

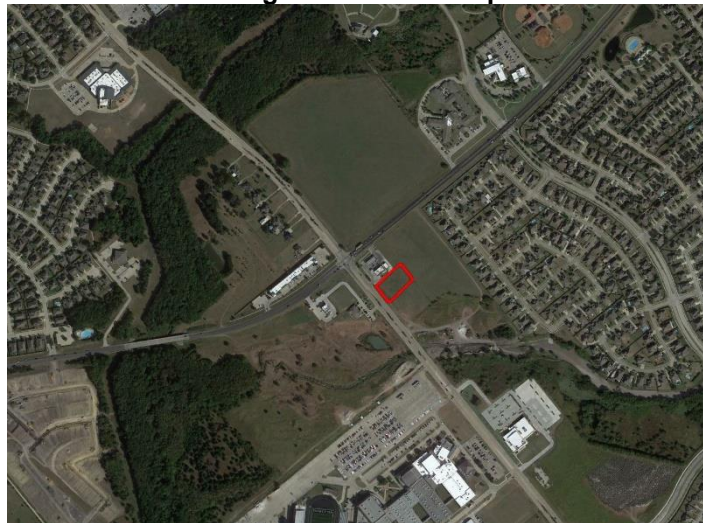


Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: December 1, 2022	Submitted by: A.C. Dixon
Item Title: Discuss and consider approval of a preliminary plat for the Forney Retail Land Addition, located northeast of the intersection of South F.M. 548 and F.M. 741.	
Consent/Action Item <input checked="" type="checkbox"/> Public Hearing Item <input type="checkbox"/>	Documentation Attached: Preliminary Plat
Item Summary:	

Peloton Land Solutions, representing the property owner, requests approval of a preliminary plat for Forney Retail Land Addition. The purpose of the request is to establish the necessary boundary lines and easements for the development of an emergency care center.

Image 1: Location Map



Current Standards:
The 1.086-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 General Retail district. An emergency care clinic is permitted by right at this property.

Preliminary Plat:
The preliminary plat consists of one (1) lot and 1.086 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 College Avenue.

Future Requirements:
If the preliminary plat and site plan are approved, future development of the property will require approval of:

1. Building Plans (staff approved)
2. Civil Plans (staff approved)
3. Final Plat

Recommendation:

Staff recommends approval.