



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
November 2, 2021

**Submitted by:**  
A.C. Dixon

**Item Title:**

Hold a public hearing and discuss and consider approval of an Ordinance rezoning 12.239 acres of land from Planned Development (Fox Hollow South) to a Planned Development with a base zoning of Multi-Family Residential-15 District and Neighborhood Service District. The property is located northwest of Monitor Boulevard and northeast of F.M. 741.

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

**Documentation Attached:**  
Proposed Development Standards  
Concept Plan  
Traffic Impact Analysis  
Resident Emails

**Item Summary:**

**Purpose:**

Grey Dove Investments, representing the property owner, requests approval to rezone property currently zoned in the Fox Hollow South Planned Development. The purpose of the amendment is to establish the concept plan and design standards for a new cottage style residential development.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped, consisting of 12.239 acres of land zoned within the Fox Hollow Planned Development (Ordinance No. 11-26 and Ordinance No. 12-33). The property currently has an underlying zoning of SF-11, Single Family Dwelling District and NS, Neighborhood Service District.

**Zoning Request:**

The proposed development standards specify a cottage style residential neighborhood with MF-15 base zoning. The request is for single-story detached residential homes that will be maintained as one overall lot, with the individual homes being leased.

The concept plan shows the following unit counts:

- a. One-bedroom unit: 32 units (651 sq. ft./unit)
- b. Two-bedroom unit: 46 units (1,007 sq. ft./unit)
- c. Three-bedroom unit: 32 units (1,276 sq. ft./unit)

The layout of the site is similar to a multi-family development. Gated access is provided at two points, both from Monitor Blvd. A leasing center is shown at the front entrance, adjacent to an amenity area, which includes a pool, spa, dog park and barbeque island. A main drive circles the interior of the development, providing access and parking for all units. Parking includes open parking, covered parking, and garage parking.

The applicant is also proposing a change to the fencing requirements.

- a. Fencing along Monitor Blvd shall be 6’ solid masonry screening wall.
- b. Fencing along the existing church/ Neighborhood Service area shall be 6’ cedar stained board on board.
- c. Fencing along the floodplain are shall be 6’tubular steel (wrought iron) fence.

If approved, the developer is responsible for paying fees-in-lieu of a land dedication and park development fees totaling \$66,440. This payment is required before the final plat is recorded.

**Comprehensive Plan:**

The Comprehensive Plan does not provide a future land use designation for this property. The Comprehensive Plan is currently in the early stages of an update. The current land use is single-family.

Direction	Existing Use	Existing Zoning	Future Land Use
Subject Property	Vacant	PD (SF-11)	N/A
North	Single Family Dwellings	PD (SF-11)	N/A
South	Vacant	PD (NS)	N/A
East	Single Family Dwellings	PD (SF-11)	N/A
West	Church	PD (GR)	N/A

**Image 2: Future Land Use Map Details (no designation provided)**



**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. Site Plan
3. Civil Plans (staff approved)
4. Building Plans (staff approved)

**Accessibility:**

The property provides direct access to Monitor Boulevard.

**Public Notification:**

Public hearing notification was published in the Forney Messenger newspaper and was mailed to adjacent property owners. Staff has received two emails and three phone calls from Fox Hollow residents in opposition of the request. Staff has received one email in favor of the request. The emails are attached as an exhibit and state infrastructure, traffic, and safety concerns.