

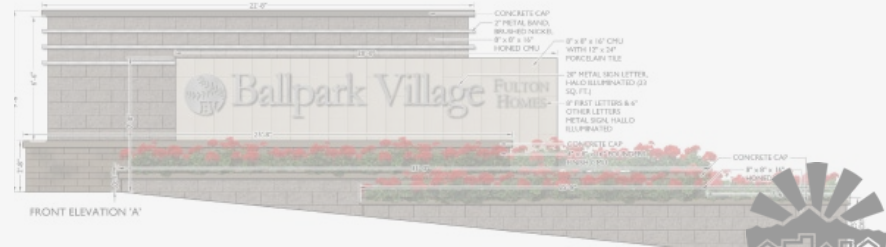


Fulton Homes at Ballpark Village

1st Amended PAD

Rezone

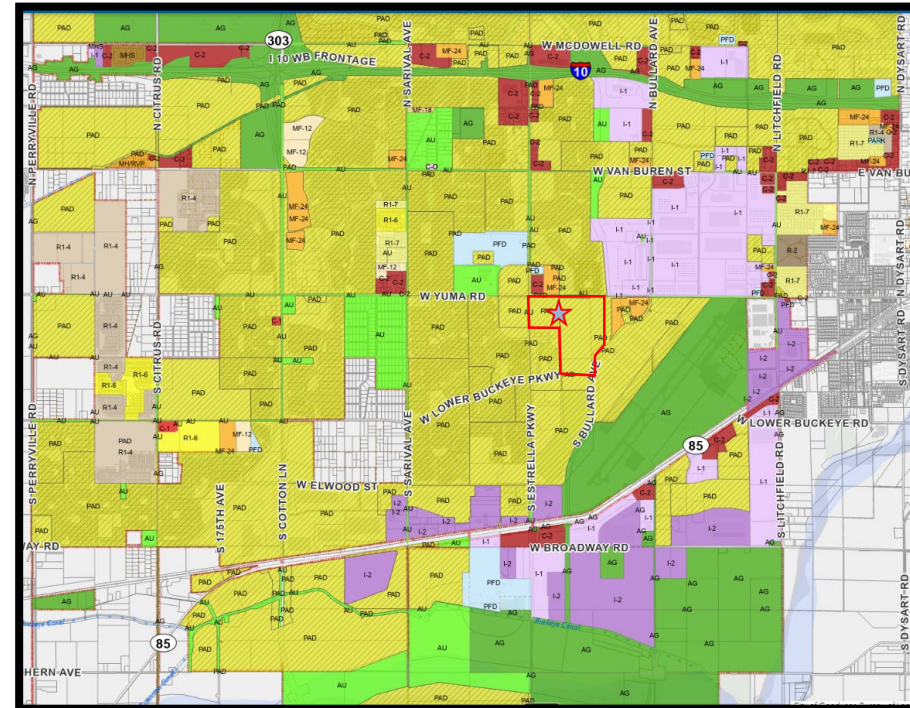
City Council Meeting
January 23, 2023



Location of Today's Cases



- Ballpark Village
 - Southeast corner of Estrella Parkway and Yuma Road
 - 156-acres
 - Zoned PAD



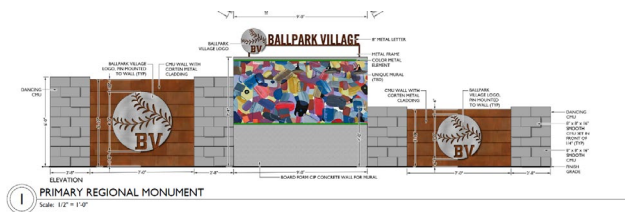
- SWC of Estrella Parkway and Yuma Road
 - North
 - Vacant Ballpark Village North (mixed-use) and Centerra
 - South
 - Ballpark and Vacant farm
 - East
 - Bullard Wash and Anton at Ballpark Village
 - West
 - Ballpark and Vacant VLUX at Ballpark Village



Ballpark Village



A UNIQUE DESTINATION AND VILLAGE CENTER FOR THE CITY



Fulton Homes at Ballpark Village



PLANNED AREA DEVELOPMENT: 1ST AMENDED PAD

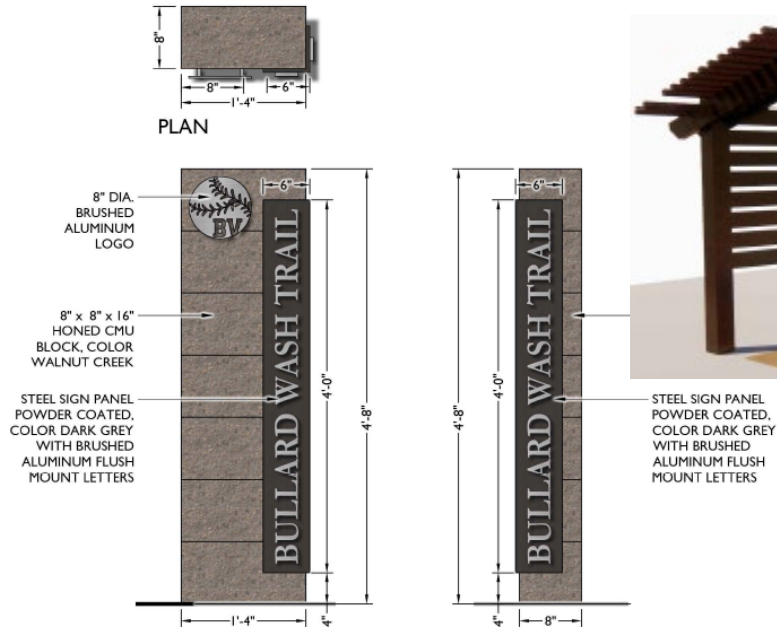
- 156 Acre Master Planned Community
 - 4 Land Use Districts within PAD
 - R50 (Traditional – based on R1-6 Reduced)
 - R52 (Traditional – based on R1-6 Reduced)
 - R45 (Traditional – based on R1-4 Reduced)
 - R35 (Alley-Loaded – based on R1-C)
- Modify Setback for R45 Lots
- Add additional trail amenities
- Codify minimum size for pool



Fulton Homes at Ballpark Village



AMENDMENT: POOL AMENITY AND TRAILS



BULLARD WASH TRAIL SIGN



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Approve PAD Amendment:
 - Amends rear setback of R45 Lots
 - Adds trail signs and seating area to city trail
 - Codifies minimum pool amenity size



*Conceptual Land Use Plan

