



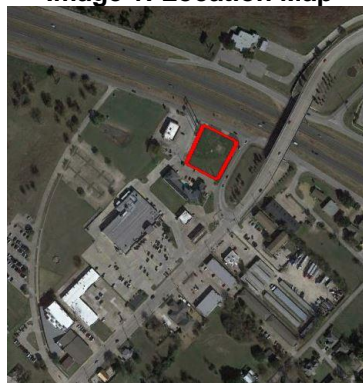
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 3, 2021	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a final plat for Lot 1 Block 1 Forster & Giles Subdivision, located southwest of the intersection of East U.S. Highway 80 frontage road and Pinson Avenue.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Final Plat
Item Summary:	

Purpose:

Lay Design Build, representing the property owner, requests approval of a final plat for Dairy Queen. The purpose of the request is to establish the necessary boundary and easements for the development of a restaurant.

Image 1: Location Map



Current Standards:

The .85-acre property is currently vacant and undeveloped. The property is zoned within the GR, General Retail District. Restaurants are permitted by right in this zoning district. The current property that Dairy Queen is utilizing is located directly east of the property. A preliminary plat for the property was never approved by the Planning & Zoning Commission and City Council.

Final Plat:

The final plat consists of one (1) lot and .85 acres of land. The zoning of the subject property and adjacent properties is not shown on the plat. The plat doesn't show fire lanes and other easements. The plat is missing certificates and other language in required by City of Forney Subdivision Ordinance.

Recommendation:

Staff recommends denial of this final plat. A preliminary plat was never approved by City Council. In addition, the zoning of the subject property and adjacent properties is not shown on the plat. The plat doesn't show fire lanes and other easements. Lastly, the plat is missing certificates and other language in required by City of Forney Subdivision Ordinance. These review comments were previously provided to the applicant. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.