



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: December 1, 2022	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a preliminary plat for the Forney Carwash Addition, located west of S. F.M. 548 and east of Forney Community Park.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Preliminary Plat
Item Summary:	

Mr. Ibrahim Kassem requests approval of a preliminary plat. The purpose of the request is to establish the boundary lines and easements to develop a car wash on property located west of S. F.M. 548 and east of Forney Community Park.

Image 1: Location Map



Current Standards:

The 1.831-acre property is currently zoned within the Fox Hollow Planned Development zoning district. The base zoning district for the property is Commercial and the property is bordered by the Jack’s Quick Stop gasoline service station to the south and medical/dental professional buildings to the north. A conditional use permit allowing the use was approved by City Council on September 20, 2022.

Preliminary Plat:

The preliminary plat shows the boundary lines and easements to be developed. The property has a driveway connection to S. F.M. 548.

Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the preliminary plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.