



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> October 8, 2020	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Discuss and consider approval of a final plat for Ryhn Addition, located north of Don T. Cates Drive and east of North F.M. 548.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Final Plat
<b>Item Summary:</b>	

**Purpose:**

The owner of the property, Mr. Hassam Yousef, requests approval of a final 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 Agricultural District to Commercial District was approved by City Council on April 17, 2018. A site plan for the property was approved on January 21, 2020.

**Final Plat:**

The final plat consists of one (1) lot and 1 acre. The preliminary plat was approved by the Planning and Zoning Commission on October 29, 2019. 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.

**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.