



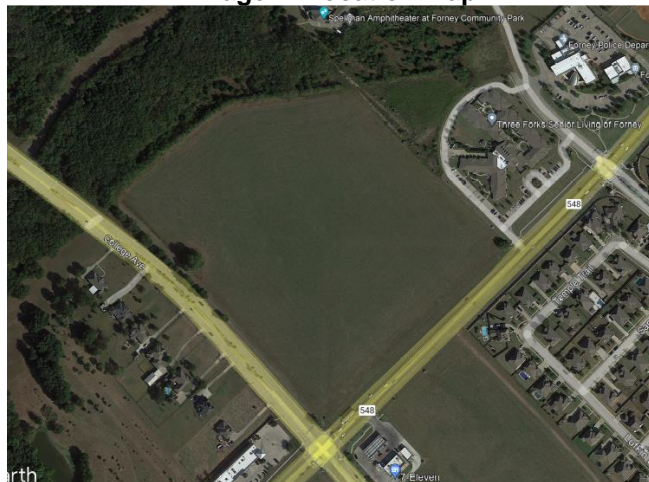
City Council Agenda Item Summary Report

Meeting Date: November 15, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for the Fox Hollow Retail Addition.			
Attachments: Final Plat			

Item Summary:

Melaku Partners requests approval of a final plat. The purpose of the request is to establish the lot lines and easements necessary to develop 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 and the property has an approved site plan for retail uses.

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.

Final Plat Request:

The final plat subdivides the property into seven (7) lots. The proposed uses include fuel station, grocery store, and retail. The final 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:

On November 3, 2022, the Planning and Zoning Commission voted to recommend approval.