



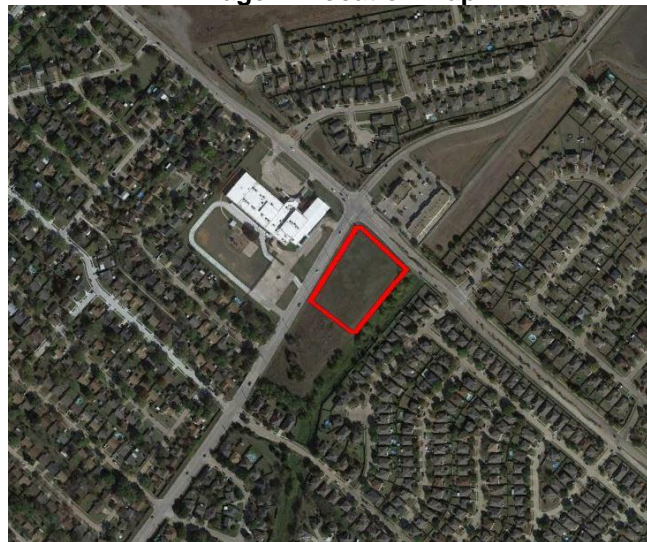
## City Council Agenda Item Summary Report

Meeting Date: July 19, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for Forney Montessori, located southeast intersection of Pinson Road and Ridgecrest Road.			
Attachments: Preliminary Plat			

**Item Summary:**

Claymoore Engineering, representing the property owner, requests approval of a preliminary plat for Forney Montessori. The purpose of the request is to establish the necessary boundary and easements for a child care facility.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property consists of 2.59 acres of land zoned within the Neighborhood Service District. The Neighborhood Service district is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services. Child care centers are allowed with a conditional use permit and the conditional use permit for this property was approved by City Council on December 21, 2021.

**Preliminary Plat:**

The preliminary plat consists of one (1) lot and 2.59 acres. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The plat establishes access to Pinson Road.

**Recommendation:**

The Planning and Zoning Commission recommended approval of the request on July 7, 2022, with a stipulation that additional information be provided.

Specifically, the Commission requested details about why a connection to Ridgecrest Road is not proposed. The reason that there is not a connection being made to Ridgecrest Road is because the property has a floodplain designation from FEMA. The Engineering Department (and applicant) confirmed that there is a required storage ponding area at the north side of the property, which does not allow for any additional pavement to cut through it.