



City Council Agenda Item Summary Report

Meeting Date: October 15, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for Trinity Crossing Phase 5A, located south of F.M. 740 and west of F.M. 460.			
Attachments: Final Plat			

Item Summary:

Westwood Engineering, representing the property owner, requests approval of the final plat for Trinity Crossing Phase 5A. The purpose of the final plat is to establish the lots and easements required for the development of a residential subdivision in the City of Forney extra-territorial jurisdiction (ETJ).

Image 1: Location Map



Current Standards:

The 14.181-acre property is currently vacant and undeveloped. The property is located outside Forney city limits but inside Forney ETJ. The Subdivision Ordinance is the regulatory document for the property. A preliminary plat for the property (and adjacent property) was approved by City Council on July 6, 2016.



Final Plat:

The final plat consists of 64 residential lots and 5 homeowners association lots on 14.181 acres of property. Accessibility to the subdivision is provided by connections to F.M. 460. There is no zoning for this property, restricting the ability to enforce a minimum lot size. If this were located within City of Forney city limits, staff would not recommend approval. However, since the property is located in the ETJ staff must recommend approval. The lot sizes include the following:

Lot Table		
Lot #	Sq. Ft.	Acre
Lot 41 Block M	7,177	0.165
Lot 42 Block M	5,750	0.132
Lot 43 Block M	5,750	0.132
Lot 44 Block M	5,750	0.132
Lot 45 Block M	5,750	0.132

Lot Table		
Lot #	Sq. Ft.	Acre
Lot 38X Block N	19,760	0.454
Lot 39X Block N	4,212	0.097

Lot Table		
Lot #	Sq. Ft.	Acre
Lot 1X Block O	21,325	0.490
Lot 2 Block O	6,835	0.157
Lot 3 Block O	5,750	0.132
Lot 4 Block O	5,752	0.132
Lot 5 Block O	6,326	0.145
Lot 6 Block O	6,326	0.145
Lot 7 Block O	6,326	0.145
Lot 8 Block O	6,326	0.145
Lot 9 Block O	6,326	0.145
Lot 10 Block O	5,765	0.132
Lot 11 Block O	5,750	0.132
Lot 12 Block O	5,750	0.132
Lot 13 Block O	5,750	0.132
Lot 14 Block O	5,750	0.132
Lot 15 Block O	5,750	0.132
Lot 15 Block O	5,750	0.132
Lot 17 Block O	5,750	0.132
Lot 18 Block O	5,750	0.132
Lot 19 Block O	5,750	0.132
Lot 20 Block O	5,750	0.132

Lot Table		
Lot #	Sq. Ft.	Acre
Lot 1 Block P	6,275	0.144
Lot 2 Block P	5,750	0.132
Lot 3 Block P	5,750	0.132
Lot 4 Block P	5,834	0.134
Lot 5 Block P	5,840	0.134
Lot 6 Block P	5,840	0.134
Lot 7 Block P	5,840	0.134
Lot 8 Block P	5,840	0.134
Lot 9 Block P	5,783	0.133
Lot 10 Block P	5,750	0.132
Lot 11 Block P	5,750	0.132
Lot 12 Block P	5,750	0.132
Lot 13 Block P	5,750	0.132
Lot 14 Block P	5,750	0.132
Lot 15 Block P	5,750	0.132
Lot 16 Block P	5,750	0.132
Lot 17 Block P	6,445	0.148

Lot Table		
Lot #	Sq. Ft.	Acre
Lot 18 Block P	5,994	0.138
Lot 19 Block P	5,750	0.132
Lot 20 Block P	5,750	0.132
Lot 21 Block P	5,750	0.132
Lot 22 Block P	5,750	0.132
Lot 23 Block P	5,750	0.132
Lot 24 Block P	5,750	0.132
Lot 25 Block P	5,750	0.132
Lot 26 Block P	5,762	0.132
Lot 27 Block P	5,835	0.134
Lot 28 Block P	5,835	0.134
Lot 29 Block P	5,835	0.134
Lot 30 Block P	5,835	0.134
Lot 31 Block P	5,845	0.134
Lot 32 Block P	5,750	0.132
Lot 33 Block P	5,750	0.132
Lot 34 Block P	6,275	0.144

Lot Table		
Lot #	Sq. Ft.	Acre
Lot 1X Block R	1,951	0.045
Lot 2X Block R	15,222	0.349
Lot 3 Block R	7,679	0.176
Lot 4 Block R	5,749	0.132
Lot 5 Block R	5,748	0.132
Lot 6 Block R	5,748	0.132
Lot 7 Block R	5,748	0.132
Lot 8 Block R	5,830	0.134

JAMES R.
AR

Recommendation:

On October 3, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.