

# **Pecan Groves**

*Major General Plan Amendment Request*

*GPA23-02*

*Planned Area Development Request*

*PAD22-17*

***Presented by: Derek Scheerer***



# Site Information

## Site Map

### 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.



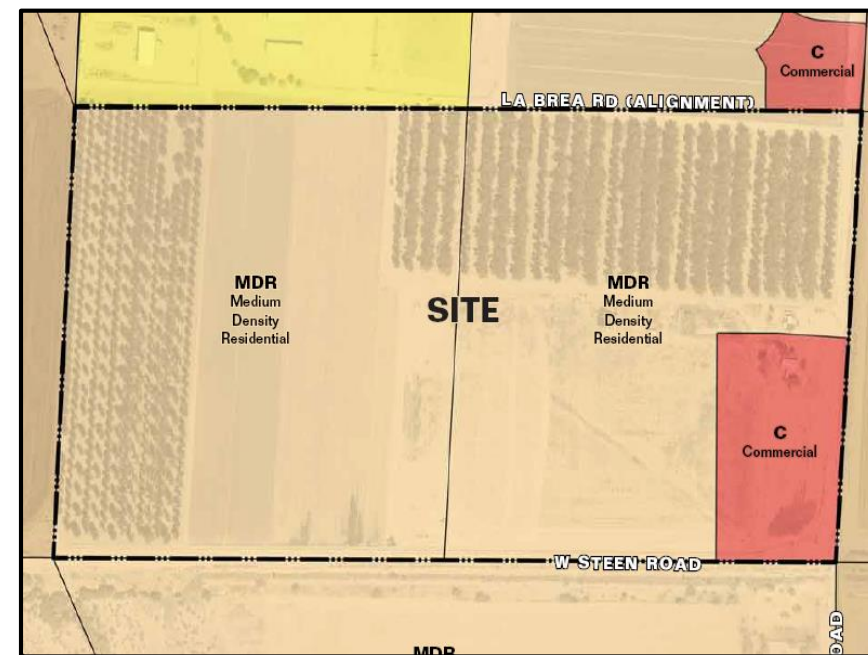
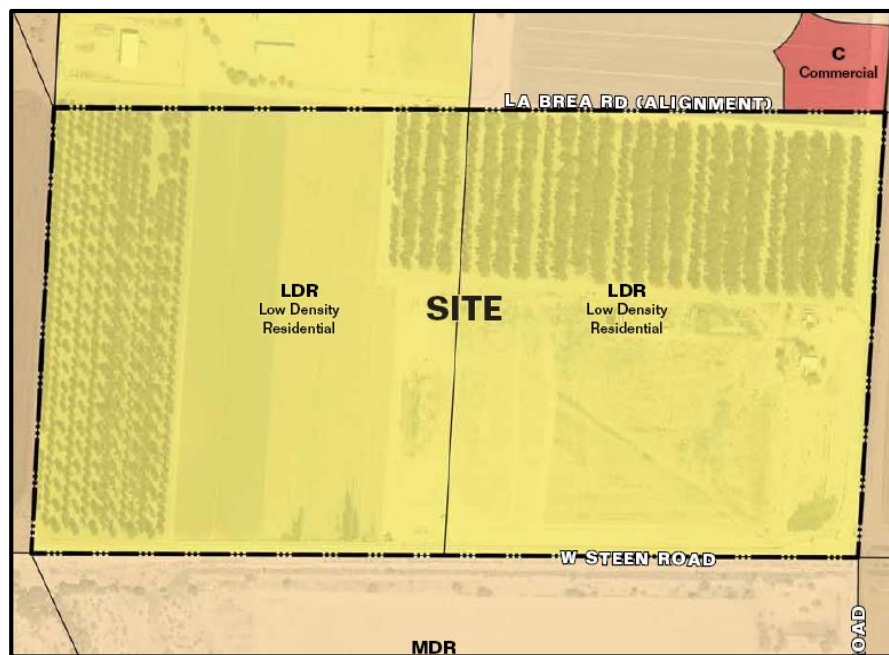
# Staff Analysis

Current GPFLUM Map

Proposed GPFLUM Map

## 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.





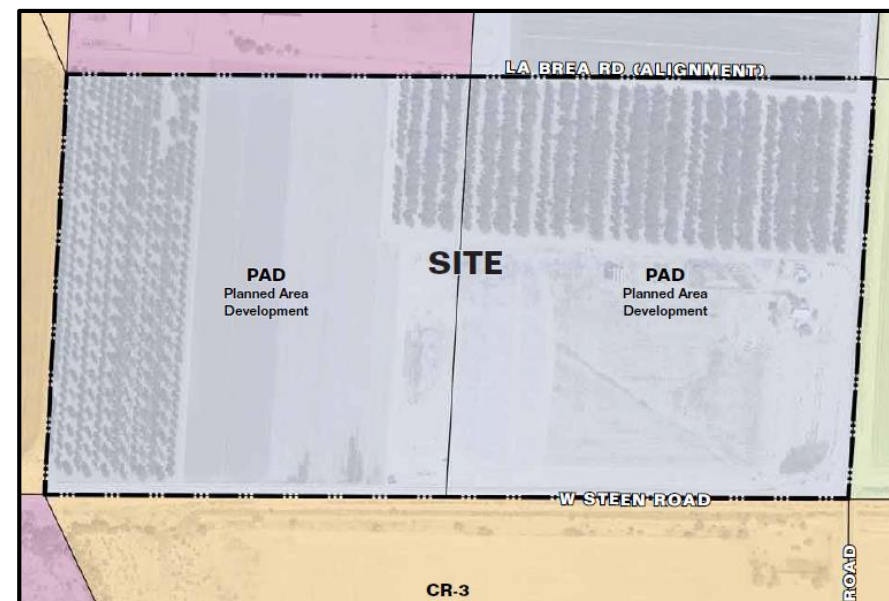
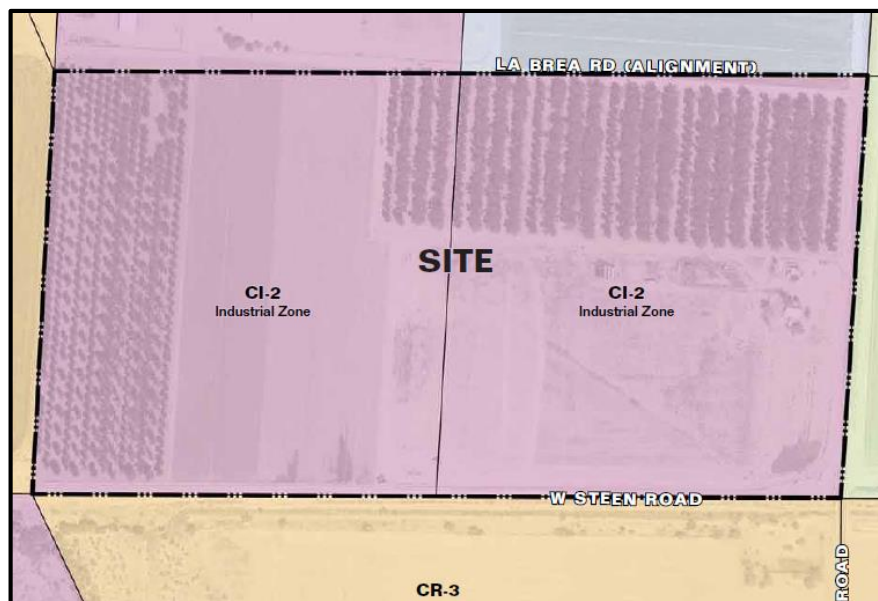
# Staff Analysis

## Current Zoning Map

## Proposed Zoning Map

### 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.



# Details Of The Request

## Conceptual Land Use Plan

### 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.





# Details Of The Request

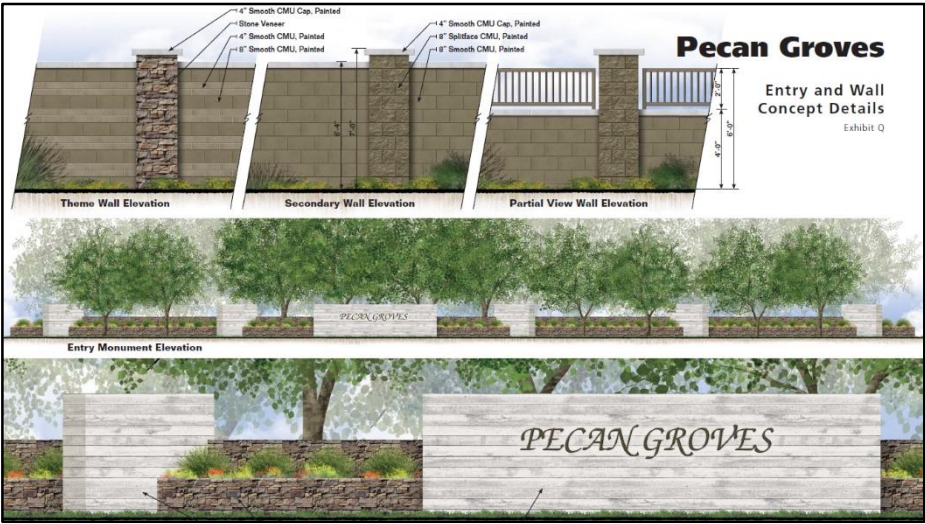
## PAD Design Elements

### 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.



| Legend                                     |                                   |
|--|-----------------------------------|
| <b>A Primary Entry Monument</b>            |                                   |
| • Character Trees                          |                                   |
| • Patterned Planting                       |                                   |
| • Turf                                     |                                   |
| • Low Accent Walls                         |                                   |
| • Project Signage                          |                                   |
| <b>B Secondary Entry Monument</b>          |                                   |
| • Minor Wall Project Signage               |                                   |
| • Patterned Planting                       |                                   |
| • Character Trees                          |                                   |
| <b>C Main Park *</b>                       |                                   |
| <b>Required</b>                            | <b>Optional</b>                   |
| • 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 |
| <b>D Walking Trail</b>                     |                                   |
| • Shade Trees                              |                                   |
| • Passive Seating                          |                                   |
| • Trash Receptacles and Pet Waste Stations |                                   |
| <b>E Pocket Park *</b>                     |                                   |
| <b>Required</b>                            | <b>Optional</b>                   |
| • 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 – 1<sup>st</sup> Notification letters sent
- July 13, 2023 – Neighborhood meeting
- September 8, 2023 – 2<sup>nd</sup> Notification letters sent
- September 9, 2023 – Newspaper notice published
- September 11, 2023 – Site sign posted
- September 25, 2023 – 1<sup>st</sup> Planning and Zoning Commission meeting
- October 11, 2023 – Site sign posting updated
- October 24, 2023 – 2<sup>nd</sup> Newspaper notice published
- October 26, 2023 – 2<sup>nd</sup> Neighborhood meeting
- November 12, 2023 – 2<sup>nd</sup> 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\*