



## City Council Agenda Item Summary Report

Meeting Date: November 19, 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 5B, 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 5B. 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).

**Current Standards:**

The 20.340-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 115 residential lots and 1 home owners association lot on 20.340 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 Table			Lot Table		
Lot #	SF	Acre	Lot #	SF	Acre	Lot #	SF	Acre
Lot 1 Block M	6,259	0.144	Lot 19 Block M	7,020	0.161	Lot 37 Block M	5,935	0.136
Lot 2 Block M	4,600	0.106	Lot 20 Block M	9,974	0.229	Lot 38 Block M	5,670	0.130
Lot 3 Block M	4,600	0.106	Lot 21 Block M	6,293	0.144	Lot 39 Block M	4,600	0.106
Lot 4 Block M	4,600	0.106	Lot 22 Block M	6,091	0.140	Lot 40 Block M	4,600	0.106
Lot 5 Block M	4,600	0.106	Lot 23 Block M	6,069	0.139	Lot 41 Block M	4,600	0.106
Lot 6 Block M	4,600	0.106	Lot 24 Block M	4,600	0.106	Lot 42 Block M	4,600	0.106
Lot 7 Block M	4,600	0.106	Lot 25 Block M	4,600	0.106	Lot 43 Block M	4,600	0.106
Lot 8 Block M	4,600	0.106	Lot 26 Block M	4,600	0.106	Lot 44 Block M	4,600	0.106
Lot 9 Block M	4,600	0.106	Lot 27 Block M	4,600	0.106	Lot 45 Block M	4,600	0.106
Lot 10 Block M	4,600	0.106	Lot 28 Block M	4,600	0.106	Lot 46 Block M	4,600	0.106
Lot 11 Block M	4,600	0.106	Lot 29 Block M	4,600	0.106	Lot 47 Block M	4,600	0.106
Lot 12 Block M	4,600	0.106	Lot 30 Block M	4,600	0.106	Lot 48 Block M	5,060	0.116
Lot 13 Block M	4,600	0.106	Lot 31 Block M	4,600	0.106	Lot 49 Block M	5,060	0.116
Lot 14 Block M	4,600	0.106	Lot 32 Block M	4,600	0.106	Lot 50 Block M	4,746	0.109
Lot 15 Block M	4,600	0.106	Lot 33 Block M	4,600	0.106	Lot 51 Block M	6,386	0.147
Lot 16 Block M	4,600	0.106	Lot 34 Block M	4,600	0.106	Lot 52 Block M	7,178	0.165
Lot 17 Block M	4,594	0.105	Lot 35 Block M	4,600	0.106			
Lot 18 Block M	4,204	0.097	Lot 36 Block M	4,600	0.106			

Lot Table			Lot Table			Lot Table			Lot Table		
Lot #	SF	Acre	Lot #	SF	Acre	Lot #	SF	Acre	Lot #	SF	Acre
Lot 1 Block N	11,364	0.261	Lot 21 Block N	7,661	0.176	Lot 1 Block T	6,316	0.145	Lot 13 Block T	5,750	0.132
Lot 2 Block N	6,545	0.150	Lot 22 Block N	5,813	0.133	Lot 2 Block T	5,750	0.132	Lot 14 Block T	5,750	0.132
Lot 3 Block N	7,981	0.183	Lot 23 Block N	5,750	0.132	Lot 3 Block T	5,750	0.132	Lot 15 Block T	5,750	0.132
Lot 4 Block N	6,067	0.139	Lot 24 Block N	5,750	0.132	Lot 4 Block T	5,750	0.132	Lot 16 Block T	5,750	0.132
Lot 5 Block N	9,024	0.207	Lot 25 Block N	5,750	0.132	Lot 5 Block T	5,750	0.132	Lot 17 Block T	5,750	0.132
Lot 6 Block N	7,679	0.176	Lot 26 Block N	5,750	0.132	Lot 6 Block T	5,750	0.132	Lot 18 Block T	5,750	0.132
Lot 7 Block N	8,868	0.204	Lot 27 Block N	5,750	0.132	Lot 7 Block T	5,750	0.132	Lot 19 Block T	6,360	0.146
Lot 8 Block N	8,354	0.192	Lot 28 Block N	6,477	0.149	Lot 8 Block T	5,750	0.132	Lot 20 Block T	6,380	0.146
Lot 9 Block N	8,085	0.186	Lot 29 Block N	5,967	0.137	Lot 9 Block T	5,750	0.132	Lot 21 Block T	6,380	0.146
Lot 10 Block N	6,725	0.154	Lot 30 Block N	4,905	0.113	Lot 10 Block T	5,750	0.132	Lot 22 Block T	6,380	0.146
Lot 11 Block N	6,693	0.154	Lot 31 Block N	4,905	0.113	Lot 11 Block T	5,750	0.132	Lot 23 Block T	6,380	0.146
Lot 12 Block N	7,647	0.176	Lot 32 Block N	4,905	0.113	Lot 12 Block T	5,750	0.132	Lot 24X Block T	25,058	0.575
Lot 13 Block N	6,477	0.149	Lot 33 Block N	4,905	0.113						
Lot 14 Block N	5,750	0.132	Lot 34 Block N	4,905	0.113						
Lot 15 Block N	5,750	0.132	Lot 35 Block N	4,905	0.113						
Lot 16 Block N	5,750	0.132	Lot 36 Block N	4,905	0.113						
Lot 17 Block N	7,709	0.177	Lot 37 Block N	4,905	0.113						
Lot 18 Block N	6,033	0.138	Lot 38 Block N	6,196	0.142						
Lot 19 Block N	7,284	0.167	Lot 39 Block N	6,132	0.141						
Lot 20 Block N	7,504	0.172	Lot 40 Block N	6,343	0.146						

**Recommendation:**

On October 29, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.