



City Council Agenda Item Summary Report

Meeting Date: November 2, 2021

Submitted by: Jon Thatcher, City Attorney

Consent	Public Hearing	Action Item X
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Item Title: Discuss and consider a Resolution approving a Development Agreement between the City of Forney and Platform 80-20, LP for the development of an approximate 40.565 acres of land situated southwest of additional property owned by Platform 80-20, located south of the intersection of CR 212 and Akron Way.

How this item ties-in with the City’s Mission, Vision and Values: We are open to new ideas and acceptive to create solutions to all challenges. [Visionary].

Summary Statement

In December 2020, the City Council approved a development agreement with Platform 80-20, LP for the full development of approximately 60 acres on CR 212. The Agreement was amended in April 2021 to modify the development regulations.

The developer for Platform 80-20, LP now proposes to develop an additional 40.565 acres in a similar manner with a proposed development agreement that is similar to that which was approved prior. The property is located directed southwest adjacent to the property on CR 212. The intent is to create a “next phase” of the original development concept.

Currently, the City does not have land use control or authority over the property as it is located outside of the City’s corporate boundaries. Platform desires to petition the City for the annexation of all of the 40.565 acres. The development agreement proposes that the property will be developed following the initiation of annexation of the property and approval of the necessary zoning of a planned development with a base zoning classification of light industrial to allow the uses contemplated in the development agreement.

The development would be subject to wastewater and roadway impact fees and other required development fees. The property is currently within the Talty SUD. As a result, the City would not be the retail provider of water services.