



City Council Agenda Item Summary Report

Meeting Date: May 1, 2018

Submitted by: P. Morgan

Consent

Public Hearing

Action Item X

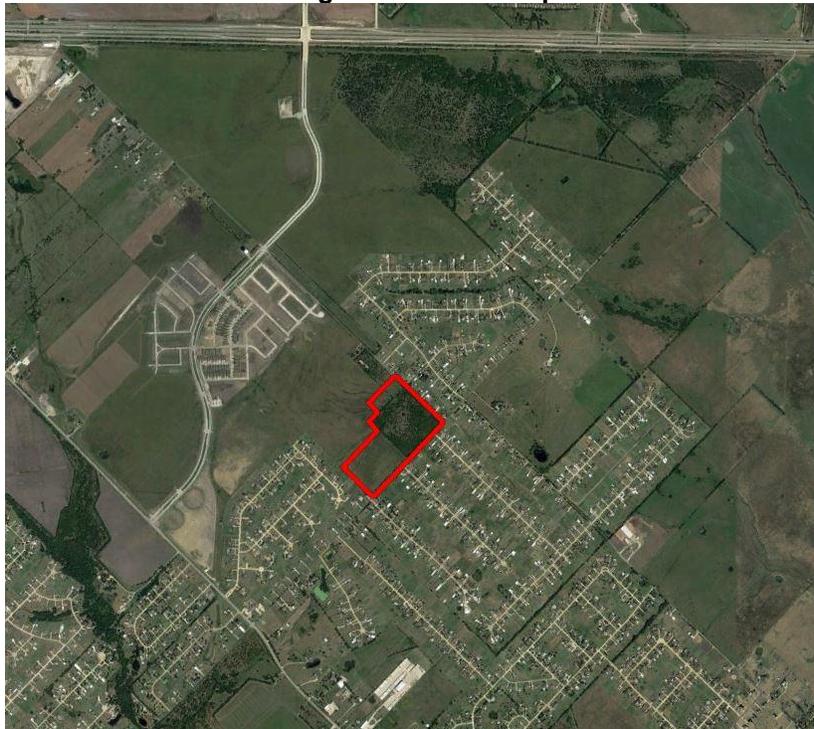
Item Title: Discuss and consider approval of a final plat for Gateway Parks Addition, Phase 7, located southwest of the County Road 212 and Helms Trail (County Road 211) intersection in the City of Forney, Texas.

How this item ties-in with the City's Mission, Vision and Values: The development provides additional residential opportunities for Forney citizens. The development will be constructed according to safety and quality standards set forth in the City of Forney Subdivision Ordinance and the City of Forney Comprehensive Zoning Ordinance.

Summary Statement

JBI Partners, Inc., representing the property owner, requests approval of a final plat for Gateway Parks Addition, Phase 7. The final plat consists of 34.529 acres of land located southwest of the intersection County Road 212 and Helms Trail (County Road 211). The purpose of the request is to establish the necessary boundary and easements for property development.

Image 1: Location Map



Current Standards:

The property is currently zoned within Planned Development 15-01. A preliminary plat was approved by City Council May 5, 2015.

Final Plat:

The final plat consists of 156 residential lots (SF-6), 2 open space lots, and 34.529 acres of land. Approval of this

final plat is regulated by the ordinance that governs this Planned Development (Ordinance No.15-01), the City of Forney Comprehensive Zoning Ordinance and the Subdivision Ordinance. The final plat complies with all of the above regulations. The Planned Development allows a minimum lot size of 5,800 square feet for up to half the lots and requires that at least half the total lots are a minimum of 7,000 square feet. All phase 7 lots meet the 5,800 square foot minimum, with the smallest lots being 6,000 square feet.

Accessibility:

The property will be accessible from County Road 212 and Helms Trail (County Road 211)

Future Requirements:

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

1. Building Plans (staff approved)

RECOMMENDED ACTION

On April 5, 2018, the Planning and Zoning Commission recommended denial by a 5 to 2 (Carr, Wilkins) vote. Commission members stated a desire for larger lot sizes during the item discussion.