



City Council Agenda Item Summary Report

Meeting Date: December 17, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for New Horizons Addition, located east of the F.M. 1641 and F.M. 548 intersection.			
Attachments: Final Plat			

Item Summary:

Claymoore Engineering, representing the property owner, requests approval of a final plat for McDonalds. The purpose of the request is to establish the necessary boundary and easements for the development of the property.

Image 1: Location Map



Current Standards:

The 1.293-acre property is currently vacant and undeveloped. Restaurant is an approved use, as the property is zoned in the commercial zoning district. The RaceTrac gasoline service station at 30 North F.M. 548 is located north, adjacent to the property. The preliminary plat for the property was approved by City Council on October 15, 2019, and the site plan for the McDonald’s restaurant was approved by City Council on November 19, 2019.

Final Plat:

The final plat consists of one (1) lot and 1.293 acres of land. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The property shares access to F.M. 548.

Future Requirements:

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

1. Building Plans (staff approved)

Recommendation:

On December 2, 2019, the Planning and Zoning Commission unanimously recommended approval.