



City Council Agenda Item Summary Report

Meeting Date: July 10, 2018

Submitted by: P. Morgan

Consent

Public Hearing

Action Item

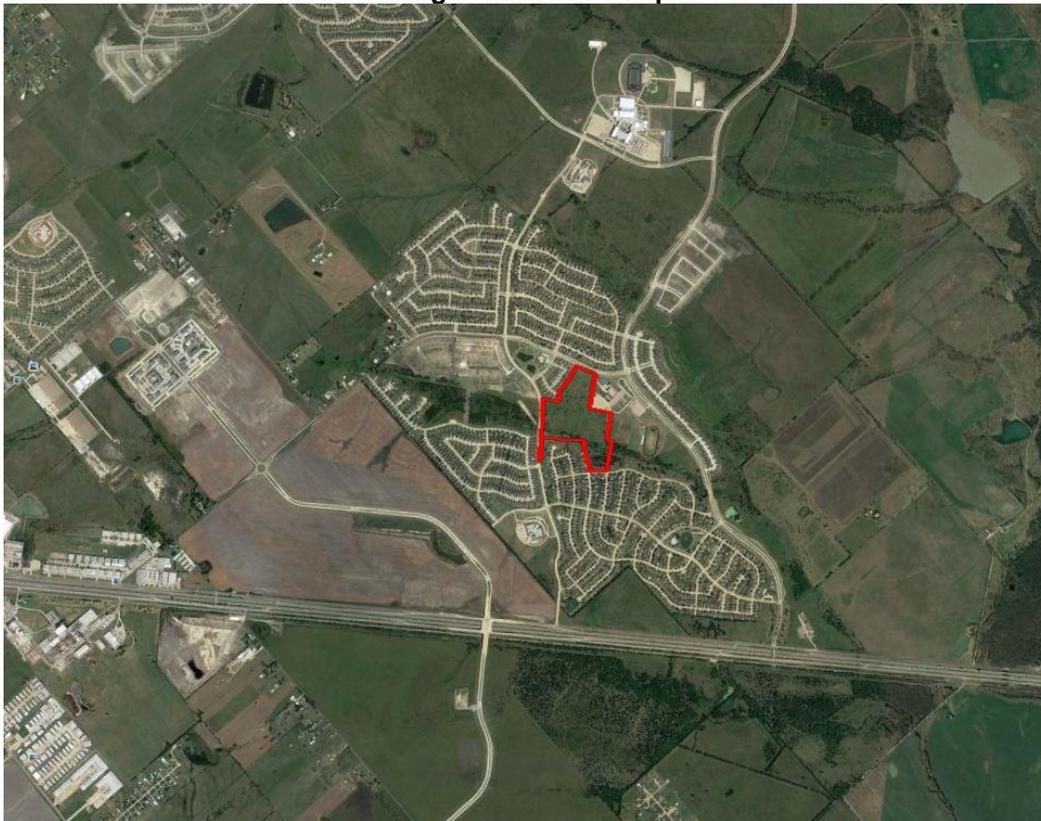
Item Title: Consider approval of a final plat for Windmill Farms Phase 3E, located south of Reeder Road and east of Iron Gate Boulevard in the City of Forney extra-territorial jurisdiction.

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

Brad A. Phillips, representing the property owner, requests approval of the final plat for Windmill Farms Phase 3E. The purpose of the final plat is to establish the lots and easements required for the development of a residential subdivision in the City of Forney extra-territorial jurisdiction (ETJ).

Image 1: Location Map



Current Standards:

The 31.153-acre property is currently vacant and undeveloped. The property is located outside Forney city limits but inside Forney ETJ. The property is regulated by the City of Forney Subdivision Ordinance and by a development agreement approved by City Council in 2003. The preliminary plat for the property was approved by City Council on May 15, 2018.

Final Plat:

The final plat consists of 84 residential lots and 4 open space lots on 31.153 acres of property. Since the property is located within the ETJ it does not have the same zoning control that is provided for properties located within city limits. However, the approved development agreement does specify minimum lot sizes ranging from 6,000 square feet to 9,600 square feet. The lot sizes in this phase do meet the minimum requirements, but staff notes that future phases will be limited on the amount of smaller lots. The lot sizes for this phase include the following:

BLOCK B		BLOCK D		BLOCK E		BLOCK F		BLOCK G		BLOCK G		BLOCK H		BLOCK I	
Lot #	Sq. Ft.														
13X	17,047	8X	42,363	6	9,384	1	7,992	1	7,922	16	12,892	58	8,977	1X	440,503
14	11,241	9	6,250	7	7,738	2	6,250	2	6,789	17	15,964	59	7,287		
15	8,838	10	6,250	8	8,485	3	6,250	3	6,500	18	8,057	60	9,548		
16	7,287	11	8,905	9	8,091	4	6,250	4	6,500	19	6,950	61	8,817		
17	6,088	12	7,694	10	6,607	5	6,250	5	6,500	20	7,114	62	6,625		
18	6,065	13	6,000	11	8,049	6	6,875	6	6,500	21	6,550	63	8,315		
19	6,151	14	6,000	12	6,600	7	7,200	7	6,500	22	11,524				
20	6,662	15	6,000	13	6,000	8	6,000	8	6,500	23	13,738				
21	8,669	16	6,000	14	6,000	9	6,000	9	6,500	24	6,745				
22	13,820	17	6,482	15	6,000	10	6,000	10	6,500	25	6,000				
23	7,539	18	7,600	16	6,000	11	9,009	11	6,500	26	6,000				
24	6,534	19	9,460	17	7,298	12X	25,810	12	7,276	27	6,000				
25	6,038							13	8,125	28	6,000				
26	6,093							14	6,249	29	6,000				
27	7,587							15	6,566	30	8,778				

RECOMMENDED ACTION

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