



## City Council Agenda Item Summary Report

Meeting Date: October 15, 2019			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Item Title: Hold a public hearing and discuss and consider approval of a replat of Lot 3B, Block A, Ridgecrest Addition, located directly northwest of 865 N. F.M. 548.			
Attachments: Replat			

**Item Summary:**

Vasquez Engineering, representing the property owner, requests approval of a replat of Lot 3B, Block A, Ridgecrest Addition. The property is located directly northwest of 865 N. F.M. 548. The purpose of the request is to establish a new fire lane for a parking lot located behind Golden Chick restaurant.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property consists of 2.405 acres of land zoned within the Hamblen Estates/ Eagle Ridge Planned Development. The site plan for Golden Chick on the

adjacent property was approved by City Council on February 19, 2019. Golden Chick is currently under construction.

**Replat:**

The replat consists of one lot (1) lot and 2.405 acres of land. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The purpose of the replat is to establish the fire lane that will serve the new parking lot.

**Future Requirements:**

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

1. Civil Paving Plans (staff approved)

**Recommendation:**

On October 3, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.