



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: March 5, 2020	Submitted by: A.C. Dixon
---------------------------------------	------------------------------------

Item Title: Discuss and consider approval of a preliminary plat for Lots 1 - 4, Block A, Fox Daycare Addition, located northeast of the intersection of South F.M. 548 and F.M 741.

Consent/Action Item <input checked="" type="checkbox"/> Public Hearing Item <input type="checkbox"/>	Documentation Attached: Preliminary Plat
---	--

Item Summary:

Purpose:

Claymoore Engineering, requests approval of a preliminary plat for King Daycare, located northeast of the intersection of South F.M. 548 and F.M. 741. The purpose of the request is to establish the necessary boundary lines and easements for development of the property.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped. The property consists of four (4) lots and 15.60 acres of land zoned within the Fox Hollow Planned Development. The Planned Development zoning (Ordinance No. 11-26) was approved by City Council in 2004. The underlying zoning for this property is General Retail district. Child care center is a use that is permitted by right within the General Retail district. The site plan was approved on January 21, 2020.

Preliminary Plat:

The preliminary plat consists of four (4) lots and 15.60 acres. The plat is designed in compliance

with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

Accessibility:

The property has shared access to South F.M. 548 and F.M. 741.

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.