



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 final 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:
Final Plat

Item Summary:

Purpose:

Claymoore Engineering, representing the property owner, requests approval of a final 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 1.58-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.

Final Plat:

The final plat consists of one (1) lot and 1.58 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 access to South F.M. 548.

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.