



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 rezoning 38.7 acres from Planned Development No. 1031 to a single-family residential Planned Development. The property is located south of S. F.M. 548 and Sycamore Trail.

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

Documentation Attached:
Legal Description
Development Standards
Concept Plan
Current PD (Ordinance 1031)

Item Summary:

Purpose:

Mr. Jim Wills, representing the property owner, requests approval to rezone 38.7 acres from the Trails of Chestnut Meadow Planned Development to a new Planned Development identified as Oak Creek. The purpose of the rezoning is to establish the zoning for a single-family residential subdivision. The application letter states that due to the site constraints and engineering difficulties (flood plain, power lines, gas easement, and sewer easement) the site could not yield the remaining 191 lots (under current zoning). The request proposes a forty-five-foot (45') lot width with 117 lots.

Image 1: Location Map



Current Standards:

The property consists of 38.7 acres of land in the Trails of Chestnut Meadow single-family residential subdivision. The existing Planned Development (PD) zoning was approved by City Council on May 1, 2001, with the approval of Ordinance No. 1031. The PD allows for 1,150 total residential lots. 103 of those lots were proposed to be developed with Phase VI on the land involved with this request. The minimum lot area is currently 8,000 square feet and the minimum dwelling size ranges from 1,500 to 2,000 sq. ft. The minimum lot width is sixty feet (60').

Rezoning Request:

The requested rezoning proposes using SF-6 as the base zoning, with the following notable development standards:

1. The minimum lot area is 4,950 square feet.
2. The minimum dwelling unit size is 1,800 square feet.
3. The minimum lot width is forty-five feet (45').
4. The minimum side yard is five feet (5').
5. The front yard setback is twenty feet (20'). A front-facing garage must have a front yard setback of twenty-five feet (25').
6. Fences shall be a maximum height of six feet (6').
7. A dog park will be constructed and dedicated to the City of Forney with the final plat. The dog park will include separate small dog and large dog play areas, seating, and dog wash stations. The applicant is proposing that the dog park dedication will satisfy park land dedication requirements and will be completed by a development agreement with City Council.

Accessibility:

The Concept Plan provides two access connections to S. F.M. 548.

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 one email in opposition of the request due to increased traffic and home size.