



PREPARED FOR THE PLAN COMMISSION

**Project Addresses:** 9301 Crosswinds Lane

**Application Type:** Planned Development District

**Legistar File ID #** [64349](#)

**Requested Action:** Amending the Planned Development District–General Development Plan for the “Crosswinds at Hawks Landing” development and approving a Specific Implementation Plan to allow construction of two 16-unit multi-family buildings on land generally addressed as 9301 Crosswinds Lane, 1st Ald. Dist. (Harrington-McKinney).

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## **Addendum**

The applicant, Conrad Gorman of Perch Properties, is requesting approval of an Amended PD(GDP-SIP) to allow construction of two 16-unit multi-family buildings on approximately 1.25 acres of undeveloped land located at the southwestern corner of the Crosswinds at Hawks Landing Condominium development. The overall Crosswinds development occupies 16.6 acres located at the northwestern corner of Mid Town Road and Hawks Landing Circle on the southern edge of the larger 533-acre Hawks Landing Golf Club development. The subject site is located at the western end of Crosswinds Lane, a private road that extends into the development from Hawks Landing Circle and serves the southern half of the Crosswinds at Hawks Landing Condominium development. More information on the site and proposed buildings may be found in the March 22, 2021 staff report.

The Amended PD(GDP-SIP) was referred by the Plan Commission at its March 22 meeting to allow the applicant to meet with the surrounding condominium community. A community meeting organized by Ald. Barbara Harrington-McKinney to discuss the proposed development was held on May 13, 2021.

Following the community meeting, the applicant submitted a revised site plan to move proposed Building 4 west to accommodate more space between it and existing Building 3 in response to feedback for some of the residents of the condominium community. The revised site plan also shows a slight change to the western garage entrance for Building 5 to provide more clearance between the two-unit dwelling at 9312-9316 Crosswinds Lane (Building 30) and the driveway and to provide a small green space in that area. A dog run proposed between Buildings 4 and 5 has also been removed from the plan in response to community feedback. The revised site plan graphics are attached to the legislative file for this request (ID [64349](#)).

In closing, the Planning Division continues to recommend that the Amended PD zoning can meet the applicable standards and criteria for approval. The adjustments to the site plan are modest and should not affect the ability for the developer to comply with the conditions of approval previously recommended by City staff, which shall be confirmed prior to final approval and issuance of permits for the two buildings. The plans for the two buildings are consistent with the prior approvals for the site and with the residential development recommended for the project site in the 2018 Comprehensive Plan and Mid-Town Neighborhood Development Plan.

## Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00492 and 28.022–00493, approving an Amended General Development Plan and Specific Implementation Plan to allow construction of two 16-unit multi-family buildings on land generally addressed as 9301 Crosswinds Lane, subject to input at the public hearing, the March 10, 2021 recommendation of the Urban Design Commission, and the conditions from reviewing agencies beginning on **page 5 of the staff report dated March 22, 2021.**