



# City Council Agenda Item Summary Report

**Meeting Date:** July 10, 2018

**Submitted by:** P. Morgan

**Consent**   

**Public Hearing**   

**Action Item**   

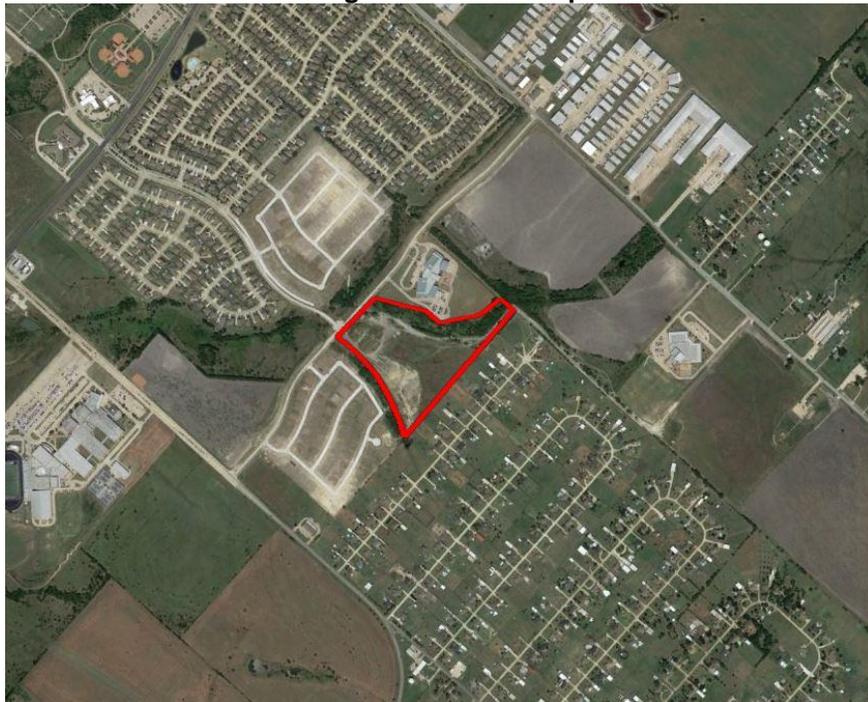
**Item Title:** Consider approval of a final plat for The Villages of Fox Hollow Phase 5B, located northeast of the Rogers Parkway and Monitor Boulevard intersection in the City of Forney, Texas.

**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**

Mr. Adam Stewart, representing the property owner, requests approval of a final plat for The Villages of Fox Hollow Phase 5B. The final plat consists of 25.811 acres of land located northeast of the intersection of Rogers Parkway and Monitor Boulevard. The purpose of the request is to establish the necessary boundary and easements for single-family residential development.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The Rhea Elementary school is located to the north and single-family residential abuts all other sides. It is zoned within the Fox Hollow South planned development, Ordinance 1114 (amended by Ordinance 1126), with a minimum lot area of 8,400 square feet and a minimum dwelling unit size of 2,000 square feet. A preliminary plat for the property was approved in 2005 and the subdivision has been developed in phases since that approval.

**Final Plat:**

The final plat consists of 39 residential lots (SF-8), 3 open space lots, and 25.811 acres of land. The final plat

complies with the planned development regulations, the City of Forney Comprehensive Zoning Ordinance, and the City of Forney Subdivision Ordinance. All phase 5B lots meet the 8,400 square foot minimum, with the smallest proposed lot at 12,150 square feet.

FOX HOLLOW PHASE 5B LOT AREA								
BLOCK	LOT	SF	BLOCK	LOT	SF	BLOCK	LOT	SF
Z	18	22424		32	13505		9	12733
	19	20241		33	12222		10	12150
	20	17148		34	12221		11	13163
	21	14666		35	12220		12	13919
	22	13042		36	13500		13	13499
	23	13043		37	13540		14	19788
	24	13044	BB	1	13500		15	19999
	25	13045		2	12316		16	13500
	26	13045		3	13109		17	13500
	27	13046		4	14489		18	13500
	28	13047		5	17113		19	13500
	29	13956		6	21080		1X	286641
	30	13358		7	18488		2X	83520
	31	12150		8	18070		3X	18750

**Accessibility:**

The plat shows a direct connection to Monitor Boulevard from the continuation of Rogers Parkway. Llano Drive provides a connection to Phase 5, currently under construction.

**Future Requirements:**

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

1. Building Plans (staff approved)

**RECOMMENDED ACTION**

This request is in compliance with City of Forney Comprehensive Plan, Objective 1B, “Ensure that high property values are realized along major transportation corridors”. Staff recommends approval. The Planning and Zoning Commission will consider the item on July 5, 2018.