



ENGINEERING STAFF REPORT

To: Planning Commission Members
From: Christina Barry, PE, Verdantas
Date: July 9, 2025

PC 25-15

Preliminary Plat – Shaker Farms

Property Information:

SITE DATA TABLE	
OVERALL ACREAGE	109.50 ACRES
LOT/UNIT COUNT	282
DENSITY	2.58 UNITS/ACRE
OPEN SPACE	20.47AC (18.70%)
PARKLAND DEDICATION AREA	25.81AC (23.57%)
OVERALL ROADWAY AREA	15.24 AC

Project Overview:

The Applicant, Forestar (USA) Real Estate Group, Inc. is proposing to establish a Planned Unit Development Overlay on 109.5 acres located east of Shaker Road and north of Manchester Road. The Applicant is requesting an approval of the preliminary plat to establish 282 single-family detached and attached townhome units.

The preliminary plat review and approval is the first step in establishing individual lots for the subdivision development. This step allows the applicant to present an overall concept and parcel layout for the subject property for the Planning Commission to review and provide feedback.

Major Subdivisions require approval of a Preliminary Plat by the Planning Commission, approval of a Final Plat by the Planning Commission, acceptance by Council, and recording of the Final Plat prior to transfer of ownership for individual parcels.

Comments:

The subject development proposes to create a new subdivision, Shaker Farms, that will connect into existing street infrastructure at Manchester Road and Shaker Road. In total, 252 single-family detached and attached townhomes are proposed for a total density of 2.58 units/acre.

20.47 acres is identified as open space that will be maintained by the subdivision's HOA. 25.81 acres is identified as parkland to be dedicated to the City. The total combined open space for the development is 46.28 acres or approximately 42.3% of the area. The proposed open space is distributed along the perimeter of the subdivision with the greatest concentration of open spaced located along the east perimeter of the site and being dedicated to the City as parkland. The northern area dedicated for parkland is proposed to be a preserved natural space with walking trail. The southern area dedicated for parkland is proposed to be preserved natural space with walking trail and the following amenities: dog park, tot lot, and sports courts. The current location of the amenities does not allow for dedicated parking areas to ensure the amenities are accessible to the community. The open spaces maintained by the HOA are proposed to be preserved natural spaces or locations of the proposed stormwater ponds.

The lot dimensions and public improvements generally meet zoning requirements and comply with the City's Standard Construction Drawings and Specifications effective June 4, 2025.

Per discussion with the Technical Review Committee, the City would prefer to have all amenities and open spaces maintained by the HOA and the applicant would be required to pay a fee in lieu of parkland dedication. TRC is recommending a fee of \$500/unit payable in phases as the subdivision is developed and Final Development plans approved.

If the Planning Commission approves the Preliminary Plat, the applicant will then provide additional details and address any comments for development of the Final Plat for Planning Commission approval and City Council acceptance.

Considerations:

Should the Planning Commission choose to recommend approval of the Preliminary Plat, the following should be considered.

1. Implementing a fee in lieu of parkland dedication.