



City Council Agenda Item Summary Report

Meeting Date: January 19, 2021

Submitted by: Jon Thatcher, City Attorney

Consent	Public Hearing	Action Item X
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Item Title: Discuss and consider a Resolution approving a Development Agreement between the City of Forney and Bellagio Laguna Azure, LLC for the development of an approximate 106.99 acres of land located on FM 741 within the City of Forney and its extraterritorial jurisdiction; setting a date, time and place for a public hearing on the proposed annexation of an approximate 4.28 acres located at 8092 S FM 741, Forney, Texas, within the Absolom Hyer Survey, Abstract 203, owned by Bellagio Laguna Azure, LLC.

How this item ties-in with the City’s Mission, Vision and Values: We are open to new ideas and acceptive to create solutions to all challenges. [Visionary].

Summary Statement

Bellagio Laguna Azure, LLC (“Bellagio”) controls an approximate 106.99 acres of land, all of which is located within the corporate limits of the City of Forney, except for 4.28 acres, which is currently located within the City’s ETJ. The property is located southeast of the Forney High School on FM 741 and extends to the opposite side of FM 741 between the intersections of FM 741/Lakemont DR and FM 741/Precinct Rd. Bellagio desires to develop the property for both single family and multi-family uses, commercial/restaurant uses, with a public/private lagoon amenity.

Currently, the City does not have land use control over the property that is not located in the city limits. The agreement contemplates annexation of the outside 4.28 acres into the City and serves as the petition for annexation. The development agreement proposes that the property will be developed for the aforementioned uses. The zoning for the majority of the property is up for your consideration during the same Council meeting.

The development would be subject to water, wastewater and roadway impact fees and other required development fees. Portions of the property are within the Talty SUD water service area. The development would not pay water impact fees for the development within another service area unless it becomes decertified at some point prior to the actual development occurring on that property.

The proposed development agreement contemplates the petition to create a public improvement district for the financing of certain public improvements within the development. Further, the agreement provides for the development of a private amenity, specifically, a lagoon, during the first phase of the development and provides development regulations including regulated building materials for the full development.

The proposed Resolution approves the Development Agreement and accepts it as the petition for annexation of the 4.28 acres and calls for the public hearing on the annexation during the City’s next regular Council meeting on February 2, 2021.