



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 4, 2020	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a preliminary plat for the FTW5 Addition, located northeast of County Road 212 and west of S. Gateway Boulevard in the City of Forney.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

Mr. Jonathan Stites, representing the property owner, requests approval of a preliminary plat for 79.362 acres of property located northeast of County Road 212 and west of S. Gateway Boulevard. The purpose of the request is to establish the easements and lot boundaries necessary to develop the property as a distribution center.

Image 1: Location Map



Current Standards:

The 79.362-acre property is currently vacant and undeveloped. The property is zoned within the Agricultural District, but the zoning application proposes to rezone the property to a Planned Development. The Goodyear distribution center is located to the north and the Amazon distribution center is located to the east. Agricultural zoned property borders to the south.

Preliminary Plat:

The preliminary plat consists of one lot and 79.362 acres of land. The site provides one connection to South Gateway Boulevard and two connections to Akron Way. A fire lane access easement is provided around the proposed main building. The plat is presented in accordance with the City of Forney Subdivision Ordinance requirements for a preliminary plat.

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.