



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
February 7, 2019

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a final plat for Eagle Ridge, Phase 4, located southeast of the intersection of Ridgecrest Road and Longhorn Lane.

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

Documentation Attached:
Final Plat
Preliminary Plat

Item Summary:

Mr. James Harrington, representing the property owner, requests approval of a final plat for Eagle Ridge, Phase 4. The final plat consists of 39.885 acres of land located southeast of the intersection of Ridgecrest Drive and Longhorn Lane. The purpose of the request is to establish the necessary boundary and easements for single-family residential development of the property.

Image 1: Location Map



Current Standards:

The 39.885-acre property is currently vacant and undeveloped. The property is part of the Eagle Ridge single-family residential subdivision, located south of Ridgecrest Road. This property is zoned within the Hamblen Estates Planned Development.

The Eagle Ridge subdivision operates under the rights granted by the Hamblen Estates planned development ordinance and a preliminary plat that was approved by City Council on October 21, 2008. The approved preliminary plat allows for a park land dedication of 4.07 acres adjacent to Mustang Creek. The applicant previously submitted a plat that did not match the layout or park dedication of the

preliminary plat. The City Council did not approve that plat layout.

Final Plat:

The final plat shows a proposed park land dedication of 7.28 acres and 8.88 acres of H.O.A. open space. The plat includes the relocation of an Atmos gas easement, as shown on the plat. The gas easement was previously shown to go through the center of the subdivision. The revisions result in a total of 103 single-family lots in Phase 4 and a total of 251 single-family lots for the entire Eagle Ridge subdivision, with an average lot area of 7,882.23 square feet.

Accessibility:

The plat shows one new connection to Ridgecrest Drive from Eagle Ridge Road. Two connections are made to the existing phases east of the property.

Future Requirements:

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

1. Building Plans (staff approved)

Recommendation:

On January 16, 2019, the City of Forney Parks and Recreation Board considered the park land dedication for the plat. The Board recommends the payment of \$1,200/lot in lieu of any land dedication. This recommendation includes transferring the ownership and maintenance of any open space from the City to the HOA.