



# City Council Agenda Item Summary Report

**Meeting Date:** July 10, 2018

**Submitted by:** P. Morgan

**Consent** X

**Public Hearing**

**Action Item**

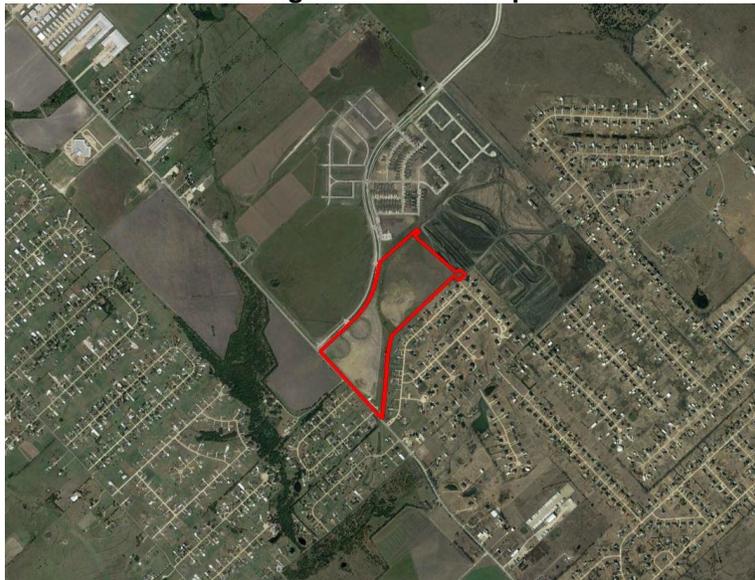
**Item Title:** Consider approval of a final plat for Gateway Parks Addition, Phase 4A, located northeast of the S. Gateway Boulevard and F.M. 1641 intersection in the City of Forney, Texas.

**How this item ties-in with the City's Mission, Vision and Values:** Subdivision design standards are intended to preserve the health and safety of citizens while complying with Texas Local Government Code requirements.

### Summary Statement

JBI Partners, Inc., representing the property owner, requests approval of a final plat for Gateway Parks Addition, Phase 4A. The final plat consists of 34.529 acres of land located northeast of the intersection of S. Gateway Boulevard and Farm-to-Market Road 1641. The purpose of the request is to establish the necessary boundary and easements for residential property development.

**Image 1: Location Map**



### **Current Standards:**

The property is currently zoned within the Gateway Parks planned development, a residential subdivision regulated by ordinance 15-01. The zoning was approved by City Council on January 20, 2015. A preliminary plat for the property was approved by City Council May 5, 2015.

### **Final Plat:**

The final plat consists of 122 residential lots, 3 open space lots, and 67.999 acres of land. The layout of the final plat is consistent with the approved preliminary plat. The plat is designed in compliance with ordinance 15-01, the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

Ordinance 15-01 requires 50 percent of lots to have a minimum lot size of 5,800 square feet. The remaining 50 percent of lots must have a minimum lot size of 7,200 square feet. All phase 4A lots meet the larger 7,200 square foot minimum, with a minimum lot width of 60 feet (measured at the building setback line). The front building

setback requirement is 20 feet. However, the plat notes that any lots with a garage facing the street will be required to have a 25-foot building setback.

Phase 4A will provide roadway impact fees (\$1,214.07 per lot) and wastewater impact fees (\$3,255 per lot). Water impact fees are not collected since the property receives water from the Talty Special Utility District. Park land dedication is to be included in an agreement with City Council for a larger park land dedication to be provided within the Gateway development. This was discussed during the City Council, EDC Board, Parks and Recreation Board, and Planning and Zoning Commission work session meeting held on February 26, 2018.

**Accessibility:**

The property has direct access to S. Gateway Boulevard.

**Future Requirements:**

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

1. Building Plans (staff approved)

**RECOMMENDED ACTION**

Staff recommends approval. The Planning and Zoning Commission will consider the item on July 5, 2018.