



City Council Agenda Item Summary Report

Meeting Date: November 19, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of an Ordinance changing the zoning for the Adams Ranch Planned Development, consisting of 88.4 acres of property located west of Ranch Road and north of the Brookville Estates Planned Development. The requested zoning includes a planned development with single-family residential, townhome, and non-residential uses.			
Attachments: Draft Ordinance Legal Description Concept Plan Existing Adams Ranch Ordinance			

Item Summary:

Mr. Craig Smiley P.E., representing the property owner, requests approval of an amendment to the Adams Ranch planned development ordinance no. 1094. The purpose of the amendment is to amend the approved uses, development standards and concept plan.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The area includes 88.4 acres of land zoned within the Adams Ranch planned development (ordinance 1094), which was approved by Forney City Council on December 16, 2003. Ordinance 1094 established the following standards related to the current request:

1. SF-11 base zoning

2. 249 lots
3. 25-foot front yard setback
4. 10,560 sq. ft. average lot size
5. Lot size range of 8,400 sq. ft – 12,000 sq. ft.
6. Home size range of 1,500 sq. ft. – 2,200 sq. ft.

The property is bordered by the Brookville Estates single-family residential subdivision to the south. The property to the west has been identified as a future school site.

Rezoning Request:

The proposed development proposes four areas, as depicted on the concept plan and detailed within the planned development conditions:

1. Area A:
 - a. SF-6 base zoning
 - b. 89 lots (shown on the concept plan)
 - c. 6,800 sq. ft. minimum lot area
 - d. 20-foot front yard
 - e. 25-foot garage door setback
 - f. 5-foot interior side yard
 - g. 50% maximum lot coverage
 - h. 1,800 sq. ft. minimum floor area per dwelling unit (25% must have 1,900 sq. ft.)
2. Area B:
 - a. SF-6 base zoning
 - b. 203 lots (shown on the concept plan)
 - c. 5,750 sq. ft. minimum lot area
 - d. 50-foot lot width
 - e. 20-foot front yard
 - f. 25-foot garage door setback
 - g. 5-foot interior side yard
 - h. 50% maximum lot coverage
 - i. 1,700 sq. ft. minimum floor area per dwelling unit (25% must have 1,800 sq. ft.)
3. Area C:
 - a. SFA (Townhomes) base zoning
 - b. 110 units (shown on the concept plan)
 - c. 2,250 sq. ft. minimum lot area
 - d. 12 units per acre maximum density
 - e. 25-foot lot width
 - f. 20-foot front yard
 - g. 10-foot building separation
 - h. 80% maximum lot coverage
 - i. 1,500 sq. ft. minimum floor area per dwelling unit.
 - j. Alleys prohibited
4. Area D:
 - a. Neighborhood Service base zoning
 - b. 2 separate tracts
 - c. Child care center (day care) is a permitted use.

The proposed development ordinance includes several additional notable standards:

1. A 10-foot landscape buffer is proposed along Ranch Road and Street 'A'. Trees are required to be planted within the landscape buffer.
2. An amenity center is required to be constructed in conjunction with the development of the initial residential lots in phase one of the development. Construction of the amenity center shall commence prior to the issuance of a building permit for the 30th dwelling structure in phase one.

The amenity center shall include, at a minimum, a swimming pool, cabanas, an enclosed gathering area (minimum 2,000 sq. ft.), restrooms, and landscaping.

3. Limitations on the repetition of residential elevations.
4. Screening along residential lots abut Ranch Road and Street 'A' shall be stained cedar wood fencing, 6-feet in height, with masonry columns every 40-feet. The entire screening fence must be constructed with the first home that abuts Ranch Road.
5. All sidewalks are proposed to be 4-feet wide.

Staff Review:

Following a review of the zoning request, staff has the following informational and review comments:

1. Staff notes that the minimum lot sizes for the SF-6 areas are 5,750 square feet and 6,800 square feet. This is a requested change from the 7,700 square foot minimum lot size provided by the SF-6 base zoning. (Informational comment)
2. Staff notes that the minimum lot sizes for the SFA area is 2,250 square feet. This is a requested change from the 3,500 square foot minimum lot size provided by the SFA base zoning. (Informational comment)
3. Staff recommends requiring 5-foot sidewalks along Ranch Road and Street "A". The planned development conditions propose 4-foot sidewalks and no trails. Though adjacent subdivisions contain 4-foot sidewalks, this subdivision will provide direct pedestrian access to a future school site. 5-foot sidewalks are consistent with the Subdivision Ordinance requirements.
4. Staff recommends increasing the minimum floor area per dwelling unit. This was discussed at the Planning and Zoning Commission, but was not included in the recommendation.

Park Dedication:

On October 16, 2019, the City of Forney Parks and Recreation Board considered the request for compliance with parkland dedication requirements. The project proposes a maximum of 393 single-family residential units (townhomes are considered single-family), which results in a requirement of a 15.72-acre land dedication OR a payment of \$442,518 of fees in lieu of land. Payment of the \$165,846 park development fee is also required.

Forney Park Land Dedication Requirements

Requirement	Methodology
	Current level of service is 1 acre per 77.3 people. This level of service is based on the 2018 total population: 20,280 divided by the existing parkland of 262.35 acres. 3.1 persons per household (PPH) for single-family and 1.2 PPH for multi-family based on NCTCOG population estimates.
Land	Single-family: 77.3 people ÷ 3.1 PPH = 25 Dwelling Units (DU) = 1 acre per 25 DU Multi-family: 77.3 people ÷ 1.2 PPH = 64 DU = 1 acre per 64 DU.
Fee-in-lieu of land	<i>Assume 1 acre costs \$28,169 (Based on previous City land purchase)</i> Single-family: \$28,169 ÷ 25 DU = \$1,126 per DU Multi-family: \$28,169 ÷ 64 DU = \$440 per DU
Park Development Fee	One park serves 1,844 people, based on a total population of 20,280 being served by 11 parks. The cost of improvements is an average of \$136 per person based on an average City park development cost of \$250,000. Single-family: \$136 x 3.1 PPH = \$422 per DU Multi-family: \$136 x 1.2 PPH = \$164 per DU
Total Park Fee	Single-family: \$1,126 + \$422 = \$1,548 per DU Multi-family: \$440 + \$164 = \$604 per DU

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

total fees, including the park development fee, are \$608.364.

Comprehensive Plan:

The Comprehensive Plan future land use map identifies the property as vacant and does not provide a future land use recommendation for the property.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	PD (SF-11)	Not provided
North	Residential	N/A	Outside city limits
South	Residential	PD (SF-10)	Residential
East	Residential	N/A	Outside city limits
West	Vacant	AG	Not provided

Zoning Ordinance Considerations:

The City of Forney Comprehensive Zoning Ordinance provides the following factors for City Council 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 Ranch Road. Street "A" will serve as a connector to the ISD property to the west.

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.

Recommendation:

On October 29, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote, with the following stipulations:

1. Area D has a base zoning of NS – Neighborhood Service District;
2. Child care center is an approved use within Area D;

3. Front facing garages must have a minimum setback of 25-feet; and
4. Screening is required for the houses abutting both Ranch Road and Street 'A'.

The applicant amended the request to comply with each stipulation. The Ordinance documents reflect those changes.

Staff maintains a recommendation to require a minimum 5-foot sidewalk width adjacent to Ranch Road and Street 'A'. Staff also recommends raising the minimum floor area per dwelling unit.