



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

April 8, 2021

Submitted by:

A.C. Dixon

Item Title:

Discuss and consider approval of the Forney Industrial final plat, consisting of 101.833 acres located south of U.S. Highway 80 and Clements Drive.

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

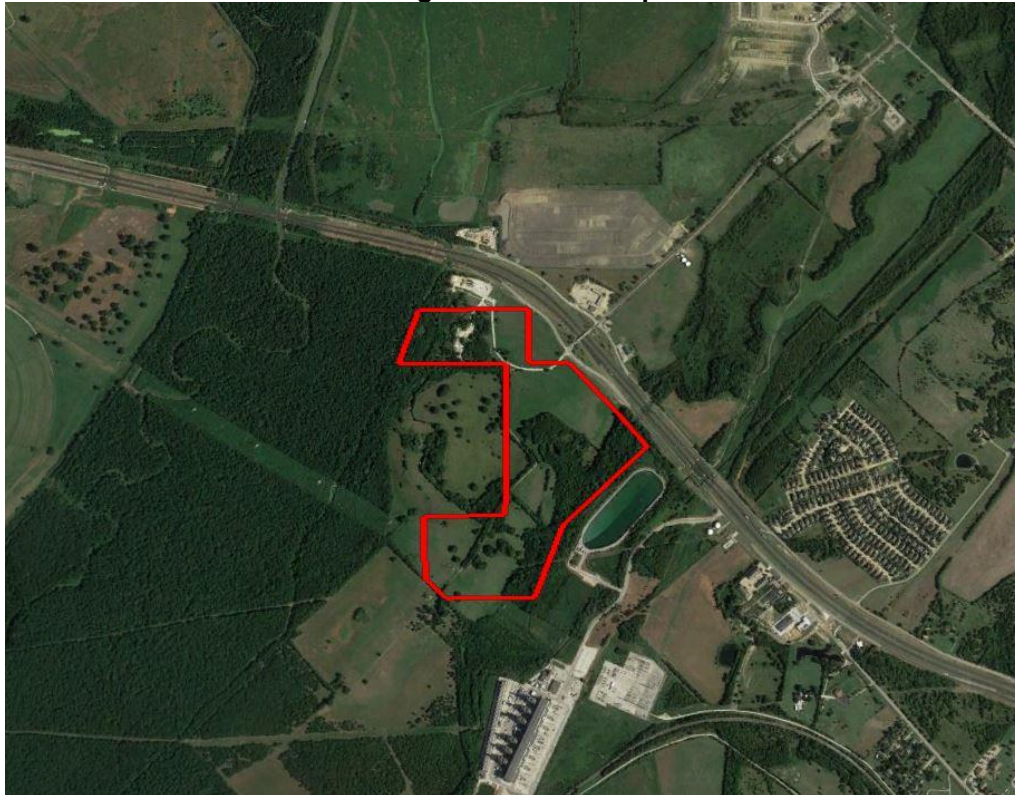
Documentation Attached:

Final Plat

Item Summary:**Purpose:**

Exeter Property Group requests approval of a final plat for Lots 2 & 3, Block 2, Forney Industrial. The property consists of 101.833 acres of land located south of the intersection of U.S. Highway 80 and Clements Drive. The purpose of the final plat is to establish the boundaries and easements necessary for the development of the 2 lots on the property.

Image 1: Location Map

**Current Standards:**

The 101.833 acres property is currently vacant and undeveloped. The property is zoned within the Wellington Ridge Planned Development, with a base zoning of Light Industrial. City Council approved the current zoning for the property on August 18, 2020. The preliminary plat was approved by City Council on December 15, 2020.

Final Plat:

The final plat consists of two (2) lots on 101.833 acres of property. The plat is designed in compliance with Planned Development Ordinance No. 20-32, the City of Forney Comprehensive Zoning Ordinance, and the City of Forney Subdivision Ordinance.

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.