



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
October 7, 2021

**Submitted by:**  
A.C. Dixon

**Item Title:**

Discuss and consider approval of a preliminary plat for the Fox Daycare Addition, located northeast of the intersection of South F.M. 548 and F.M. 741.

**Consent/Action Item**

**Public Hearing Item**

**Documentation Attached:**

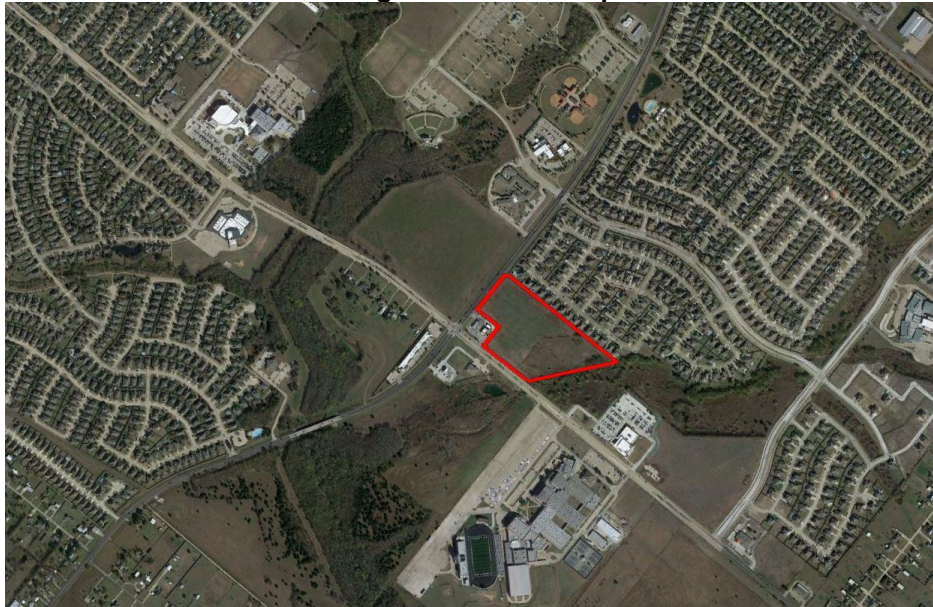
Preliminary Plat

**Item Summary:**

**Purpose:**

Claymoore Engineering, representing the property owner, requests approval of a preliminary plat for Fox 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 the development of the property.

**Image 1: Location Map**



**Current Standards:**

The 15.60-acre property is currently vacant and undeveloped. The property is zoned within the Fox Hollow Planned Development (Ordinance No. 11-26), which was approved by City Council in 2004. The base zoning for this property is General Retail district.

**Preliminary Plat:**

The preliminary plat consists of three (3) 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 will have shared access to South F.M. 548 and future access to F.M. 741.

**Future Requirements:**

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

1. Site Plan (for each individual lot)
2. Building Plans (staff approved)

**Recommendation:**

Staff recommends approval.