



# 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 site plan for Forney ER, located northeast of the intersection of South F.M. 548 and F.M 741.

**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

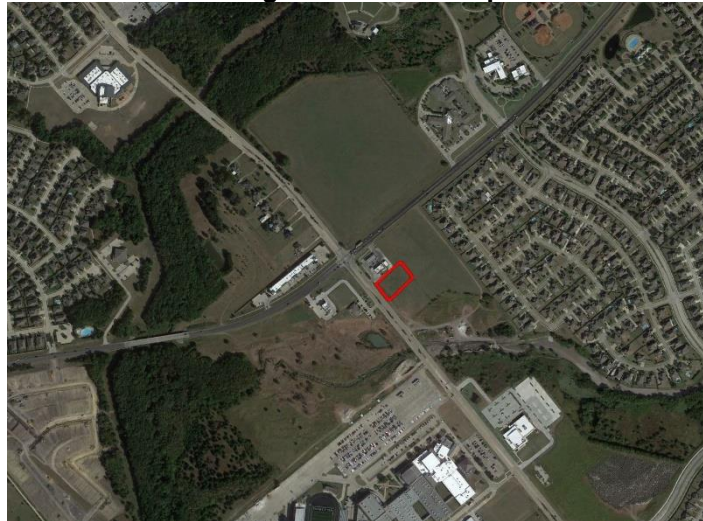
**Documentation Attached:**

Site Plan  
Building Elevation Plan  
Landscape Plan

**Item Summary:**

Peloton Land Solutions, representing the property owner, requests approval of a site plan for Forney ER. The purpose of the request is to establish the site design for an emergency care clinic.

**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.

**Site Plan:**

The site plan features a single-story 8,951 square foot building. The building elevation plan shows that brick and stucco are the primary exterior construction materials. The site plan displays sixty (60) parking spaces for customers. The landscape plan complies with Section 39 of the Zoning Ordinance. Trees are provided along the street frontage and plantings are provided to screen automobile headlights from adjacent roads.

**Accessibility:**

The property has access to College Avenue.

**Future Requirements:**

If 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.