



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: March 3, 2022	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a preliminary plat for Forney Marketplace Addition, Block 1, Lots 5R, 6A, and 6B located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

JM Civil Engineering, representing the property owner, requests approval of a preliminary plat for Forney Marketplace Addition, Block 1, Lots 5R, 6A, and 6B. The purpose of the request is to subdivide Lot 5 of the recently approved plat into three lots for multitenant retail centers.

Image 1: Location Map



Current Standards:

The 2.32-acre property is currently vacant and undeveloped. The property is zoned within the Forney Marketplace Planned Development (Ordinance No. 11-15), approved by City Council on July 19, 2011. The Kroger grocery store and some multi-tenant retail centers are located northeast of the property. There are also existing retail centers located southeast of the property within the Mustang Crossing Planned Development. A final plat that included this property was recently approved by City Council on February 15, 2022.

Preliminary Plat:

The preliminary plat consists of three (3) lots and 2.32 acres of land. The preliminary plat is designed in accordance with standards provided by the City of Forney Subdivision Ordinance and Engineering Design Standards. The preliminary plat complies with the above regulations and with Texas Local Government Code.

Accessibility:

The property has shared access to the East U.S. Highway 80 frontage road, Marketplace Boulevard, and Trailhouse Boulevard.

Staff Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.