



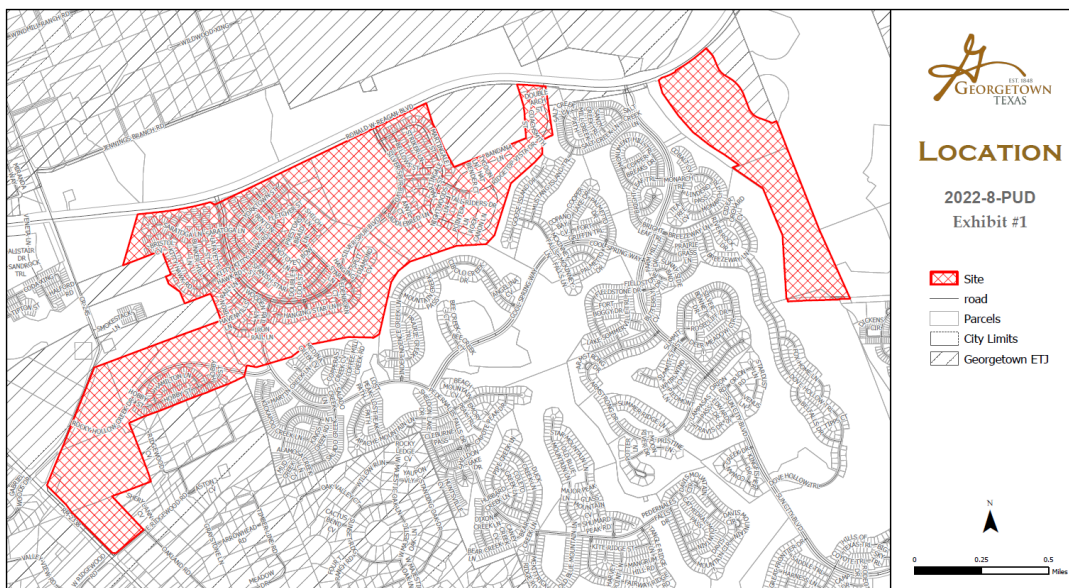
Planning and Zoning Commission

Planning Department Staff Report

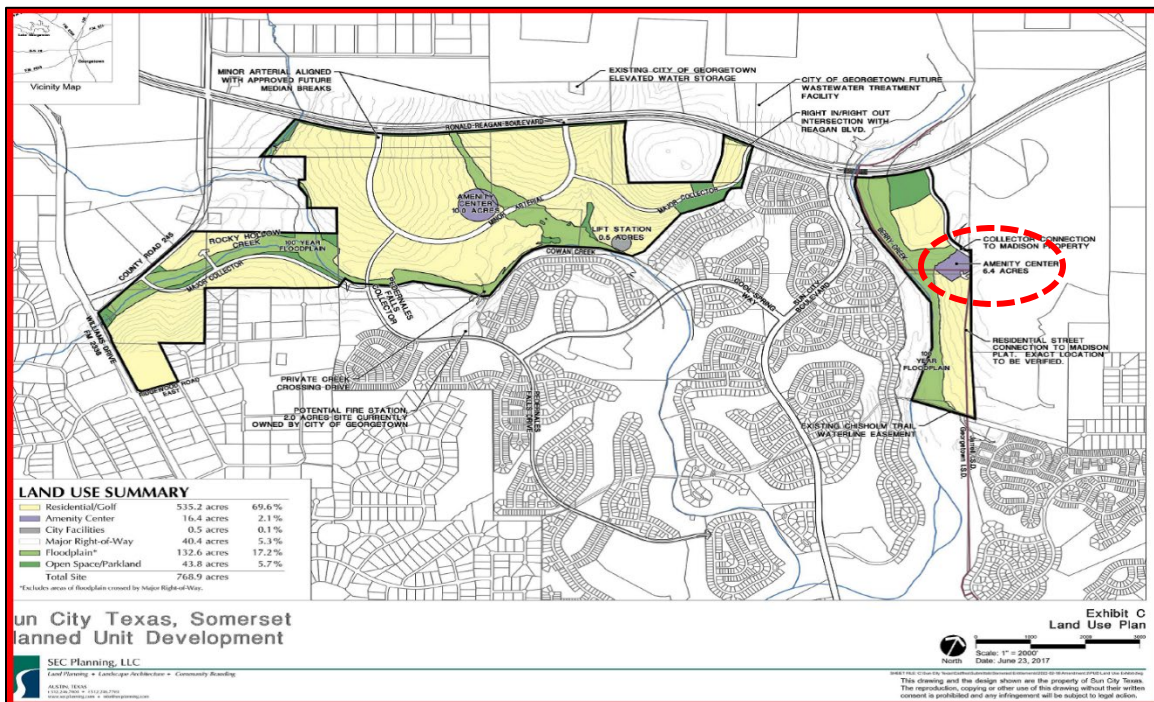
Report Date: September 2, 2022
Case No: 2022-8-PUD
Project Planner: Sofia Nelson, Planning Director

Item Details

Project Name: Sun City Texas, Somerset PUD Amendment 2
Project Location: South Ronald Reagan between RM 2338 and SH 195 within City Council district No. 3.
Total Acreage: 768.9 acres (PUD as a whole) the area of change (6.4 acres)
Legal Description: 768.9 acres of the Lewis P. Dyches Survey Abstract Number 171
Applicant: SEC Planning, LLC, c/o Peter Verdicchio
Property Owner: Del Webb Texas Limited Partnership, c/o Stephen Ashlock
Request: Planned Unit Development (PUD) amendment requesting to change 6.4 acres identified on the PUD concept plan from Residential/Golf to Amenity Center
Case History: This is the first public hearing of this request.



PUD Boundaries



PUD Concept Plan – area of change circled in a dotted red circle.

Overview of Applicant's Request

The applicant is requesting approval of PUD amendment to amend the approved uses on a 6.4-acre tract of undeveloped land in Sun City. Currently the property is zoned Residential Single Family (RS) and the approved uses for this property include Single Family and Golf. The applicant is requesting an amendment to allow an Amenity Center on the 6.4 acre tract. Additionally, as stated in the applicant's Letter of Intent, they also wish to include language outlining standards for potential future minor amendments to the PUD, such as this amendment.

Site Information

Location:

The subject property (location of proposed use change) is located within the Summerset Planned Unit Development, South of Ronald Reagan, east of both Sun City Blvd and Berry Creek and west of SH 195. The property is presently undeveloped but is located within the larger Sun City community.

Physical and Natural Features:

The proposed development does not currently have any notable man-made features but does have Berry Creek running along the boundary of the Planned Unit Development.

Future Land Use and Zoning Designations:

The subject property has a future land use designation of Open Space and Mixed Density Residential is currently zoned Residential with a Planned Unit Development (PUD) overlay.

Surrounding Properties:

Surrounding properties are generally Residential, with the land directly surrounding the property being undeveloped.

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The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Residential Single Family (RS)	Mixed Density Neighborhood	Undeveloped
East	Residential Single Family (RS)	Mixed Density Neighborhood	Undeveloped
South	Residential Single Family (RS)	Open Space	Undeveloped
West	Residential Single Family (RS)	Mixed Density Neighborhood	Residential



Property History:

The subject property was annexed to the city in 2014 (ordinance 2014-71) and rezoned Agriculture (AG) to Planned Unit Development (PUD) with Local Commercial (C-1); and Residential-Single Family (RS) base zoning as a part of the Summerset PUD in 2014 (ordinance 2014-72). It was rezoned again to Planned Unit Development (PUD) with base zoning of Residential Single Family (RS) base zoning in 2018 (ordinance 2018-19).

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Comprehensive Plan Guidance

Future Land Use Map:

Open Space (OS)

Floodplains and other natural or environmentally sensitive areas are preserved as open space. No development is anticipated in these areas.

DUA: n/a

Target Ratio: 100% nonresidential

Primary Use: Parkland, trails, and other recreational amenities

Secondary Uses: n/a

Mixed-Density Neighborhood (MDN)

This category includes a blend of single-family and medium-density housing types. Medium density housing options are consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any nonresidential uses are in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, location of more intense uses and development nearer to the edge of developments, and enhanced landscaping. Additionally, any non-residential uses are located primarily at arterials and other major roadway intersections and include appropriate buffering and pedestrian orientation to support the surrounding residents.

DUA: 5.1-14.0

Target Ratio: 80% residential, 20% nonresidential

Primary Use: Variety of single-family home types (detached, duplex, townhome)

Secondary Uses: Limited neighborhood-serving retail, office, institutional, and civic uses

Utilities

The subject property is located within the City's service area for water, wastewater, and electric.

Proposed Zoning district

This is a minor PUD amendment. The applicant is seeking to retain the existing Planned Unit Development District and amend the associated concept plan to allow an amenity center where currently the property allows residential or golf amenities to be developed.

Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it [complies, partially complies, does not comply] with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies
An application has provided the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.	

ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
2. The zoning change is consistent with the Comprehensive Plan.	Complies
<p>The PUD consists of property that is currently utilized and planned as a residential neighborhood with supporting recreational and residential amenities.</p> <p>The future land use designation for this property consists of Mixed Density Neighborhood. The mixed density neighborhood includes a blend of single-family and medium-density housing types with access to neighborhood amenities including schools and parks. The proposed amendment to the concept plan appears to better serve the neighborhoods split by Berry Creek and takes steps to achieving general comprehensive plan policies as well as the intent of the future land use district to development amenities within close proximity of residential area.</p>	
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies
<p>The proposed minor PUD amendment allows for additional recreation facilities for homes east of Berry Creek. The amendment is supportive of the PUD intent and will support the buildout of the residential neighborhood surrounding the proposed amenity center.</p>	
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies
<p>The uses allowed by the amenity center designation include: Multi-use Building</p> <ul style="list-style-type: none"> ▪ Indoor walking track ▪ Fitness and aerobics rooms ▪ Meeting space(s) ▪ Golf Pro shop ▪ Locker rooms with showers ▪ Indoor swimming pool(s) ▪ Limited use kitchen ▪ Storage space(s) ▪ Restrooms ▪ Office(s) for community association use ▪ Educational rooms ▪ Performing arts ▪ Pavilion <ul style="list-style-type: none"> ▪ Bathrooms ▪ Enclosed storage area(s) ▪ Limited use kitchen ▪ Educational building <ul style="list-style-type: none"> ▪ Educational classrooms and associated facilities ▪ Theater Building ▪ Golf Cart Building <ul style="list-style-type: none"> ▪ Golf cart storage ▪ Golf course maintenance staff offices ▪ Golf Concessions Stand ▪ Temporary Golf Pro Shop* 	

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ZONING MAP AMENDMENT (REZONING) APPROVAL CRITERIA	
<ul style="list-style-type: none"> ▪ Outdoor Sports Facilities <ul style="list-style-type: none"> ▪ Tennis (lighted and non-lighted) ▪ Pickleball (lighted and non-lighted) ▪ Bocce ball ▪ Horseshoes ▪ Outdoor Swimming Pool(s) ▪ Enclosed Swimming Pool(s) ▪ Outdoor Walking Trails ▪ Dog Park ▪ Parking associated with the uses outlined above <p>The above uses are compatible and complimentary of the planned residential uses surrounding the proposed amenity center.</p>	
5. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.	Complies
The subject property is adequate size and suitable for the development standards associated with an amenity center as outline in the PUD.	

In addition to the rezoning criteria above, staff has reviewed the request and determined that the proposed request complies the criteria and objectives established in UDC Section 3.06.040 for a Planned Unit Development (PUD), as outlined below:

PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
1. A variety of housing types, employment opportunities, or commercial services to achieve a balanced community.	Complies
The Sun City development as a whole includes a variety of housing types, neighborhood serving uses and recreational amenities. This PUD amendment increases the recreational amenities without reducing housing types or commercial services.	
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.	Complies
The proposed amendment seeks to place recreational amenities in an area that is currently split from the rest of the neighborhood as a result of Berry Creek. This supports the planned residential units as well as the larger Sun City neighborhood.	
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as roadways, bicycle ways, and pedestrian walkways.	Complies
The PUD as a whole includes pedestrian walkways, golf cart connectivity and automotive connectivity. This amendment does not reduce or amend the planned transportation systems of the Sun City neighborhood.	
4. The provisions of cultural or recreational facilities for all segments of	Partially Complies

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PLANNED UNIT DEVELOPMENT (PUD) APPROVAL CRITERIA	
the community.	
The PUD plans for recreational facilities for the residents of Sun City rather than for all segments of the community.	
5. The location of general building envelopes to take maximum advantage of the natural and manmade environment.	Does not comply
Proposed building envelopes have not been provided as part of this PUD amendment.	
6. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services.	Complies
The development of this property can be accommodated and will be phased in a manner to support the extension of city utility services.	

The proposed PUD amendment offers increased amenity opportunities and gives the opportunity for future minor PUD amendments that allow for the following to be approved administratively: Modifications of the Concept Plan pertaining to; (a) roadway and trail alignments, (b) changes in the density of specific sections or phases shown on the Concept Plan that do not increase the overall density of the development on the Land, and (c) changes of less than 20 percent (20%) in the size of any section or phase shown on the Concept Plan, shall be considered “Minor Modifications” over which the City’s Planning Director has final review and decision-making authority.

The proposed amenities are supportive of the Sun City PUD intent and purpose and compliant with the UDC criteria for approval.

Meetings Schedule

September 6, 2022 – Planning and Zoning Commission
September 13, 2022 – City Council First Reading of the Ordinance
September 27, 2022 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners and registered neighborhood associations within a 300-foot radius of the subject property were notified of the Zoning Map Amendment request (530 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (August 21, 2022) and signs were posted on-site. To date, staff has received 8 written comments in favor, and 2 in opposition to the request (Exhibit 6).

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – PUD Development Plan
Exhibit 5 – Letter of Intent
Exhibit 6 – Public Comments