



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
January 6, 2022

Submitted by:
A.C. Dixon

Item Title:

Hold a public hearing and discuss and consider approval of a replat of Block A, Lot 5 of the Ridgcrest Center Addition.

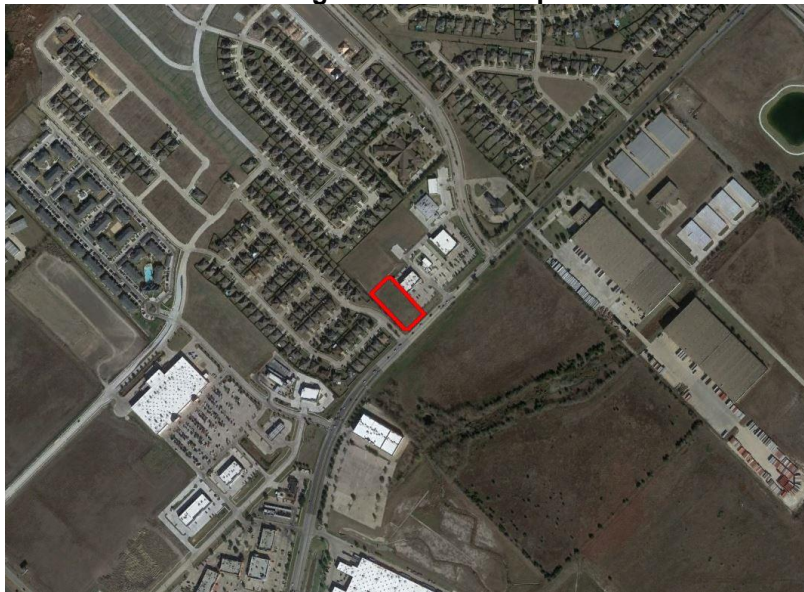
Public Hearing Item **Consent/Action Item**

Documentation Attached:
Replat

Item Summary:

Vasquez Engineering, LLC, representing the property owner, requests approval of a replat for Ridgcrest Center Phase II. The purpose of the replat is to establish the necessary easements for a multi-tenant retail center.

Image 1: Location Map



Current Standards:

The 1.021-acre property is currently vacant and undeveloped. The property is zoned within the Hamblen Estates Planned Development (Ordinance No. 1043). The Planned Development (PD) was approved by City Council on December 18, 2001. General Retail District is the base zoning district for the property, with the PD allowing approved uses from the Neighborhood Service District. Retail establishments are permitted in this Planned Development.

Retail and restaurant uses are located northeast of the property. The Mustang Place single-family residential neighborhood is located to the west of the property.

Replat:

The replat consists of one (1) lot and 1.021 acres of land. The plat is designed in conformance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The replat designs the property easements based on the new site plan for the property.

Future Requirements:

If the replat and site plan are approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Recommendation:

Staff recommends approval.