



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: February 6, 2020	Submitted by: P. Morgan
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Item Title:

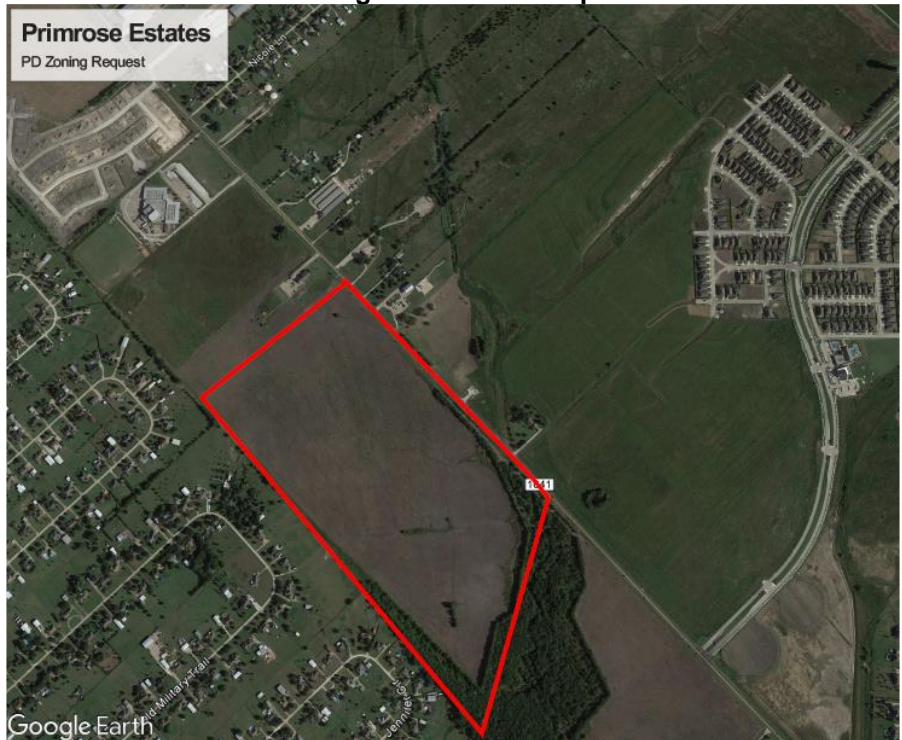
Hold a public hearing and discuss and consider a request to rezone 117.865 acres of land from Agricultural district to Planned Development district. The property is identified as Kaufman County Appraisal District property id 7877, located adjacent to the west side of F.M. 1641. The proposed use is single-family residential.

Public Hearing Item <input checked="" type="checkbox"/> Consent/Action Item <input type="checkbox"/>	Documentation Attached: Draft Ordinance Legal Description Development Standards Concept Plan
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Item Summary:

Purpose:
Mr. Tony Shaw, representing the property owner, requests approval of a rezoning of approximately 117.865 acres of property located south of F.M. 1641, north of S. Gateway Boulevard. The purpose of the rezoning is to establish a planned development district with standards for single-family residential development.

Image 1: Location Map



Current Standards:
The property is currently zoned within the Agricultural District. Property which is annexed into the City is initially zoned Agricultural until a rezoning request is approved. The property is currently

vacant and undeveloped. The property is directly adjacent to F.M. 1641. The property to the west is located outside city limits.

Rezoning Request:

The requested rezoning request is to establish a single-family residential Planned Development. Notable requested development standards include the following:

1. 30% of the total lots shall have a minimum lot size of 8,000 square feet. 70% of the total lots shall have a minimum lot size of 7,000 square feet.
2. All dwelling units must have a minimum of 1,800 square feet of conditioned floor area. 50% of all dwellings shall have a minimum conditioned floor area of 2,400 square feet.
3. Minimum lot width – 60 feet for 7,000 sq. ft. lot /70 feet for 8,000 sq. ft. lot
4. Minimum lot depth – 115 feet
5. Minimum rear yard – 10 feet
6. Minimum side yard – 5 feet
7. Minimum side yard for a corner lot – 10 feet
8. Landscape buffer for all perimeter roads and entryway boulevard – 13 feet
9. F.M. 1641 screening – 6-foot tall wooden fence with masonry columns at each property corner
10. An amenity center shall be constructed prior to Phase 2. It shall include, at a minimum, playground equipment, open space area shade structure with picnic tables, and off-street parking.
11. Park land dedication fees to be assessed at the time of building permit.

Accessibility:

The property provides direct access to F.M. 1641.

Comprehensive Plan:

The Comprehensive Plan does not provide a future land use recommendation for this property.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	Agricultural (AG)	Undefined
North	Church	Agricultural (AG)	Undefined
South	Vacant	Agricultural (AG)	Undefined
East	Vacant	Gateway Parks PD	Residential
West	Residential	Outside City Limits	Outside City Limits

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)

Parkland Dedication:

Staff recommends acceptance of fees-in-lieu of a land dedication. For 374 single-family lots at a rate of \$1,548 per lot, the total fee is \$578,952. Staff recommends requiring the entire fee to be paid in full at time of platting.

Staff Review:

Staff has the following review comments:

1. Staff recommends increasing the 1,800 sq. ft. homes to a minimum of 2,000 sq. ft.;
2. Staff recommends that the full park fee amount is paid at time of platting;
3. Staff recommends a side yard setback of 6-feet;
4. Staff recommends a corner lot side yard setback of 15-feet;