



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> January 6, 2022	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b> Discuss and consider approval of a final plat for the South F.M. 548 Retail Addition, located west of the South F.M. 548 and F.M 1641 intersection.	
<b>Consent/Action Item</b> <input checked="" type="checkbox"/> <b>Public Hearing Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> Final Plat
<b>Item Summary:</b>	

**Purpose:**

Vasquez Engineering, representing the property owner, requests approval of a final plat for South F.M. 548 Retail Addition, located west of the intersection of South F.M. 548 and F.M. 1641. The purpose of the request is to establish the necessary boundary lines and easements for development of a multi-tenant retail building.

**Image 1: Location Map**



**Current Standards:**

The 6.475-acre property is currently vacant and undeveloped. The property is zoned within the Fox Hollow Planned Development (Ordinance 10-55), originally approved by City Council on September 17, 2002. The planned development allows Commercial District uses to operate on this specific property. The preliminary plat for this property was approved by City Council on October 19, 2021.

**Final Plat:**

The final plat consists of (5) lots and 6.475 acres. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. A fire lane easement is provided across the front and the rear of the lots.

**Accessibility:**

The property has access to South F.M. 548.

**Future Requirements:**

If approved, future development of the property will require approval of:

1. Building Plans (staff approved)
2. Civil Plans (staff approved)

**Recommendation:**

Staff recommends approval of this request.