



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 3, 2021	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a final plat for First Presbyterian Church, located at 12433 F.M. 1641.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Final Plat
Item Summary:	

Purpose:

Spiars Engineering, representing the property owner, requests approval of a final plat for First Presbyterian Church. The purpose of the final 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. The preliminary plat was approved by City Council on April 20, 2021.

Final Plat:

The final 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 Plans (staff approved)

Recommendation:

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.