

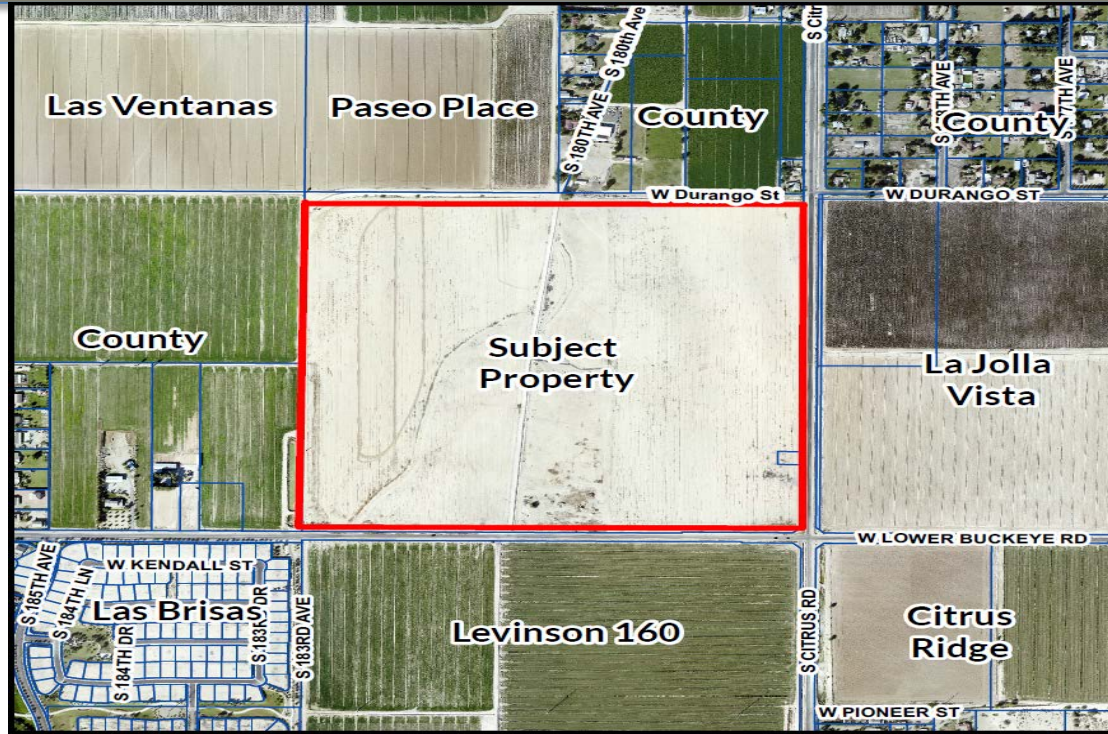
# REZONING OF APPROVED PRADERA RESIDENTIAL DEVELOPMENT



# Aerial Photo



## REZONING OF PRADERA





# Previous Approval



## REZONING OF PRADERA

- Pradera Final PAD was approved in 2006
- Single family detached homes
  - 197 60-foot wide, 160 75-foot wide
- 114 court homes
- Total of 471 dwelling units



# Current Request



## REZONING OF PRADERA

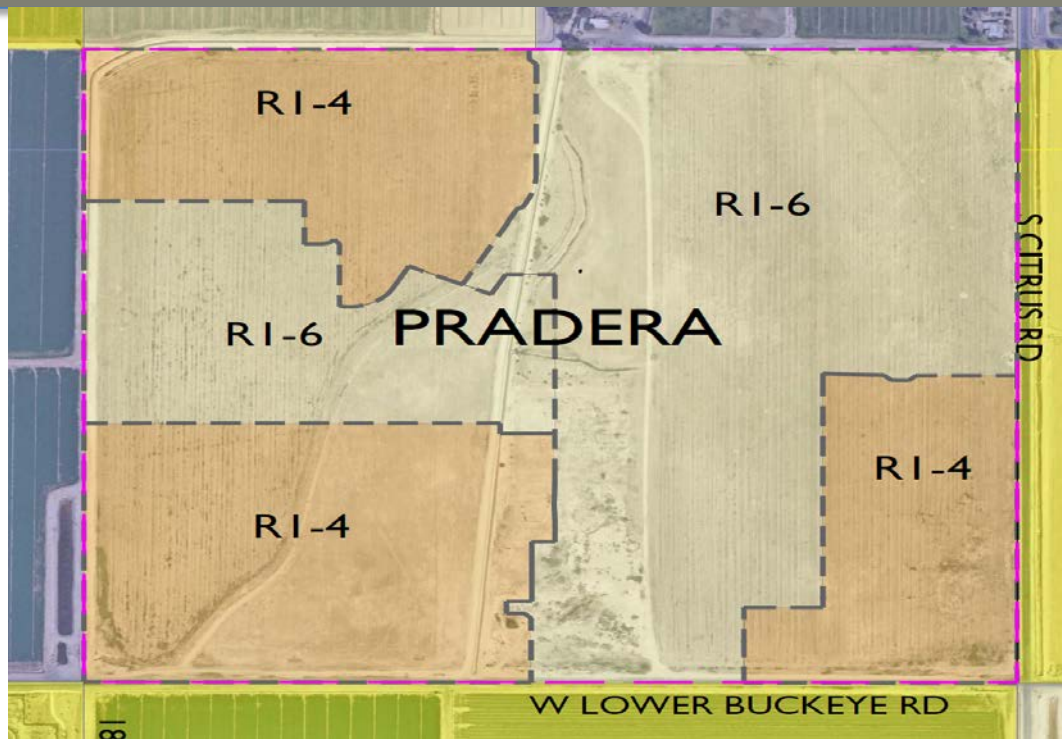
- Rezone 72 acres from PAD to R1-4
  - Minimum 45' x 100' lots
- Rezone 88 acres from PAD to R1-6
  - Minimum 55' x 100' lots
- Unit total remains at 471
- Utilizing allowed reduction of side yard setbacks from 5' & 10' to 5' & 5'



# R1-4 & R1-6 Parcels



## REZONING OF PRADERA





# City R1-4 & R1-6 Zoning Districts



## REZONING OF PRADERA

- Created in 2017 to provide lot size & setback flexibility found in PADs
- Flexibility earned by providing design elements
  - Amenity
  - Connectivity
  - Streetscape



# City R1-4 & R1-6 Zoning Districts



## REZONING OF PRADERA

- Goals:
  - Reduce # of PADs w/different development standards
  - Create standards to be used city-wide
- Results:
  - Flexibility for the developer
  - Assurance of quality thru design elements



# Neighborhood Concerns



## REZONING OF PRADERA



- That Durango would be 4-lanes
  - 2 lanes; 1 in each direction
- Property would be condemned to build Durango
  - Built in 30' row dedicated from Pradera
- Canal road would continue to be used as shortcut
  - Pradera will gate it per RID plans
- Removal of tail water would be hindered
  - Will be routed into RID canal to be tiled by Pradera



# The TOM Van



## REZONING OF PRADERA





# The TOM Van



## REZONING OF PRADERA





# Recommendation



## REZONING OF PRADERA

- Rezoning is in conformance with:
  - The General Plan
  - The Zoning Ordinance
- Staff and the Planning & Zoning Commission are recommending approval subject to stipulations