



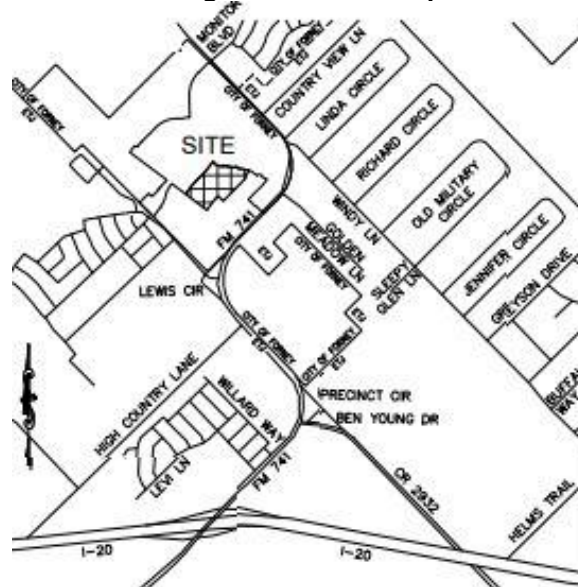
## City Council Agenda Item Summary Report

Meeting Date: November 16, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for the Bellagio Addition Phase 1A, located south of Forney High School and west of F.M. 741.			
Attachments: Final Plat			

**Item Summary:**

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

**Accessibility:**

The property has access to F.M. 741 from Bellagio Parkway.

**Future Requirements:**

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

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

**Recommendation:**

On November 4, 2021, the Planning and Zoning Commission voted 3 (Bingham, Lemons, Schlensker) to 1 (McGee) to recommend approval.