

square foot lots and a commercial lot, was withdrawn prior to Planning and Zoning Commission consideration on March 1, 2018. A third zoning request, with no commercial included, was considered by the Planning and Zoning Commission on July 5, 2018. The Commission voted 5-2 to deny the request. The preliminary plat was approved by City Council on November 20, 2018. The current request is only for the approval of a final plat. There is no zoning change being proposed.

Final Plat:

The final plat consists of 146 residential lots on 69.08 acres of land. City of Forney Zoning Ordinance Section 17.4(A)(1) states that the average lot area for SF-15 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 17,534 square feet. The three lots located within the AG district are required to be a minimum size of 1 acre. Each lot meets that requirement.

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 parkland dedication requirements for residential development are provided by the City of Forney Code of Ordinances. The ordinance requires land to be dedicated at a rate of not less than one acre of land per 25 ultimate dwelling units. The final plat consists of 146 residential lots, requiring a parkland dedication of 5.84 acres. If the land dedication is unacceptable, \$164,396 may be provided as fees in lieu of a land dedication (\$1,126 per lot). The park development fee for this plat, required for every project regardless of dedication method, is \$61,612 (\$422 per lot). The applicant proposes to provide the fee payment and not dedicate land.

The City of Forney Parks and Recreation Board considered the preliminary plat on September 19, 2018. The Parks and Recreation Board recommended acceptance of the fee payment in lieu of land dedication.

If the fee payment request is accepted, 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 two 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.

The City Engineer reviewed the Traffic Impact Analysis for the property a year ago. This traffic study included a preliminary plat proposal that was reviewed and denied by both the Planning and Zoning Commission and City Council. He has determined that the applicant will need to provide him with an updated traffic study that includes the recently approved preliminary plat for review. After he completes his review, he will circulate it out to TXDOT so they may update their information. Completion of this is required prior to City Council approval of a final plat.

Future Requirements:

If approved future development of the property will require approval of:

1. Civil Plans (staff approved)
2. Building Plans (staff approved)