



City Council Agenda Item Summary Report

Meeting Date: March 19, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for Forney Marketplace Addition, Block 1, Lot 1 and Lot 2, located northwest of the intersection of East U.S. Highway 80 and 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, Lot 1 and Lot 2. The purpose of the request is to subdivide the property into one restaurant lot and one large remaining lot.

Image 1: Location Map



Current Standards:

The 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 planned development standards provide a schedule of uses identifying the specific uses permitted in this Planned Development. Restaurants are permitted in this Planned Development.

Multi-tenant retail centers are located southeast of the property. These existing retail centers are located within the Mustang Crossing Planned Development.

Preliminary Plat:

The preliminary plat consists of two (2) lots and 30.078 acres of land. Lot 1 is 1.291 acres and Lot 2 is 28.787 acres. The preliminary plat is designed in accordance with standards provided by the City of Forney Subdivision Ordinance, City of Forney Engineering Design Standards, and Texas Local Government Code.

Accessibility:

The property will eventually have access to the East U.S. Highway 80 frontage road, Marketplace Boulevard, and Trailhouse Boulevard (not yet constructed). TxDOT has confirmed that a traffic impact analysis (TIA) is not required for this project.

Recommendation:

The Planning and Zoning Commission considered the request on March 7, 2019. The Commission voted unanimously to recommend approval.