

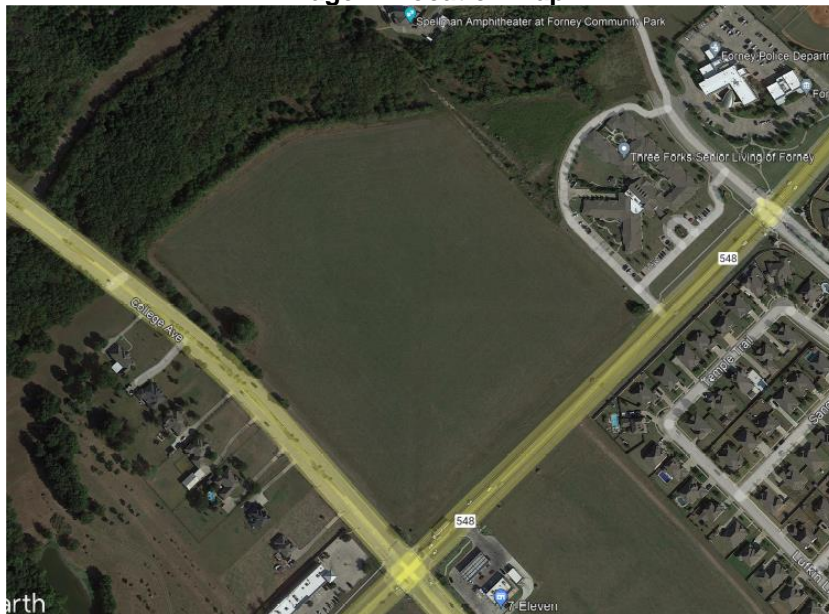


Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 2, 2022	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a preliminary plat for the Fox Hollow Retail Addition.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

Kimley-Horn, representing the property owner, requests approval of a preliminary plat. The purpose of the request is to establish the preliminary subdivision of 16.54 acres into seven (7) non-residential lots.

Image 1: Location Map



Current Standards:

The property consists of 16.54 acres of land zoned within Planned Development No. 1126. The base zoning for the property is General Retail.

The property is bordered to the north by the Three Forks Senior Living facility. To the east, across S. F.M. 548, is the Fox Hollow single-family residential subdivision. The adjacent property to the northwest is part of a planned development zoning request for a grocery store and retail uses.

Preliminary Plat Request:

The preliminary plat subdivides the property into seven (7) lots. The proposed uses include fuel station, grocery store, and retail. The preliminary plat complies with the zoning regulations for the property, the City of Forney Subdivision Ordinance, and Texas Local Government Code.

Accessibility:

The property has direct access to S. F.M. 548 and to F.M. 741.

Recommendation:

Staff recommends approval.