



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
October 8, 2020

**Submitted by:**  
P. Morgan

**Item Title:**

Hold a public hearing and discuss and consider approval of an Ordinance amending the Brookville Estates Planned Development (Ordinances 1066 and 1137) by amending the development standards and concept plan for Phase 2.

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

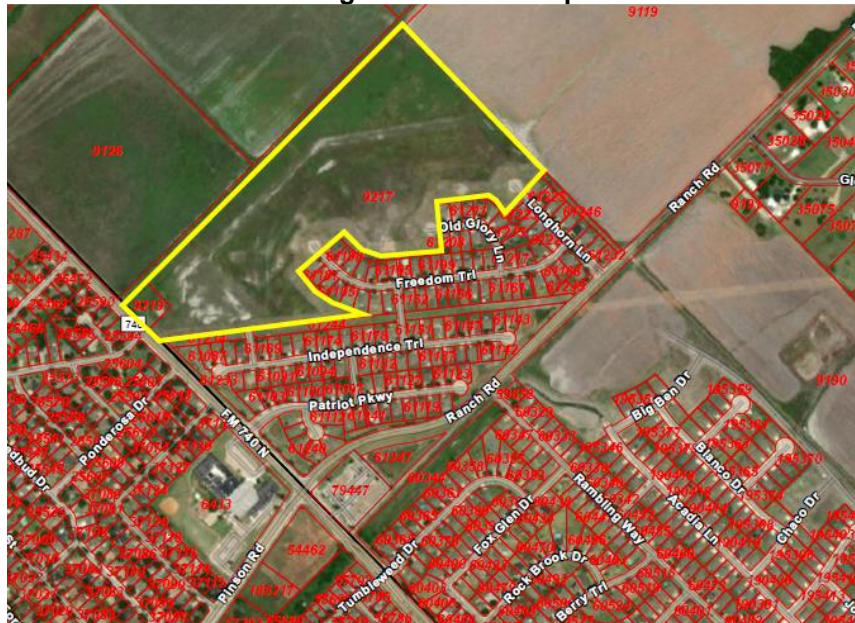
**Documentation Attached:**  
Draft Ordinance  
Legal Description  
Development Standards  
Concept Plan  
Current PD (Ordinance 1066)

**Item Summary:**

**Purpose:**

Mr. Craig Smiley, representing the owner, requests approval of an amendment to the Brookville Estates Planned Development. The purpose of the amendment is to revise the standards and concept plan for the development of Phase 2 of the single-family residential subdivision.

**Image 1: Location Map**



**Current Standards:**

The property consists of 43.875 acres of land in the Brookville Estates single-family residential subdivision. The existing Planned Development (PD) zoning was approved by City Council on December 3, 2002, with the approval of Ordinance No. 1066. The PD set a base zoning of SF-10, with 303 total residential lots. The minimum lot area is currently 7,200 square feet and the average lot area is 8,991 square feet. The developed phase one of the subdivision provides an average lot area of 8,577 square feet. Phase 2 would have to provide an average lot area of approximately 9,400 square feet to comply with the existing PD standards.

The property to the northwest is currently being developed as a Forney ISD Middle/Intermediate Campus. The property to the northeast is the Adams Ranch single-family residential subdivision.

**Rezoning Request:**

A rezoning request was initially considered and recommended for denial at the August 6, 2020, City Council meeting. The applicant has revised the request as currently proposed.

The rezoning request no longer proposes increasing the maximum number of lots (303). The proposed development standards include SF-8 as the base zoning district, with a minimum lot area of 7,400 square feet and an average lot area of 8,500 square feet (previously proposed as 7,200 sq. ft. and 8,200 sq. ft.). At least seventy-five percent (75%) of the lots are now proposed to be over 8,000 square feet.

The proposed minimum floor area per dwelling unit is 1,800 square feet, with at least thirty percent (30%) of the dwelling units required to have a minimum of two-thousand (2,000) square feet. Ordinance 1066 currently requires a minimum house size of 1,500 square feet, but requires no less than twenty percent (20%) of homes to have a floor area less than 1,800 square feet. At least twenty percent (20%) of the total homes must have a floor area greater than 2,000 square feet and at least an additional ten percent (10%) of the homes must have a floor area greater than 2,200 square feet.

The applicant proposes to satisfy park dedication requirements through the payment of park land dedication fees. The applicant is requesting that any fees collected should be used in the following nearby park areas: Heritage Hill Park, Mustang Creek Park, and the Park Trails Greenspace.

An additional item discussed at the August meeting was a trail along the HOA easement, which travels diagonally across the center of the subdivision. The applicant has been discussing the placement of a trail with Atmos Energy and it is anticipated that an encroachment agreement will soon be completed.

**Image 2: Site Photograph**



**Accessibility:**

The concept plan shows that the property has a direct connection to F.M. 740, across from Heritage Hill Drive.

**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.

**Public Notification:**

Staff provided notification of the request in the Forney Messenger newspaper and mailed notices to adjacent property owners. Staff received on response from a citizen opposed to the amendment due to the requested decrease in lot area.