



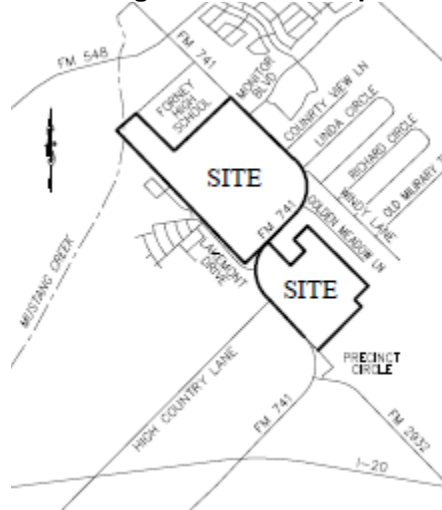
**City Council
Agenda Item Summary Report**

Meeting Date: March 16, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a preliminary plat for the Bellagio Addition, located southeast of Forney High School and south of F.M. 741, and east of F.M. 741 and Lakemont Drive.			
Attachments: Preliminary Plat			

Item Summary:

Mr. David Schnurbusch, representing the property owner, requests approval of a preliminary plat for 349.09 total acres of land. The purpose of the plat is to establish the lot lines and easements necessary for the development of the Bellagio Planned Development.

Image 1: Location Map



Current Standards:

The property is zoned within the Bellagio Planned Development, which was established with City Council zoning approval on January 19, 2021.

Preliminary Plat:

The preliminary plat complies with the planned development requirements. The planned development established five different base zoning tracts for the entire property. For the purposes of this preliminary plat, the zoning development conditions detail the tracts as:

- A. Area A – Single-Family-6 (SF-6) District
 - Minimum lot area: 5,000 sq. ft.
- B. Area B – Single-Family-6 (SF-6) District

- Minimum lot area: 6,250 sq. ft.
- C. Area C – Single-Family-6 (SF-6) District
 - Minimum lot area: 7,750 sq. ft.
- D. Tract D – Mixed Use (MU) District and Multi-Family (MF-15) District
- E. Area E – Multi-Family (MF-15) District

The plat is consistent with meeting the minimum lot sizes required. The plat contains 1,113 residential lots, 25 open space lots, and 2 future development lots.

Accessibility:

The property provides direct access to F.M. 741 at multiple locations. Connectivity is also provided to adjacent properties.

Future Requirements:

If approved, future development of the property will require approval of:

1. Final Plat
2. Traffic Impact Analysis
3. Site Plan(s)
4. Civil Plans
5. Building Plans (staff approved)

Recommendation:

On March 4, 2021, the Planning and Zoning Commission did not take action to approve or disapprove the request. Commissioner Helm and Commissioner Bingham stated opposition to the plat, based on the layout and the lot sizes. The applicant stated that the plat complies with the approved zoning. A motion to deny the plat failed by a 2-2 vote and then a motion to table the request was approved by a 4-0 vote.

According to Chapter 212 of the Texas Local Government Code a plat is considered approved unless it is disapproved. Following the Planning and Zoning Commission meeting, the applicant notified staff that they will not approve any extension to the required plat consideration timeframe (30 days from the filing date of February 8). As a result, the plat did not have time to go to the next Planning and Zoning Commission meeting and it was required to be placed on the agenda for this City Council meeting.