



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: March 3, 2022	Submitted by: P. Morgan
Item Title: Discuss and consider approval of the preliminary plat for Buffalo Reserve, located west of Lovers Lane and north and west of the Skyline Estates Planned Development.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Application Letter Preliminary Plat

Item Summary:

Mr. Peter Lai, representing the property owner, requests approval of a preliminary plat for Buffalo Reserve. The purpose of the request is to establish the subdivision design for a new single-family residential development.

Image 1: Location Map



Current Standards:
The 114.634-acre property is currently vacant and undeveloped. The property is currently zoned Single-Family Residential-20, which requires a minimum lot area of 20,000 square feet.

Preliminary Plat:
The preliminary plat includes 166 single-family lots across the 114.634 acres. Each lot meets the 20,000 square foot minimum area. Parkland dedication fees will need to be paid prior to the recording of any final plat.

Connectivity to adjacent subdivisions is required by the City of Forney Thoroughfare Map. The plat shows a south connection to the Skyline Estates subdivision and a north connection to the Bluffview Estates subdivision. The preliminary plat provides direct access to Lovers Lane.

A traffic impact analysis was completed and was reviewed by the City Engineer. The analysis concludes that an acceptable level of service is provided.

Future Requirements:

If approved, future development of the property will require approval of:

1. Final Plat
2. Civil Plans
3. Building Plans

Staff Recommendation:

Staff recommends approval. The preliminary plat meets the subdivision requirements set forth by the City of Forney Subdivision Ordinance.