



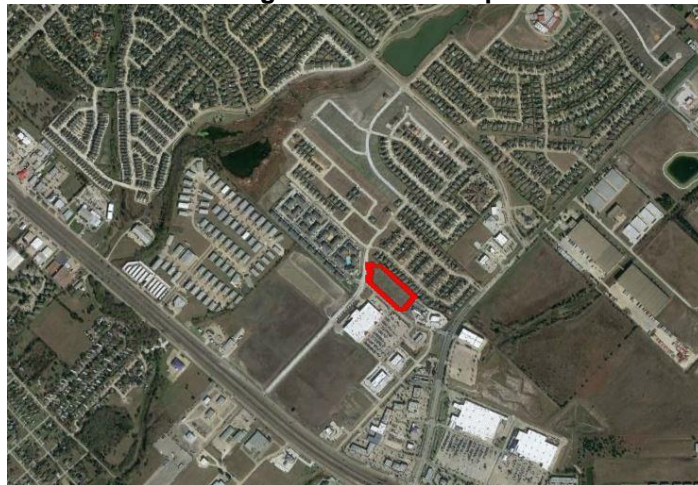
## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> May 6, 2021	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Discuss and consider approval of a preliminary plat for Lot 3, Block A, Kroger Drive North Addition, located northeast of the Trailhouse Boulevard and Kroger Drive intersection.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Preliminary Plat
<b>Item Summary:</b>	

**Purpose:**

Spiars Engineering, representing the property owner, requests approval of a preliminary plat for Lot 3, Block A, Kroger Drive North Addition. The preliminary plat consists of 4.69 acres of land located northeast of the intersection of Trailhouse Boulevard and Kroger Drive. The purpose of the request is to establish the necessary boundary and easements for future site development.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped and zoned within the Forney Marketplace planned development. Pristine Car Wash is located directly adjacent to the east and the Mustang Place residential subdivision is located to the north.

**Preliminary Plat:**

The preliminary plat consists of one lot covering 4.69 acres of land. The preliminary plat is designed in accordance with standards provided by the City of Forney Subdivision Ordinance and Engineering Design Standards. The preliminary plat complies with the above regulations and with Texas Local Government Code.

**Recommendation:**

Staff recommends approval of this request, as presented.