



# City Council Agenda Item Summary Report

**Meeting Date:** July 10, 2018

**Submitted by:** P. Morgan

**Consent**

**Public Hearing**

**Action Item**

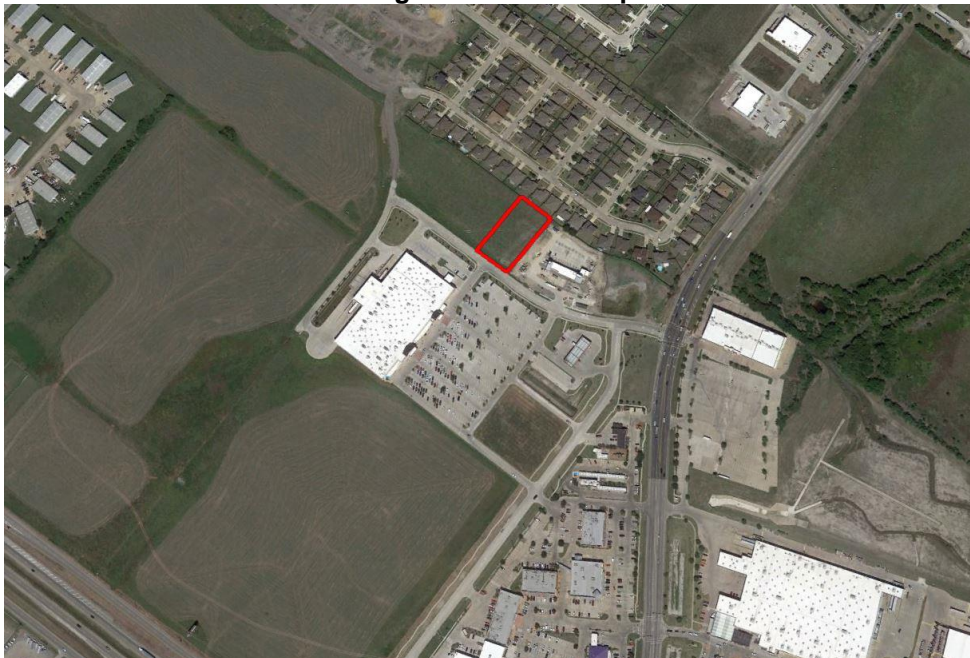
**Item Title:** Consider approval of a preliminary plat for Lot 3, Block A, Kroger Drive North Addition, located west of F.M. 548 and north of Kroger Drive the City of Forney, Texas.

**How this item ties-in with the City’s Mission, Vision and Values:** Subdivision Ordinance standards are intended to preserve the health and safety of citizens while complying with Texas Local Government Code requirements.

### Summary Statement

Mr. Greg Wescott, representing the property owner, requests approval of a preliminary plat for Lot 3, Block A, Kroger Drive North Addition. The preliminary plat consists of 0.993 acres of land approximately 215 feet northwest of the intersection of Kroger Drive and Marketplace Boulevard. The purpose of the request is to establish the necessary boundary and easements for commercial development.

**Image 1: Location Map**



### Current Standards:

The property is currently vacant and undeveloped and zoned within the Forney Marketplace planned development, with zoning standards regulated by Ordinance No 11-15 and the City of Forney Zoning Ordinance. Pristine Car Wash is located directly adjacent, on the south property line. The Mustang Place residential subdivision is located to the north.

### Preliminary Plat:

The preliminary plat consists of one lot covering 0.993 acres of land. Access is provided to Kroger Drive and the fire lane connects to the Pristine Car Wash fire lane.

**Future Requirements:**

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

1. Final Plat
2. Site Plan
3. Building Plans (staff approved)

**RECOMMENDED ACTION**

Staff recommends approval. The Planning and Zoning Commission will consider the item on July 5, 2018.