

The property owner previously made a rezoning request for SF-8 Single-Family residential as the base district. The Planning and Zoning Commission recommended denial of that request on August 3, 2017. The recommendation was not appealed to City Council. A second rezoning request, including 15,000 square foot lots and a commercial lot, was withdrawn prior to Planning and Zoning Commission consideration on March 1, 2018.

Preliminary Plat:

The preliminary plat consists of 146 residential lots (SF-15), on 69.06 acres of land. The applicant is also requesting to rezone 2.89 acres of AG, Agricultural zoning to SF-15, Single-Family Residential zoning so that the entire property would be zoned SF-15. The rezoning is necessary for this plat to meet compliance with SF-15 lot design standards.

City of Forney Zoning Ordinance Section 17.4(A)(1) states the average lot area shall be at least 17,500 square feet in order to provide diversity in lot sizes within the neighborhood. The average residential lot area provided on the preliminary plat is 17,582 square feet.

The subdivision would be required to provide payment of roadway impact fees (\$1,214.07 per lot), water impact fees (\$926 per lot) and wastewater impact fees (\$3,255 per lot).

The City of Forney Parks and Recreation Board considered the plat on June 20, 2018. The park land dedication requirements for residential development are provided by the City of Forney Code of Ordinances. At the time of application submittal, Chapter 10, Article 10.02, Section 4.4, stated that land shall be dedicated at a rate of not less than two acres of park land per 100 ultimate dwelling units. If the City Council determines that the dedication of land is unacceptable, the developer shall deposit money in lieu of the dedication of land at a rate of \$1,200 per single-family dwelling unit. The preliminary plat consists of 146 residential lots, requiring a park land dedication of 2.92 acres. The preliminary plat does contain a 1.13 acre open space lot (42-X) that will be maintained by a home owners association, but the preliminary plat does not include any park land dedication. If a land dedication is unacceptable, \$175,200 may be provided as fees in lieu of a land dedication. The applicant proposes to provide the fee payment and not dedicate land.

The Parks and Recreation Board recommended acceptance of the fee payment in lieu of land dedication. A dedication of only 2.92 acres would not provide sufficient land for a neighborhood park. If the fee payment request is approved by City Council, the money shall be deposited into a "park dedication fund" maintained by the City. The park dedication fund will be administered by the Parks and Recreation Board to best benefit the development, provided that the establishment of a park shall be within the discretion of the City Council. The money paid by the developer would need to be expended within eight years from the date of final approval.

Accessibility:

The concept plan/preliminary plat shows three connections to Lovers Lane and one connection to Heritage Hill Drive. There is no direct connection to the U.S. Highway 80 service road. TxDOT did not have any major review comments since the property does not directly connect to TxDOT right-of-way.

Future Requirements:

If the final plat is approved, future development of the property will require approval of:

1. Final Plat
2. Civil Plans
3. Building Plans (staff approved)

Recommendation:

Approval of the preliminary plat is dependent on approval of the rezoning request for the 2.89 acres located at the southeast corner of the property. In addition to Community Development staff, the preliminary plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.