



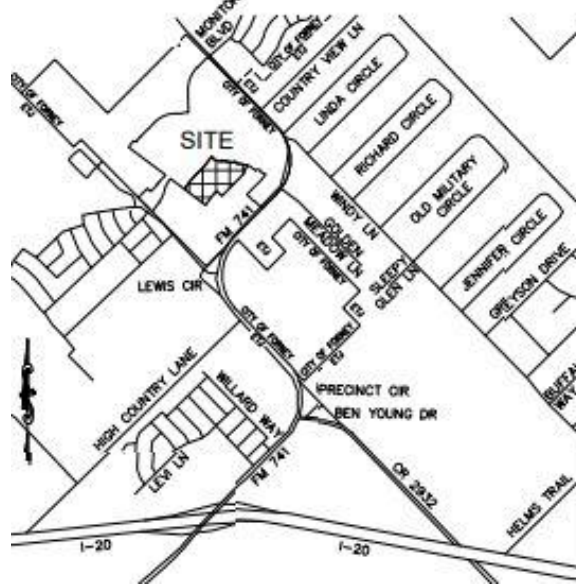
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: November 4, 2021	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a final plat for the Bellagio Addition Phase 1A, located southeast of Forney High School and south of F.M. 741.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Final Plat
Item Summary:	

Purpose:

USA Engineers, representing the property owner, requests approval of a final plat for Phase 1A 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 and the approved preliminary plat. Phase 1A includes 63 residential lots and 1 open space lot. 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.

Based on location, all of the Phase 1A lots are in Area A. The lot table provided on sheet 2 shows that the lots do meet the minimum sizes required.

Accessibility:

The property provides connectivity to Phase 1 of the development through to Capri Court & Florence Drive.

Future Requirements:

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

1. Civil Plans
2. 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.