

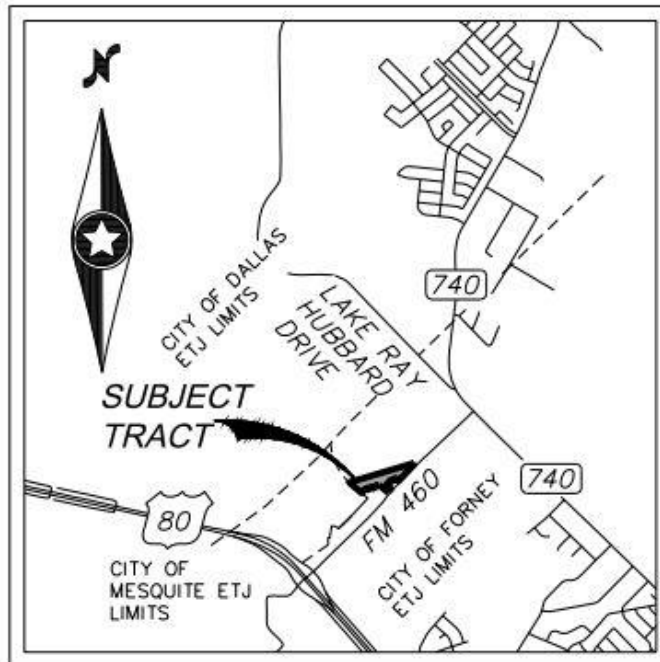


Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: January 6, 2022	Submitted by: A.C. Dixon
Item Title:	
Hold a public hearing and discuss and consider a replat of Trinity Crossing Phase 5BR.	
Public Hearing Item <input checked="" type="checkbox"/> Consent/Action Item <input type="checkbox"/>	Documentation Attached: Replat
Item Summary:	

Westwood Engineering, representing the property owner, requests approval of the replat for Trinity Crossing Phase 5B. The purpose of this replat is to modify the layout and vacate right-of-way, lots, easements, and building lines that are no longer needed.

Image 1: Location Map



Current Standards:

The 20.340-acre property is currently vacant and undeveloped. The property is located outside Forney city limits but inside Forney extra-territorial jurisdiction (ETJ). The Subdivision Ordinance is the regulatory document for the property. A preliminary plat for the property (and adjacent property) was approved by City Council on July 6, 2016. A final plat for the property (and adjacent property) was approved by City Council on November 19, 2019.

Replat:

The proposed replat consists of 28 residential lots and 1 home owners association lot on 9.816 acres of property. This portion of the approved final plat originally consisted of 57 residential lots. Accessibility to the subdivision is still provided by connections to F.M. 460. There is no zoning for this property,

restricting the ability to enforce a minimum lot size. If this were located within City of Forney city limits, staff would not recommend approval. However, since the property is located in the ETJ staff must recommend approval. The lot sizes include the following:

Lot Table		
Lot #	SF	Acre
Lot 13R Block M	4,540	0.104
Lot 14R Block M	4,151	0.095
Lot 15R Block M	7,834	0.180
Lot 16R Block M	11,233	0.258
Lot 25R Block M	6,933	0.159
Lot 26R Block M	5,270	0.121
Lot 27R Block M	7,321	0.168
Lot 46R Block M	4,248	0.098
Lot 47R Block M	9,061	0.208
Lot 48R Block M	6,865	0.158

Lot Table		
Lot #	SF	Acre
Lot 1R Block N	5,679	0.130
Lot 2R Block N	7,115	0.163
Lot 3R Block N	7,834	0.180
Lot 4R Block N	5,711	0.131
Lot 7R Block N	9,099	0.209
Lot 8R Block N	7,667	0.176
Lot 9R Block N	7,217	0.166
Lot 10R Block N	7,100	0.163
Lot 11R Block N	5,514	0.127
Lot 29R Block N	5,316	0.122

Lot Table		
Lot #	SF	Acre
Lot 30R Block N	4,600	0.106
Lot 31R Block N	4,600	0.106
Lot 32R Block N	4,600	0.106
Lot 33R Block N	4,600	0.106
Lot 34R Block N	4,669	0.107
Lot 35R Block N	6,967	0.160
Lot 36R Block N	4,324	0.099
Lot 37R Block N	6,913	0.159

Lot Table		
Lot #	SF	Acre
LOT 1X BLOCK Z	215,032	4.936