



City Council Agenda Item Summary Report

Meeting Date: September 17			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for Forney Daycare Addition, located east of the F.M. 741 and Monitor Boulevard intersection.			
Attachments: Preliminary Plat			

Item Summary:

Eric L. Davis Engineering, representing the property owner, requests approval of a preliminary plat for Forney Daycare Addition. The purpose of the request is to establish the necessary property lines and easements for commercial development.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The property consists of 1.80 acres of land zoned within the Fox Hollow Planned Development, regulated by Ordinance 12-33. The base zoning for this property is Neighborhood Service District.

Preliminary Plat:

The preliminary plat consists of one (1) lot and 1.80 acres. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The design is based on the elements necessary to develop a child care facility.

Future Requirements:

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

1. Final Plat
2. Site Plan
3. Building Plans (staff approved)

Recommendation:

On September 5, 2019, the Planning and Zoning Commission unanimously recommended approval.