



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

April 2, 2020

Submitted by:

A.C. Dixon

Item Title:

Discuss and consider approval of a preliminary plat for 7-Eleven, located northeast of the intersection of North Gateway Blvd and North F.M. 548.

Public Hearing Item []
Consent/Action Item [X]

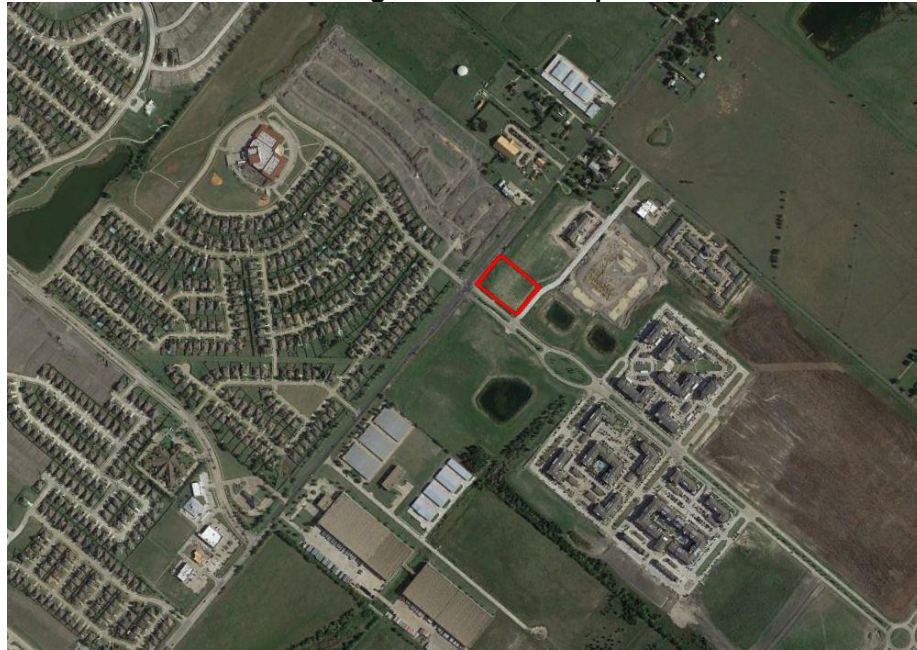
Documentation Attached:

Preliminary Plat

Item Summary:**Purpose:**

The Dimension Group, representing the property owner, requests approval of a site plan for 7-Eleven. The purpose of the request is to establish the necessary boundary and easements for a gas station and convenience store.

Image 1: Location Map

**Current Standards:**

The property consists of 1.3 acres of land. The property is vacant and undeveloped. This property is zoned within the Meadow Ridge Farm Planned Development. The underlying zoning is Commercial District. The Ordinance that governs this property states that the proposed gas station and convenience store use is permitted by right within this planned development.

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. Direct access to the property is provided to Gateway Blvd and shared access is provided to North F.M. 548.

Future Requirements:

If the preliminary plat and site plan are approved, future development of the property will require approval of:

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

Recommendation:

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