



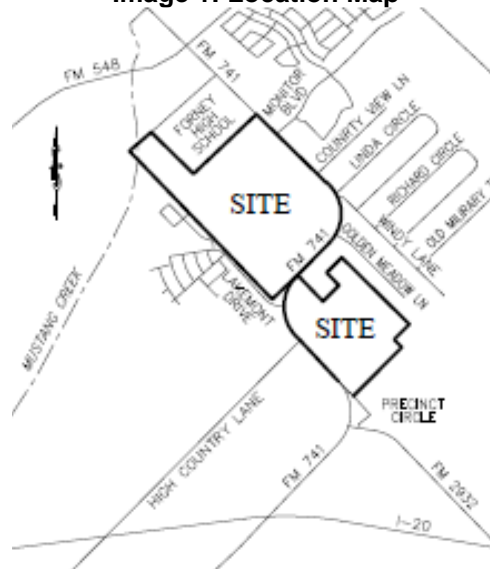
## City Council Agenda Item Summary Report

Meeting Date: January 19, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
<b>Item Title:</b> Hold a public hearing and discuss and consider approval of an Ordinance rezoning 349.09 acres of land from Agricultural District to a Planned Development District with a mix of residential and non-residential uses. The property includes 246.38 acres located southeast of Forney High School and south of F.M. 741 and 102.71 acres located east of F.M. 741 and Lakemont Drive.			
<b>Attachments:</b> Draft Ordinance Legal Description Development Conditions Concept Plan Lagoon Plan Elevation Concepts Landscape and Screening Email Responses			

**Item Summary:**

Mr. David Schnurbusch, representing the property owner, requests approval of the rezoning for approximately 349.09 acres of property located southeast of Forney High School and south of F.M. 741. The purpose of the rezoning is to establish a mixed use development.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The current zoning for the property is Agricultural District.

**Rezoning Request:**

The requested rezoning request is to replace the existing Agricultural District zoning with a Planned Development that would incorporate a mix of uses. The concept plan provides the geographical location of five different base zoning tracts for the entire property. The development conditions detail the tracts as:

**A. Area A – Single-Family-6 (SF-6) District**

- a. Minimum lot area: 5,000 sq. ft.
- b. Minimum lot width: 40 ft.
- c. Minimum front yard: 20 ft.
- d. Minimum garage door setback: 25 ft.
- e. Minimum side yard: 5 ft.
- f. Maximum lot coverage: 50 percent
- g. Minimum home size: 1,800 sq. ft. with a condition that for every two dwelling units built at 2,000 sq. ft. or larger, one home may be built at 1,600 sq. ft. (Staff recommends a minimum of 1,800 square feet conditioned floor area for all single-family homes)

**B. Area B – Single-Family-6 (SF-6) District**

- a. Minimum lot area: 6,250 sq. ft.
- b. Minimum lot width: 50 ft.
- c. Minimum front yard: 20 ft.
- d. Minimum garage door setback: 25 ft.
- e. Minimum side yard: 5 ft.
- f. Maximum lot coverage: 50 percent
- g. Minimum home size: 1,800 sq. ft. with a condition that for every two dwelling units built at 2,000 sq. ft. or larger, one home may be built at 1,600 sq. ft. (Staff recommends a minimum of 1,800 square feet conditioned floor area for all single-family homes)

**C. Area C – Single-Family-6 (SF-6) District**

- a. Minimum lot area: 7,750 sq. ft.
- b. Minimum lot width: 62 ft.
- c. Minimum front yard: 20 ft.
- d. Minimum garage door setback: 25 ft.
- e. Minimum side yard: 6 ft.
- f. Maximum lot coverage: 50 percent

- g. Minimum home size: 1,800 sq. ft. with a condition that for every two dwelling units built at 2,000 sq. ft. or larger, one home may be built at 1,600 sq. ft. (Staff recommends a minimum of 1,800 square feet conditioned floor area for all single-family homes)

**D. Tract D – Mixed Use (MU) District and Multi-Family (MF-15) District**

- a. Permitted uses: Includes the man-made Lagoon (fee based) with related accessories as depicted on Exhibit D, multi-family, swimming pool, offices, hair salon, nail salon, spa, service kiosk, health club, restaurant, coffee shop, farmer’s market, playground, food trucks, etc..
- b. Lagoon is identified as a man-made body of water (approximately 2 surface acres), allowing for swimming and water sports, and including programmed amenities with a beach atmosphere.
- c. Multi-family includes a maximum of 30 dwelling units per gross acre, with a minimum project size of 8 acres. The maximum number of multi-family units in Area D shall be 300 units.

**E. Area E – Multi-Family (MF-15) District**

- a. Maximum of 300 units.

The development conditions provide the detailed requirements for open space, screening, landscaping, signage and other design elements. The development conditions state that the maximum density is 3.7 single-family residential dwelling units per gross single-family residential acre, or approximately 1,150 single-family residential lots based on the 310 single-family residential gross acres. The Concept Plan provides the street and trail layout for the overall development.

The applicant has indicated that a separate development agreement with City Council will establish the phasing of development (amenity must be provided with phase 1), exterior construction materials and the parkland dedication requirements. Staff does not recommend approving the zoning until a development agreement is first approved.

**Accessibility:**

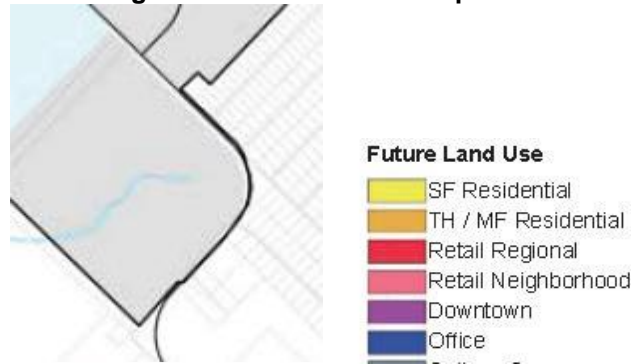
The property provides direct access to F.M. 741 at multiple locations. Connectivity is also provided to adjacent properties. A traffic impact study needs to be approved prior to a final plat being approved.

**Comprehensive Plan:**

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

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	Agricultural (AG)	Undetermined
North	High School	Agricultural (AG)	Undetermined
South	Outside City Limits	Outside City Limits	Undetermined
East	Single-Family Residential	Fox Hollow PD or Outside City Limits	Undetermined
West	Single-Family	Outside City Limits	Undetermined

**Image 2: Future Land Use Map Details**



**Zoning Ordinance Considerations:**

The City of Forney Comprehensive Zoning Ordinance provides the following factors for the 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. Site Plans
4. Civil Plans
5. Building Plans (staff approved)

**Public Comment:**

Staff has received 13 emails in opposition of the request and 7 emails in support of the request. The emails are provided with the attached exhibits. During the Planning and Zoning Commission public hearing 3 members of the public spoke in opposition of the request.

**Recommendation:**

On December 3, 2020, the Planning and Zoning Commission voted 5 to 1 (Bingham) to recommend approval with the condition that the minimum home size for all single-family residential housing is 1,800 square feet of conditioned floor area. The recommendation was provided after the applicant confirmed that a development agreement would be presented for City Council consideration.