



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 5C, 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 5C. 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 4.060-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 19 residential lots on 4.060 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:

<i>Lot Table</i>		
<i>Lot #</i>	<i>SF</i>	<i>Acre</i>
<i>Lot 15 Block K</i>	<i>4,719</i>	<i>0.108</i>
<i>Lot 16 Block K</i>	<i>4,924</i>	<i>0.113</i>
<i>Lot 17 Block K</i>	<i>4,924</i>	<i>0.113</i>
<i>Lot 18 Block K</i>	<i>4,924</i>	<i>0.113</i>
<i>Lot 19 Block K</i>	<i>4,924</i>	<i>0.113</i>
<i>Lot 20 Block K</i>	<i>4,924</i>	<i>0.113</i>
<i>Lot 21 Block K</i>	<i>4,924</i>	<i>0.113</i>
<i>Lot 22 Block K</i>	<i>13,604</i>	<i>0.312</i>
<i>Lot 23 Block K</i>	<i>15,558</i>	<i>0.357</i>
<i>Lot 24 Block K</i>	<i>10,920</i>	<i>0.251</i>
<i>Lot 25 Block K</i>	<i>5,624</i>	<i>0.129</i>
<i>Lot 26 Block K</i>	<i>7,444</i>	<i>0.171</i>

<i>Lot Table</i>		
<i>Lot #</i>	<i>SF</i>	<i>Acre</i>
<i>Lot 21 Block L</i>	<i>8,059</i>	<i>0.185</i>
<i>Lot 22 Block L</i>	<i>4,600</i>	<i>0.106</i>
<i>Lot 23 Block L</i>	<i>4,600</i>	<i>0.106</i>
<i>Lot 24 Block L</i>	<i>5,342</i>	<i>0.123</i>
<i>Lot 25 Block L</i>	<i>13,105</i>	<i>0.301</i>
<i>Lot 26 Block L</i>	<i>6,758</i>	<i>0.155</i>
<i>Lot 27 Block L</i>	<i>6,071</i>	<i>0.139</i>

Recommendation:

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