



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: October 7, 2021	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a preliminary plat for the Trailhouse Park Addition, located north of E. U.S. Highway 80 and west of Trailhouse Lane.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

Eric L. Davis Engineering, representing the property owner, requests approval of a preliminary plat for the Trailhouse Park Addition. The purpose of the preliminary plat is to establish the lot boundary and necessary easements for the development of a new multi-family development.

Image 1: Location Map



Current Standards:

The 10.128-acre property is currently vacant and undeveloped. The property is zoned within the Trailhouse Park Planned Development (Ordinance No. 20-33). The zoning for the property was approved by City Council on August 18, 2020. The base zoning of this property is Multi-Family Residential-15. The property is bordered to the north by the already established Emerson multi-family residential planned development.

Preliminary Plat:

The preliminary plat consists of one lot and 10.128 acres of land. The preliminary plat provides the fire lane layout and establishes the necessary easements for development. Water and utility easements are provided throughout the property. The preliminary plat meets the requirements of the City of Forney Subdivision Ordinance.

The developer is responsible for paying fees-in-lieu of a land dedication and park development fees totaling \$195,696. This payment is required before the final plat is recorded.

Accessibility:

The property has shared access to the U.S. Highway 80 frontage road and to Trailhouse Lane.

Future Requirements:

If the preliminary plat and final plat are approved, future development of the property will require approval of:

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

Staff Recommendation:

Staff recommends approval.