

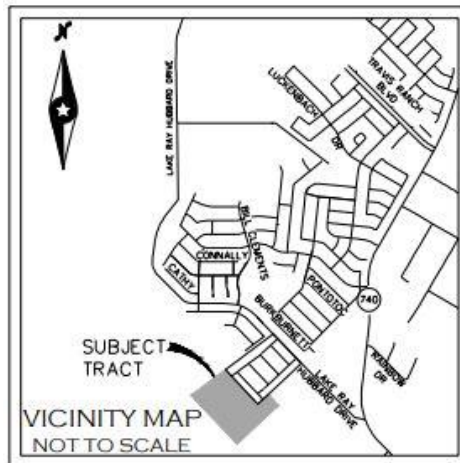


## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> September 2, 2021	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Discuss and consider approval of a final plat for Governor's Lots No. 2, located north of Clements Drive and west of Lake Ray Hubbard Drive.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Final Plat
<b>Item Summary:</b>	

Westwood Engineering, representing the property owner, requests approval of the final plat for Governor's Lots No. 2. 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).

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property is located outside Forney city limits but the 4.3-acre development is located in the City of Forney's ETJ. The Subdivision Ordinance is the regulatory document for the property.

**Final Plat:**

The final plat consists of 32 residential lots on 4.3 acres of property. Accessibility to the subdivision is provided by connections to Lake Ray Hubbard Drive. There is no zoning control for ETJ property, restricting the ability to enforce a minimum lot size.

Parkland dedication requirements specifically include property located in the extra-territorial jurisdiction. For land within the ETJ, the dedication requirements may be met through the creation of private parkland in the same amount required by the ordinance, provided the developer enters into a written agreement that all such private parkland be dedicated to the City at the time of full purpose annexation into the City and provided that any plat related to such development is inscribed with a notation

regarding the same. Alternatively, the developer may pay fees in lieu of a land dedication. The applicant has decided to pay the fees-in-lieu of a land dedication, with a total fee amount of \$36,032.

In addition, the applicant will also be responsible for paying the park development fee of \$13,504 before the plat is recorded.

**Staff Recommendation:**

Staff recommends approval.