
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: March 24, 2025

SUBJECT:

Consider and take possible action on a resolution approving the parks plan associated with the Pecan Grove planned development. *(Staff Contact: Tony McIlwain, Development Services Director)*

SUMMARY:

Pecan Grove is a planned development consisting of 81 residential lots, two HOA lots and two common space lots on 35.525 acres of land. The property is located along the south right-of-way of CR 714, approximately 250' east of Russell Farm. The planned development zoning contains the following language within Section 2.A Subdivision Design:

**Section 2.
SUBDIVISION DESIGN**

- A. The developer is providing approximately 8.25 acres of open space that will include a playground area, pond with fountain, and small dog park and shall be credited towards the parkland dedication requirement of 0.81 acres. The parkland development fee of \$24,300 dollars (81 lots x \$300 per lot) may be credited towards proposed improvements within the Pecan Grove gated community. A detailed plan including renderings of the proposed improvements with associated estimated costs shall be submitted to the Department of Parks and Recreation for review and shall be presented to the City Council for consideration and approval prior to release of the civil construction plans. Commercial grade playground equipment shall be purchased and installed by an approved vendor. All improvements proposed within the open space areas included on Exhibit B shall be constructed and accepted by the city prior to final acceptance of the infrastructure in the subdivision. The HOA shall be responsible for all maintenance of the open space and associated improvements. Prior notification and plan acceptance for any modifications of the area designated as a dog park must be provided to staff for City approval.

Staff prematurely released the civil construction plans prior to Council's consideration and approval of the proposed park improvements. The landscape plan illustrates a park area and pond with a fountain feature, and a small dog park and park area. There is an additional dog park shown on the plan, but the extension of the detention feature (i.e. Pond B), will affect the feasibility of its occurrence at this location. It shall be noted that these are private park features and not subject to the City's park design standards, nor maintenance. The Parks and Recreation Department has reviewed the park area details and the landscape plan submitted by the developer, and have no objections. Per the approved PD zoning, a parkland development fee of \$24,300 (81 lots x \$300 per lot) may be credited towards proposed improvements within the Pecan Grove development. Based on the attached quotes, the developer's improvements will exceed this required parkland development fee.

RECOMMENDATION:

Staff recommends approval of the detailed plan and proposed improvements.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

11/12/2018: City Council approved a voluntary annexation petition or this property.

11/12/2018: City Council approved Planned Development zoning request for this property.

8/03/2020: City Council approved an amended Planned Development zoning request for this property.

9/20/2021: City Council approved the final plat for the Pecan Grove subdivision.

4/29/2022: Staff approved an amending plat for the Pecan Grove subdivision.

REFERENCE:

CSO#1461-08-2020

FISCAL IMPACT:

Proposed Expenditure/Revenue: N/A

Account Number(s): N/A

Fund: N/A

Account Description: N/A

STAFF CONTACT:

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