



City Council Agenda Item Summary Report

Meeting Date: December 21, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for the Bellagio Laguna, located south of Forney High School and west of F.M. 741.			
Attachments: Site Plan Elevation Plans Landscape Plan			

Item Summary:

Mr. Leonard Reeves, representing the property owner, requests approval of a site plan for the Bellagio Laguna. The purpose of the request is to establish the site design for the laguna amenity, part of the Bellagio planned development.

Image 1: Concept



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.

Site Plan:

The site plan complies with the planned development requirements and the approved preliminary plat. The laguna amenity was approved with the planned development zoning for the Bellagio development. The site plan provides the site details for the amenity. The overall property is 16.06 acres, with the laguna covering 2.4 acres. 298 total parking spaces are provided adjacent to F.M. 741. 50 golf cart spaces are also provided.

The elevation plans show the details for each of the following buildings:

1. Clubhouse Building – 29,659 sq. ft.
2. Concession – 5,395 sq. ft.
3. Ticketing – 1,034 sq. ft.
4. Remote Restrooms (2) – 285 sq. ft. each
5. Remote Restroom – 673 sq. ft.

Multiple beach areas surround the water and an ornamental metal fence secures the property. Exterior construction materials for the buildings do comply with the approved development agreement and with International Building Code.

Accessibility:

The property provides direct access to Bellagio Parkway and F.M. 741.

Future Requirements:

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

1. Final Plat
2. Civil Plans (staff approved)
3. Building Plans (staff approved)

Recommendation:

On December 2, 2021, the Planning and Zoning Commission recommended approval.