



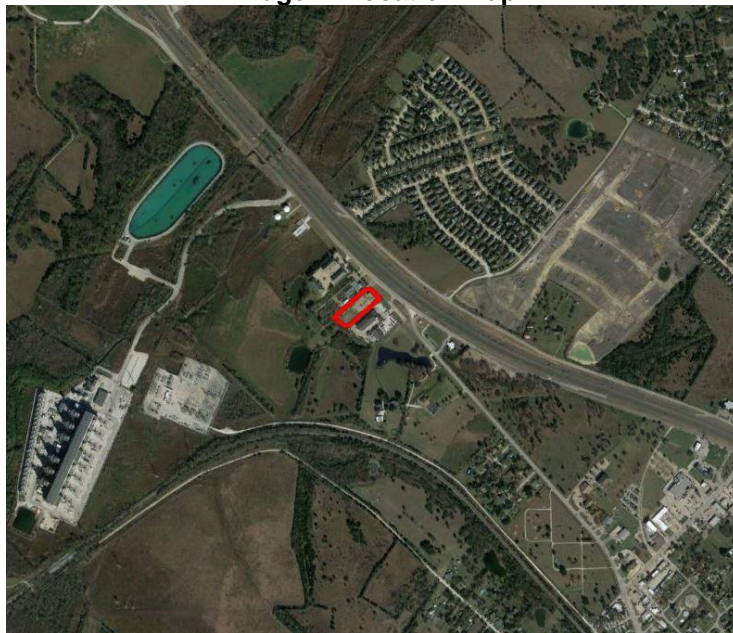
City Council Agenda Item Summary Report

Meeting Date: July 20, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for the Deen Kubota Display Addition, located at 705 W. Broad Street.			
Attachments: Preliminary Plat			

Item Summary:

Bannister Engineering, representing the property owner, requests approval of a preliminary plat for the Deen Kubota Display Addition. The purpose of the request is to establish the lot lines and easements for the property.

Image 1: Location Map



Current Standards:

The two-acre property is located on the west side of the existing Kubota dealership. A conditional use permit for the existing dealership was approved by City Council on March 20, 2018. The property is zoned Mixed Use district, which permits Heavy Machinery Sales and Storage with the approval of a Conditional Use Permit and is defined by Section 49, Definitions, of the City of Forney Comprehensive Zoning Ordinance:

“119. HEAVY MACHINERY SALES AND STORAGE - A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function

together as a unit.”

Preliminary Plat:

The preliminary plat consists of one (1) lot. The property has shared access to the U.S. Highway 80 frontage road. Approval of this preliminary plat is regulated by the City of Forney Subdivision Ordinance and Engineering Design Standards. The preliminary plat complies with all platting requirements.

Recommendation:

On July 1, 2021, the Planning and Zoning Commission voted 5-0 to recommend approval.