



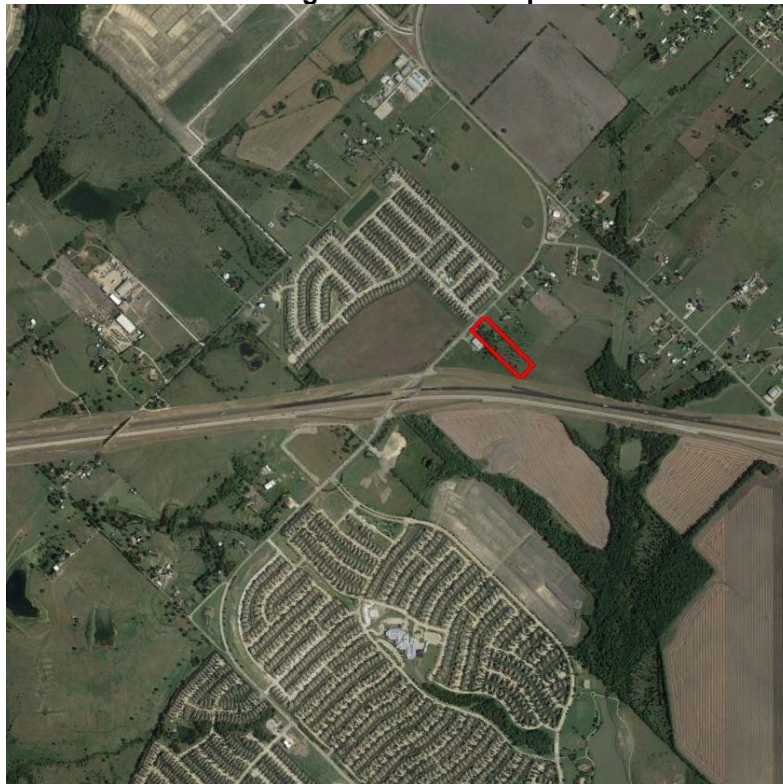
## City Council Agenda Item Summary Report

Meeting Date: January 19, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for the Pinnacle Montessori - Heartland, located northeast of the F.M. 741 and Interstate Highway 20 intersection in the City of Forney extra-territorial jurisdiction.			
Attachments: Preliminary Plat			

**Item Summary:**

Epsilon Land Development, representing the property owner, requests approval of the preliminary plat for Pinnacle Montessori - Heartland. The purpose of the preliminary plat is to establish the property lines and easements required for the development of a child care center in the City of Forney’s extra-territorial jurisdiction (ETJ).

**Image 1: Location Map**



**Current Standards:**

The 4.998-acre property is currently vacant and undeveloped. The property is located outside Forney city limits but inside Forney ETJ. The City of Forney Subdivision Ordinance is the regulatory document for the property.

**Preliminary Plat:**

The preliminary plat consists of one (1) lot on 4.998-acres of property. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

**Future Requirements:**

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

1. Final Plat
2. Civil Plans (staff approved)

**Recommendation:**

On January 7, 2021, the Planning and Zoning Commission voted to recommend approval.