

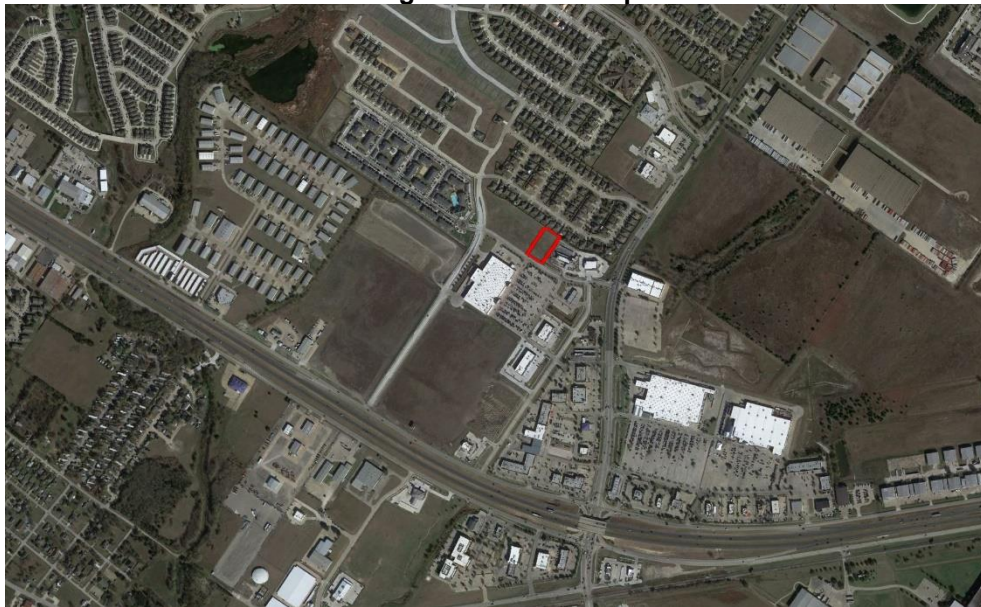


Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 2, 2022	Submitted by: A.C. Dixon
Item Title:	
Hold a public hearing and discuss and consider a replat of Lot 3R and 4, Block A, Kroger Drive North Addition, located east of the Trailhouse Lane and Kroger Drive intersection.	
Public Hearing Item <input checked="" type="checkbox"/> Consent/Action Item <input type="checkbox"/>	Documentation Attached: Replat
Item Summary:	

Cross Engineering, representing the property owner, requests approval of a replat of Lot 3R and 4, Block A, Kroger Drive North Addition. The purpose of the replat is to establish the boundaries and easements necessary for the development of a child care center.

Image 1: Location Map



Current Standards:

The subject properties are 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 concept plan was approved by City Council on December 15, 2020. Child care centers are an approved use by right in this planned development. This property is north of the Kroger grocery store and west of Pristine Car Wash.

Replat:

The replat consists of two (2) lots and 4.369 acres of land. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

Future Requirements:

If the replat is approved, future development of the property will require approval of:

1. Civil Plans (staff approved)

Recommendation:

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