

AGENDA MATERIAL

DATE 3/4/25 ITEM NO. RA-31

PECOS 114 REZONING SITE ANALYSIS

III. LAND USE PROPOSAL

Property Data

1. Property Area: 114.2± Ac.
2. Existing Zoning: SR - Suburban Ranch Zone
3. Existing Comp. Plan Land Use Designation: LIU-0.3 Low Intensity Urban
4. FEMA Floodplain: Zone X Except as Noted on Plan

Proposal Summary

1. Zoning: CR-1 Single Residence Zone (Cluster Development Option)
2. Comprehensive Plan: No Change. LIU-0.3 Permits up to 1.2 Homes per Acre with 66% Open Space
3. Lot Size: 50' x 120' min.
4. Number of Homes: 101 (Mix of 1- & 2-Story)
5. Gross Density: 0.9 Homes per Acre
6. Total Open Space: Approx. 83% (See Legend)
7. Streets: Private, Gated Access to Pecos

Legend

- Important Riparian Area *
 - Natural Open Space incl. IRA (91.35± Ac. / 80% of Site)
 - Recreational Open Space (1.25± Ac.)
 - Other Functional Open Space (2.20± Ac.)
 - Recreation Areas
 - 100-Year Floodplain & Erosion Hazard Setback
 - Proposed Basin Locations & Stormwater Flows
 - Sewer/Water Lines & Easements (Proposed)
 - Fencing to Direct Wildlife to North Ranch Wash
- * Remainder of Property is Multiple Use Management Area. Entire Property is Special Species Management Area. Including First Flush.
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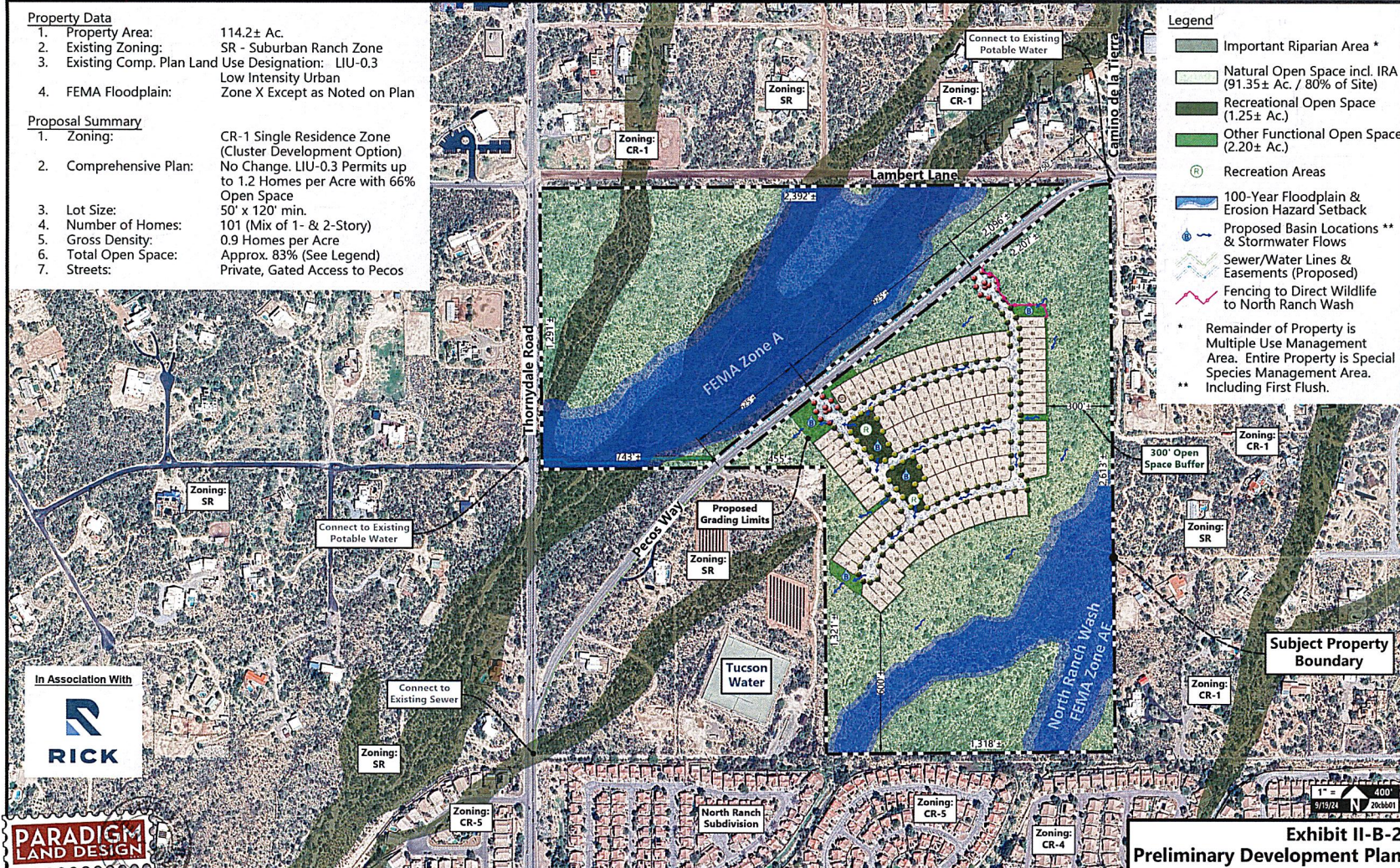


Exhibit II-B-2
Preliminary Development Plan

PREPARED BY: [Signature]
 DATE: 9/19/24

