



## Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
March 5, 2020

**Submitted by:**  
A.C. Dixon

**Item Title:**

Discuss and consider approval of a final plat for the Trinity Capital Bank Addition, located northeast of the intersection of F.M. 741 and Interstate Highway 20.

**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**  
Final Plat

**Item Summary:**

Salcedo Group, representing the property owner, requests approval of the final 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 property is located outside Forney city limits but inside Forney ETJ. The Subdivision Ordinance is the regulatory document for the property. The preliminary plat was approved by City Council on December 17, 2019.

**Final Plat:**

The final 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. A TxDOT driveway permit is required prior to site development. If TXDOT requires the driveway location to be changed then a future plat revision may be required.

**Staff Recommendation:**

Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.