



## 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 a preliminary plat for First Presbyterian Church, located at 12433 FM 1641.

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

**Documentation Attached:**

Preliminary Plat

**Item Summary:****Purpose:**

Spiars Engineering, representing the property owner, requests approval of a preliminary plat for First Presbyterian Church. The purpose of the preliminary plat is to establish the boundaries and easements necessary for the development of the property.

**Image 1: Location Map**

**Current Standards:**

First Presbyterian Church currently uses the property as a place of worship. The property consists of 10.002 acres of land zoned within the AG, Agricultural District. The property east and west of subject property are vacant and undeveloped. The High Meadow Residential (ETJ) Subdivision is located south of the property.

**Preliminary Plat:**

The preliminary plat consists of one (1) lot and 10.002 acres of land. A traffic impact analysis has been reviewed by the City Engineer. The plat is designed in conformance with the City of Forney Subdivision Ordinance.

**Future Requirements:**

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

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

**Recommendation:**

This request is in compliance with City of Forney Comprehensive Plan, Goal 9, "Encourage sustainable economic growth for Forney where local residents can work, shop and live in the community". Staff recommends approval of this request, as presented. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.