



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: April 4, 2019	Submitted by: P. Morgan
Item Title: Hold a public hearing and discuss and consider a request to amend the Meadow Ridge Planned Development to allow for amended residential standards for 18.3997 acres of property. The property is located north of N. Gateway Boulevard and south of Reeder Lane.	
Public Hearing Item [X] Consent/Action Item []	Documentation Attached: Concept Plan Concept Elevations Development Standards Survey Legal Description Fence Photograph Ordinance 13-04

Item Summary:

Purpose:
Mr. Jason Flory, P.E., representing the property owner, requests approval of an amendment to Planned Development Ordinance No. 13-04. The purpose of the amendment is to establish the concept plan and design standards for a new residential development.

Image 1: Location Map



Current Standards:
The property is currently vacant and undeveloped, consisting of 18.399 acres of land zoned within Planned Development 13-04. The property currently allows for several uses, including but not limited to multi-family residential and single-family detached.

Amendment Request:

The proposed development standards specify a cottage style residential neighborhood with MF-15 base zoning. The request is for single-story detached residential homes that will be maintained as one overall lot, with the individual homes being leased.

The concept plan shows the following unit counts:

- a. One-bedroom unit (two per building): 60 units (637 sq. ft./unit)
- b. Two-bedroom unit: 81 units (960 sq. ft./unit)
- c. Three-bedroom unit: 68 units (1,236 sq. ft./unit)

The layout of the site is similar to a multi-family development. Gated access is provided at two points, from North Gateway Boulevard and a private side street. A leasing center is shown at the front entrance, adjacent to an amenity area, which includes a pool, spa, and barbeque island. A main drive circles the interior of the development, providing access and parking for all units. Parking includes open parking, covered parking, and garage parking.

Exterior construction materials on the color elevations show a high percentage of fiberboard siding. The planned development currently states that at least 75% of exterior materials shall consist of brick, hardiplank or cement board fiber board, stucco, decorative CMU, and/or stone. The applicant is proposing to remove stucco as an allowed material, but is requesting to maintain the other materials and required percentage.

The applicant is also proposing a change to the fencing requirements.

- a. Fencing along Gateway Boulevard shall be 4' masonry fence with 2' wrought iron on top of the masonry.
- b. Fencing along the Private Street shall be 6' wrought iron fence.
- c. Remainder of the perimeter fence shall be 6' board-on-board fence.

On March 20, 2019, the City of Forney Parks and Recreation Board considered the request for compliance with parkland dedication requirements. The project proposes 209 residential units. The units are classified as multi-family for the calculation, which results in a requirement of a 3.27-acre land dedication OR a payment of \$91,960 of fees in lieu of land. Payment of the \$34,276 park development fee is also required.

The Parks and Recreation Board recommends acceptance of the fees in lieu of a land dedication.

Comprehensive Plan:

The Comprehensive Plan identifies the property as Planned Development, which has the established base zoning of MF-15.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	PD (MF-15)	PD
North	Outside City Limits	N/A	N/AI
South	Vacant	PD (MU)	PD
East	Vacant	PD (MU)	PD
West	Multi-Family	PD (MF-15)	PD

Image 4: Future Land Use Map Details



Zoning Ordinance Considerations:

The City of Forney Comprehensive Zoning Ordinance provides the following factors for the Planning and Zoning Commission to consider in making a zoning determination:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole;
2. Whether the proposed change is in accord with any existing or proposed plans for providing public school, streets, water supply, sanitary sewers, and other utilities to the area;
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development;
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
5. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; and
6. Any other factors which will substantially affect the public health, safety, morals or general welfare.

Future Requirements:

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

1. Preliminary and Final Plats
2. Traffic Impact Analysis
3. Civil Plans
4. Building Plans (staff approved)

Accessibility:

The property provides direct access to N. Gateway Boulevard.

Public Notification:

Public hearing notification was published in the Forney Messenger newspaper and was mailed to adjacent property owners. Staff did not receive any public response.