



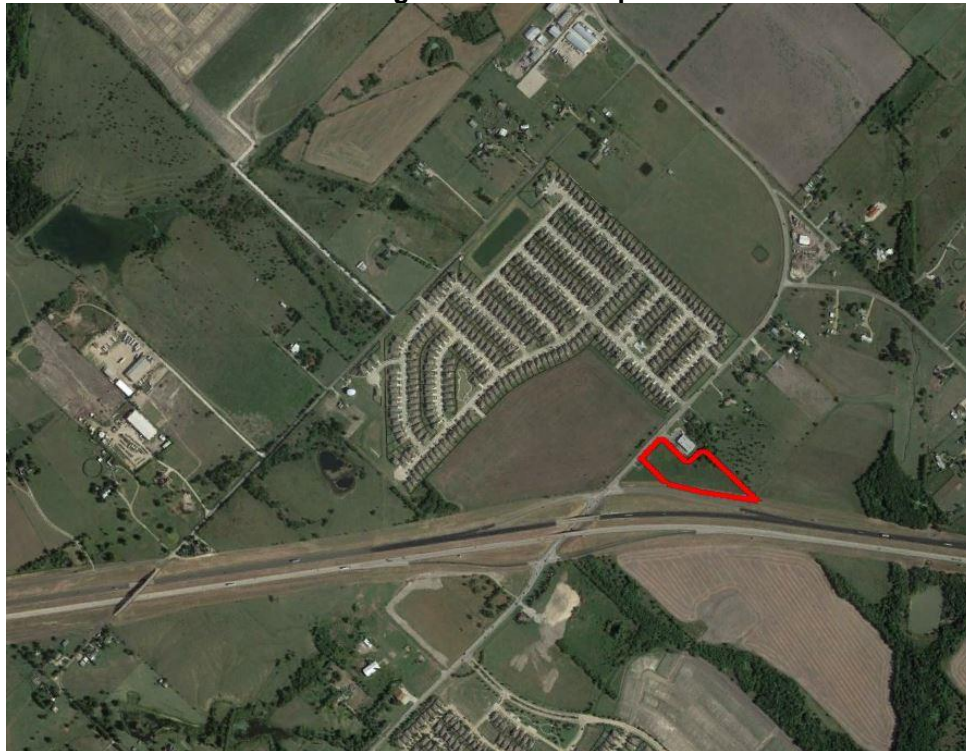
City Council Agenda Item Summary Report

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|--|-----------------|----------------|-------------------|
| Meeting Date: December 17, 2019 | | | |
| Submitted by: P. Morgan | | | |
| Consent X | Discussion Only | Public Hearing | Action/Discussion |
| Item Title: Consider approval of a preliminary plat for the Trinity Capital Bank Addition, located northeast of the intersection of F.M. 741 and Interstate Highway 20. | | | |
| Attachments: Preliminary Plat | | | |

Item Summary:

Salcedo Group, representing the property owner, requests approval of the preliminary plat for Trinity Capital Bank. The purpose of the preliminary plat is to establish the lots and easements required for the development of a bank in the City of Forney extra-territorial jurisdiction (ETJ).

Image 1: Location Map



Current Standards:

The 3.213-acre property is currently vacant and undeveloped. The Subdivision Ordinance is the regulatory document for the property. There is no zoning control of the property since it is located outside city limits. A Dollar General retail store is located to the north of the property.

Preliminary Plat:

The preliminary plat consists of two (2) lots on 3.213 acres of property. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The plat shows that access to the property will be from F.M. 741.

Future Requirements:

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

Recommendation:

On December 2, 2019, the Planning and Zoning Commission unanimously recommended approval.