

**Applicant:**

CVL Consultants

**Location:**

Northeast corner of W. Steen Rd. and N. Murphy Rd.

**Project Area:**

Approximately +/- 80 acres

**Proposal:**

A request for a Major General Plan Amendment and Planned Area Development on +/- 80 acres of vacant land from the existing Low Density Residential (LDR) to the Medium Density Residential (MDR) and Commercial (C) designations and General Industrial (CI-2) to Planned Area Development for the development of a single-family residential subdivision with neighborhood commercial.

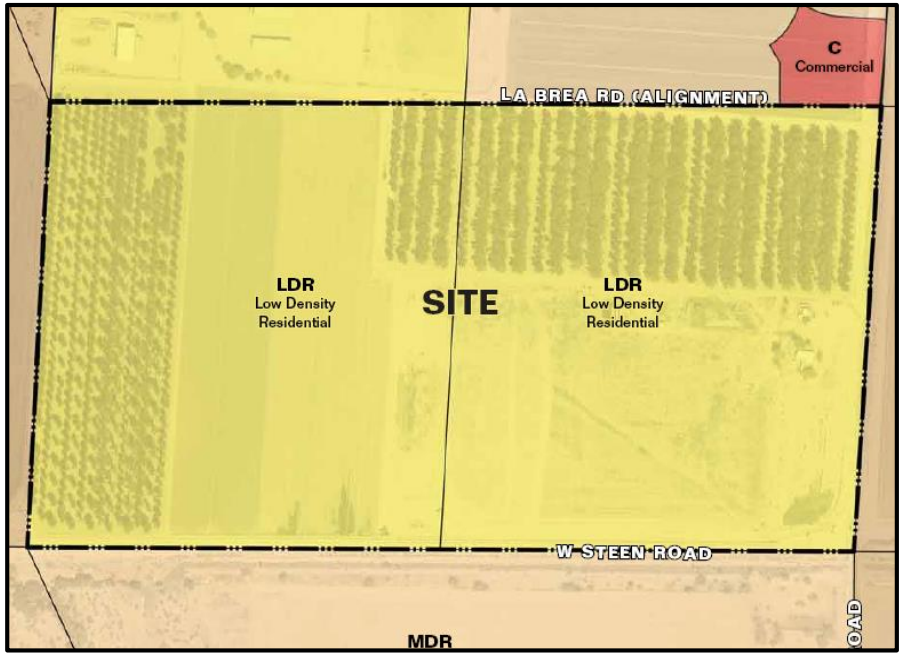
**Site Map**

# Staff Analysis

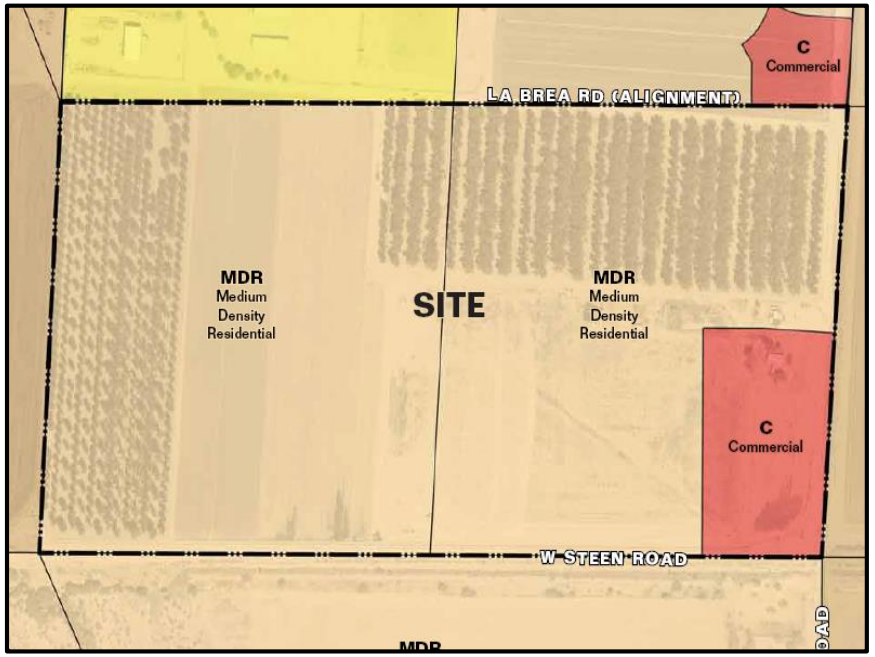
## General Plan Future Land Use Map:

- Low Density Residential (LDR).
- Change to Medium Density Residential (MDR) and Commercial (C).
- Change request is consistent with the evolution of the area and other approved requests.

**Current GPFLUM Map**




**Proposed GPFLUM Map**

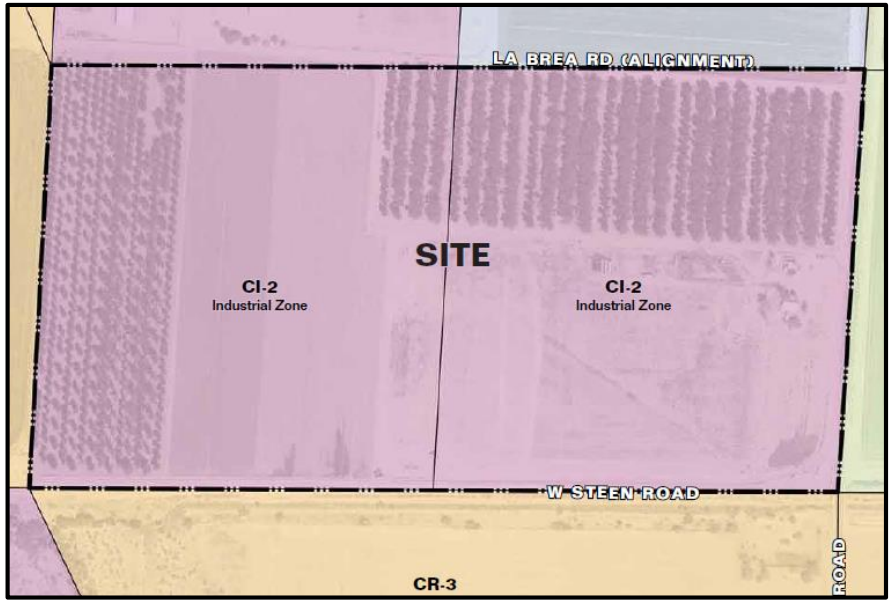


# Staff Analysis

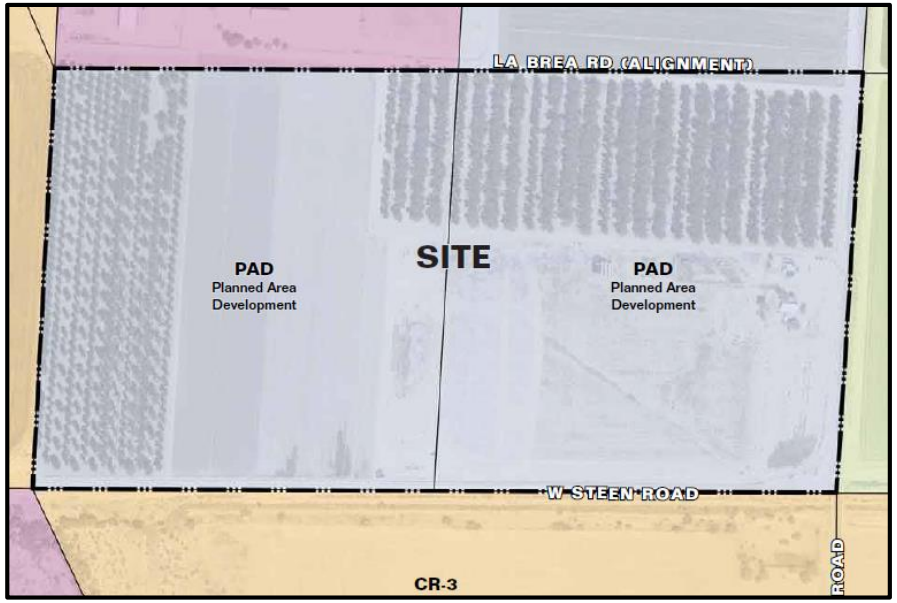
## Zoning Map:

- General Industrial (CI-2).
- Change to Pecan Groves Planned Area Development.
- Change request is consistent with the evolution of the area and other approved requests. Change is consistent with the proposed General Plan Land Use Map amendment.

**Current Zoning Map**




**Proposed Zoning Map**



# Details Of The Request

## Pecan Groves:

- The proposed Planned Area Development (PAD) rezone request to permit the conceptual development plan as shown.
- Single-family lot sizes will consist of a mix of 40’ x 115’, 45’ x 120’, and 60’ x 125’.
- Commercial area of development will consist of approx. 5.2 ac. and will provide access from the residential areas.
- Internal street network will connect to adjacent streets and developments located west and north of the site.

### Conceptual Land Use Plan

| Conceptual Site Data | |
|---|---|
| Gross Area | 80.45 acres |
| Residential Area | 75.23 acres |
| Future Commercial Area | 5.22 acres |
| **Lot Mix** | |
| Single Family - 40' x 115' | ± 203 lots |
| Single Family - 45' x 120' | ± 85 lots |
| Single Family - 60' x 125' | ± 41 lots |
| **Total Yield** | **329 lots** |
| Residential Density | 4.37 du/ac |
| Residential Open Space (min. 20%) | ± 15.05 acres |

Note:
- Minimum 30’ landscape buffer is provided along Murphy & Steen Roads.
- Minimum 25’ landscape buffer is provided along Collector Roads.
- This plan is for illustrative purposes only. Product type, lot mix, layout, street pattern and open space are conceptual. Ultimate design is to be determined during the preliminary or final plat stage.
- Product type could range from the 40’ - 60’ lots to a parcel dedicated to larger lot sizes or a blended neighborhood with more innovative housing product options such as alley loaded lots, cluster homes, or others. Not all potential options are illustrated.

# Details Of The Request

## PAD Design Elements

- The incorporation of design elements are a requirement for the approval of a PAD district.
- Notable design elements include the incorporation of pocket parks, internal linear trail system, lush landscaping and emphasized entry monuments.
- The main park and pocket parks will have a variety of amenities for active and passive recreation options.
- Internal streets will have typical 50’ right-of-way widths with detached 5’ sidewalks and planting strips between curbs and sidewalks.

## PAD Design Elements

**Legend**

**A Primary Entry Monument**
- Character Trees
- Patterned Planting
- Turf
- Low Accent Walls
- Project Signage

**B Secondary Entry Monument**
- Minor Wall Project Signage
- Patterned Planting
- Character Trees

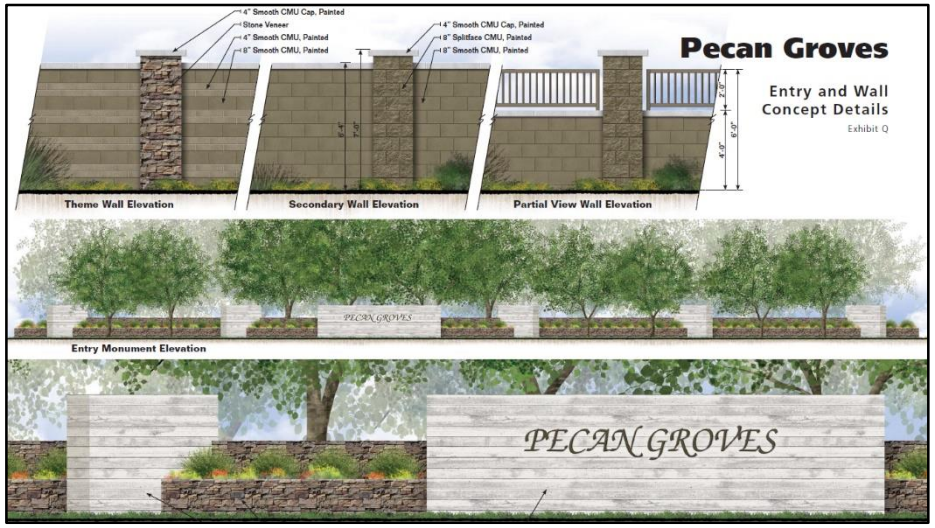
**C Main Park ***

| Required | Optional |
|---|---|
| • Built Shade | • Bench Seating |
| • Tot Lot Play Area (all ages) | • Outdoor Game Tables |
| • Picnic Area | • Outdoor Dining/BBQ Grill |
| • Shade Trees | • Garden Walk |
| | • Accent/Specialty Plant Material |

**D Walking Trail**
- Shade Trees
- Passive Seating
- Trash Receptacles and Pet Waste Stations

**E Pocket Park ***

| Required | Optional |
|---|---|
| • Seating Node | • Tot Lot (all ages) |
| • Shade Trees | • Fitness Station |
| • Passive Turf Area | • Tree Grove |
| | • Outdoor Games/Tables |



# Staff Analysis

## Conformance with the General Plan:

- Medium Density Residential (MDR) and Commercial (C) designations, given the context of the area, and development goals of the area, is appropriate.

## Conformance with the Zoning Ordinance:

- The proposed conceptual plan meets the requirements of the proposed Planned Area Development Zoning.
- The proposal meets the development standards and applicable requirements outlined in Section 18 of the Zoning Ordinance.

# Public Outreach

- June 28, 2023 – 1st Notification letters sent
- July 13, 2023 – Neighborhood meeting
- September 8, 2023 – 2nd Notification letters sent
- September 9, 2023 – Newspaper notice published
- September 11, 2023 – Site sign posted
- September 25, 2023 – 1st Planning and Zoning Commission meeting
- October 11, 2023 – Site sign posting updated
- October 24, 2023 – 2nd Newspaper notice published
- October 26, 2023 – 2nd Neighborhood meeting
- November 12, 2023 – 2nd Planning and Zoning Commission meeting
- December 5, 2023 – City Council meeting

# Recommendation

- On November 13, 2023, the Planning and Zoning Commission recommended approval of Major General Plan Amendment request **Case #GPA23-02**, subject to the conditions of approval state in the staff report.

- On November 13, 2023, the Planning and Zoning Commission recommended approval of rezone request **Case #PAD22-17**, subject to the conditions of approval stated in the staff report

*Each application requires separate motion and action*

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