



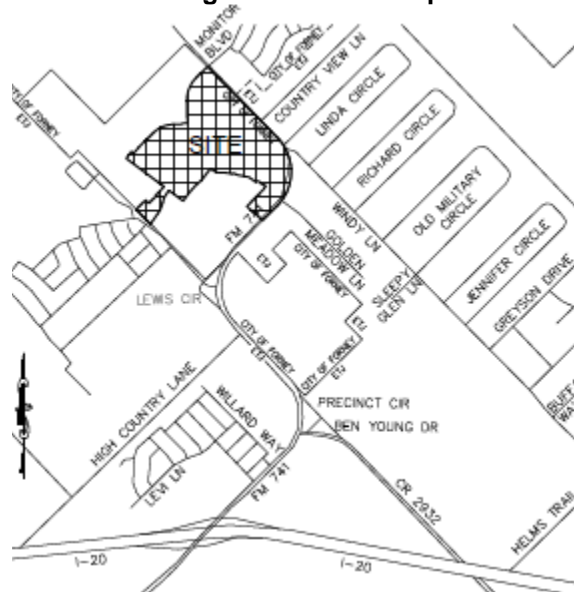
# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> May 6, 2021	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b> Discuss and consider approval of a final plat for the Bellagio Addition, located southeast of Forney High School and south of F.M. 741.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Final Plat
<b>Item Summary:</b>	

**Purpose:**

Mr. David Schnurbusch, representing the property owner, requests approval of a final plat for phase one of the Bellagio Addition. The purpose of the plat is to establish the lot lines and easements necessary for development of the property.

**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. The preliminary plat for the entire planned development was approved by City Council on March 4, 2021.

**Final Plat:**

The final plat complies with the planned development requirements. Phase one includes 337 residential lots and 11 open space lots. The planned development established three different base zoning tracts for the single-family residential section of the property:

- 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.

This final plat includes 251 lots in area A, 78 lots in Area B, and 8 lots in Area C. The lot table provided on sheet 4 shows that the lots do meet the minimum sizes required for each specific lot area.

One specific request being proposed by this plat is the name of the primary street. The applicant is requesting to rename Monitor Boulevard to Bellagio Parkway within the planned development. The name change of a continuing street must be approved by City Council with this plat approval.

**Accessibility:**

The property provides direct access to F.M. 741 at multiple locations. Connectivity is also provided to the Lakewood Trails subdivision.

**Future Requirements:**

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

1. Traffic Impact Analysis
2. Site Plan for non-residential uses
3. Civil Plans
4. Building Plans (staff approved)

**Staff Recommendation:**

Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.