



City Council Agenda Item Summary Report

Meeting Date: November 19, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a preliminary plat for Ryhn Addition, located north of Don T. Cates Drive and east of North F.M. 548.			
Attachments: Preliminary Plat			

Item Summary:

The owner of the property, Mr. Hassam Yousef, requests approval of a preliminary plat for Ryhn Addition. The purpose of the request is to establish the necessary boundary and easements for commercial development.

Image 1: Location Map



Current Standards:

The property consists of 1.00 acre of land. The property is vacant and undeveloped. The rezoning request to change the zoning on the property from AG, Agricultural District to C, Commercial District was approved by City Council on April 17, 2018.

Preliminary Plat:

The preliminary plat consists of one (1) lot and 1 acre. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The plat shows direct access to North F.M. 548.

Future Requirements:

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

1. Final Plat
2. Building Plans (staff approved)

Recommendation:

On October 29, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.