



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
May 2, 2018

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a revised preliminary plat for Diamond Creek Estates Phase 3 located northeast of the intersection of Diamond Creek Drive and Havenrock Drive.

Public Hearing Item []
Consent/Action Item [X]

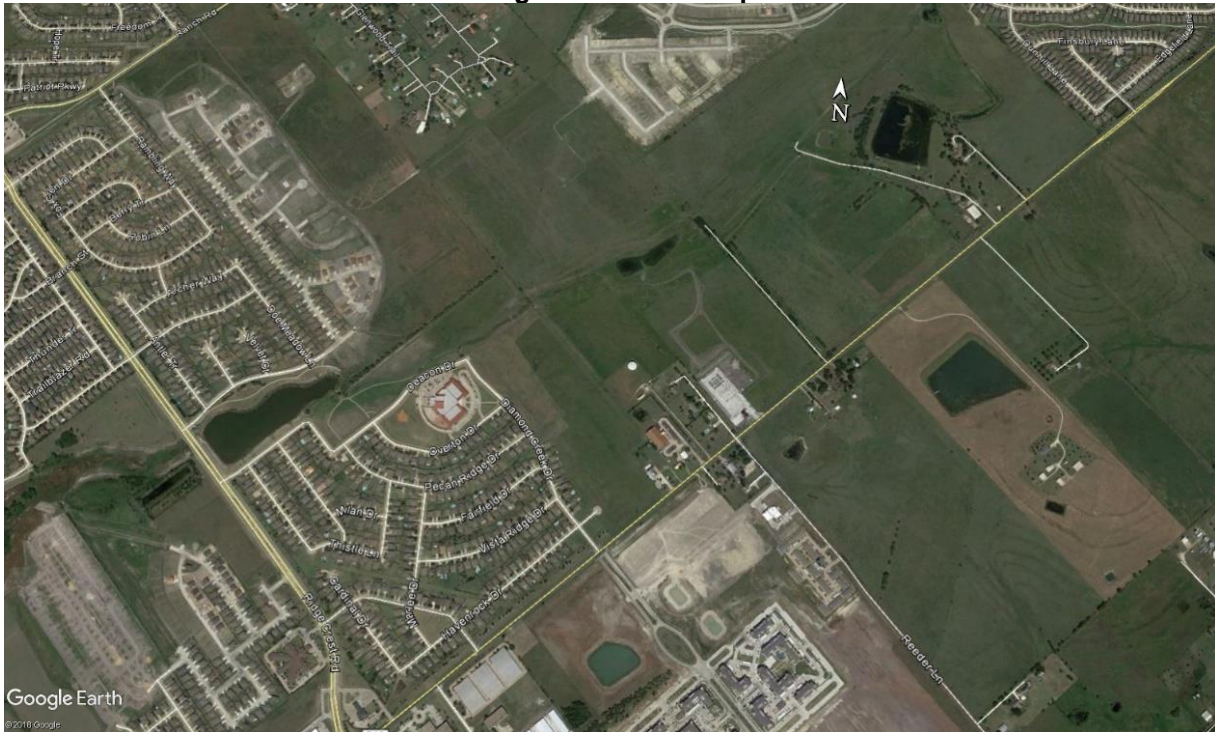
Documentation Attached:
Preliminary Plat

Item Summary:

Purpose:

Mr. William C. Shaddock requests approval of a revised preliminary plat for Diamond Creek Estates Phase 3. The purpose of the request is to provide the revised design for the development of phase 3 of the single-family residential subdivision.

Image 1: Location Map



Current Standards:

The Diamond Creek Estates Place Planned Development is a single-family residential development currently zoned under Planned Development Ordinance No. 1042 and amending Ordinance 18-34, which was approved by City Council on September 18, 2018. Two phases have been developed and the upcoming third phase consists of 37.93 acres of land located northwest of North F.M. 548. The subdivision is 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).

Preliminary Plat:

The preliminary plat that was approved by City Council on November 20, 2018, had a lot line that was incorrect that produced a lot width of 61' on Lot 21, Block J. This error caused five (5) lots to have slightly different lot sizes so the applicant is required to request a revised preliminary plat.

The Phase 3 preliminary plat still consists of 37,933 acres, with 129 residential lots and 3 HOA lots. The lot area table shows that the lots meet the minimum requirement of 7,440 square feet and many lots far exceeding the minimum requirement.

The preliminary plat still includes the 6.123 park land dedication to the City of Forney. This land dedication was recommended by the City of Forney Parks and Recreation Board during the approval of the zoning amendment. The plat also includes an HOA lot that will be used for an amenity center. The amenity center was confirmed and included in the zoning amendment during the Planning and Zoning Commission and City Council meetings.

Access:

Phase 3 provides two connections to the existing Diamond Creek subdivision.

Staff Recommendation:

Staff recommends approval of the revised preliminary plat. In addition to Community Development staff, the preliminary plat was reviewed by Public Works staff and by the City Engineer.