

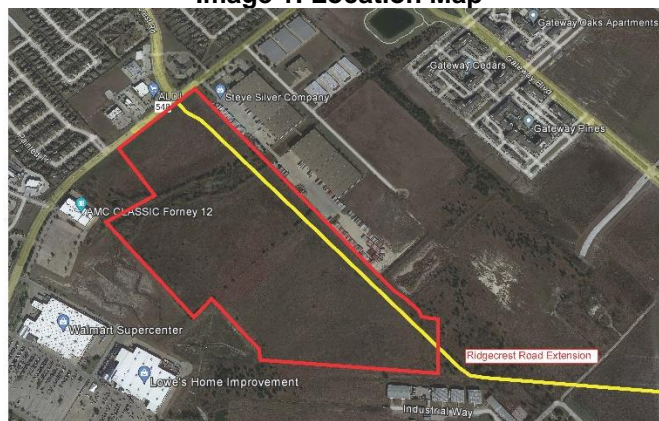


Planning and Zoning Commission Agenda Item Summary Report

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| Meeting Date: April 7, 2022 | Submitted by: A.C. Dixon |
| Item Title: | |
| Discuss and consider approval of a preliminary plat for Lovett Forney Addition, located at the southeast corner of North F.M. 548 and Ridgecrest Road. | |
| Public Hearing Item [] Consent/Action Item [X] | Documentation Attached: Preliminary Plat |
| Item Summary: | |

Vasquez Engineering, representing the property owner, requests approval of a preliminary plat for the Lovett Forney Addition. The purpose of the preliminary plat is to subdivide the property and provide easements necessary for the development of a distribution center.

Image 1: Location Map



Current Standards:

The property consists of 79.8876 acres of land and is zoned within the Project Owl/ Lovett Industrial Planned Development. The property is currently vacant and undeveloped. A planned development zoning district for the property was approved by City Council on November 16, 2021.

Preliminary Plat:

The preliminary plat consists of four (4) lots and 79.8876 acres. The property provides direct access to North F.M. 548 and the eastern extension of Ridgecrest Road. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

Staff Recommendation:

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