



City Council Agenda Item Summary Report

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| Meeting Date: May 17, 2022 | | | |
| Submitted by: P. Morgan | | | |
| Consent X | Discussion Only | Public Hearing | Action/Discussion |
| Item Title: Consider approval of a preliminary plat for Forney Marketplace Addition, Lots 7A & 7B, located north of E. U.S. Highway 80 and west of Marketplace Boulevard. | | | |
| Attachments: Preliminary Plat | | | |

Item Summary:

JM Civil Engineering, representing the property owner, requests approval of a preliminary plat for Forney Marketplace Addition, Block 1, Lots 7A & 7B. The purpose of the request is to subdivide Lot 7 into two lots.

Image 1: Location Map



Current Standards:

The subject property is currently vacant and undeveloped. The property is zoned within the Forney Marketplace planned development, PD 11-15, originally approved by City Council July 19, 2011. An amendment to the planned development was approved by City Council on December 15, 2020. The planned development allows for general retail uses, including retail and restaurant.

Preliminary Plat:

The preliminary plat consists of two (2) lots and 2.394 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.

Recommendation:

On May 5, 2022, the Planning and Zoning Commission recommended approval.