



City Council Agenda Item Summary Report

Meeting Date: April 16, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for Lover's Landing, located north of U.S. Highway 80 and east of Lovers Lane.			
Attachments: Final Plat			

Item Summary:

Mr. Cody Crannell, representing the property owner, requests approval of a final plat for Lover's Landing. The final plat consists of 69.06 acres of land located north of W. U.S. Highway 80 and east of Lovers Lane. The purpose of the request is to establish the necessary lot boundaries and easements to develop the property as a single-family residential subdivision.

Image 1: Location Map



Current Standards:

The property consists of 69.08 acres of land and is zoned within the SF-15 Single-Family District (66.19 acres) and the Agricultural District (2.89 acres). The property is currently vacant and undeveloped. There are no current driveway connections to the property. The property is bordered by residential to the west (Skyline Estates), north (Heritage Hill) and east (Heritage Hill). The property surrounds a residential lot at 300 W. U.S. Highway 80 and vacant property is located to the southeast.

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 will 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 final plat consists of 146 residential lots, requiring \$164,396 to be provided as a fee payment in lieu of a land dedication. In addition, the park development fee for this plat is \$61,612 (\$422 per lot). 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 will 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 has reviewed and accepted the traffic impact analysis.

Future Requirements:

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

1. Building Plans (staff approved)

Recommendation:

The Planning and Zoning Commission considered the request on April 4, 2019. The Commission voted unanimously to recommend approval.