



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
December 1, 2022

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

**Item Title:**

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

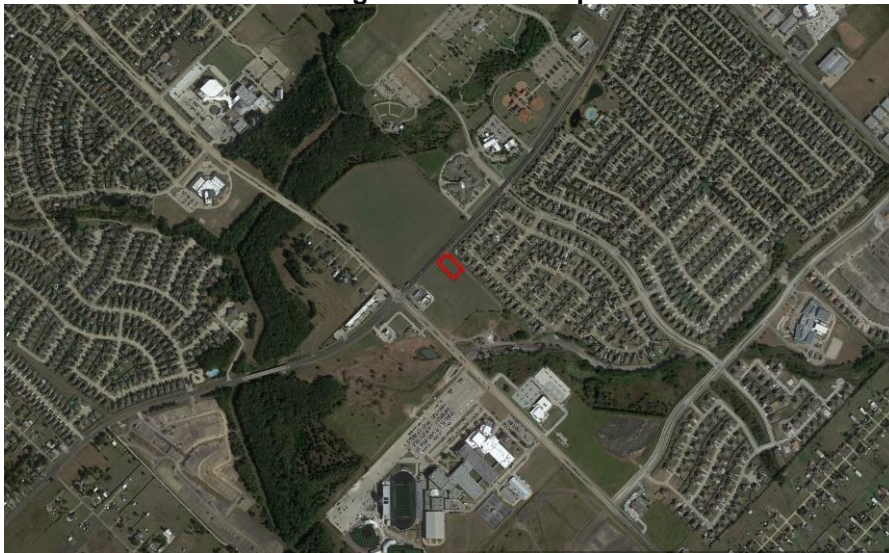
**Consent/Action Item**   
**Public Hearing Item**

**Documentation Attached:**  
Final Plat

**Item Summary:**

Quiddity Engineering, representing the property owner, requests approval of a final plat for SAG Addition. The purpose of the request is to establish the necessary boundary lines and easements for the development of a drive thru restaurant.

**Image 1: Location Map**



**Current Standards:**

The 0.89-acre property is currently vacant and undeveloped. The property is zoned within the Fox Hollow Planned Development. The Planned Development zoning (Ordinance No. 11-26) was approved by City Council in 2004. The base zoning for this property is the General Retail District.

**Final Plat:**

The final plat consists of one (1) lot and 0.89 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 direct access to South F.M. 548.

**Recommendation:**

Staff recommends approval.