



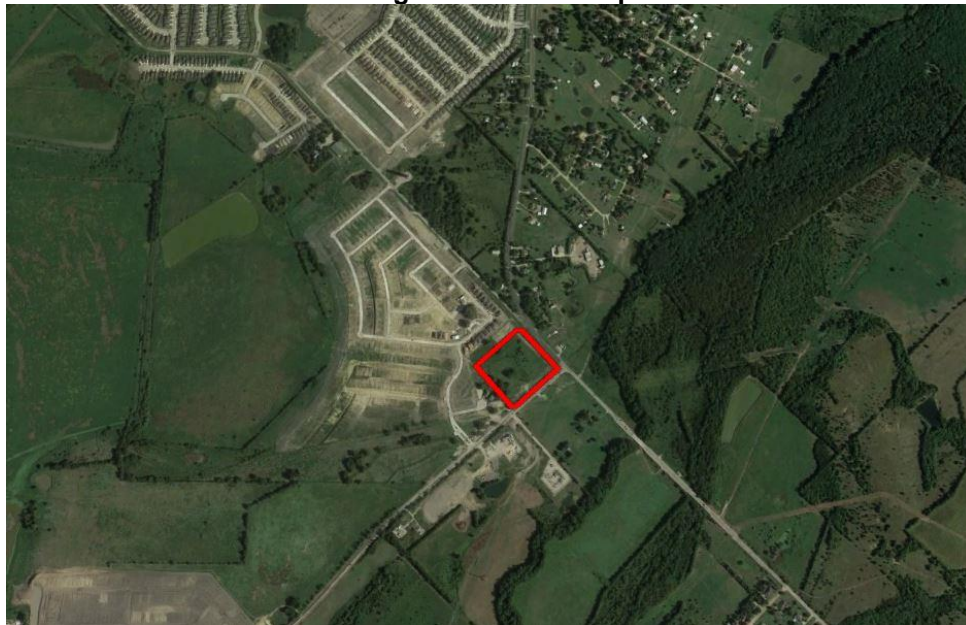
City Council Agenda Item Summary Report

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| Meeting Date: August 4, 2020 | | | |
| Submitted by: P. Morgan | | | |
| Consent | Discussion Only | Public Hearing X | Action/Discussion |
| Item Title: Hold a public hearing and discuss and consider approval of a replat for the Clements Park Addition, located northwest of the intersection of F.M. 740 and Clements Drive in the City of Forney extra-territorial jurisdiction. | | | |
| Attachments: Replat | | | |

Item Summary:

JPH Land Surveying, representing the property owner, requests approval of the replat for Clements Park Addition. The purpose of the replat is to establish the lots and easements required for the development of a gas station in the City of Forney extra-territorial jurisdiction (ETJ).

Image 1: Location Map



Current Standards:

The 9.928 acres-acre property is currently vacant and undeveloped. The property is located outside Forney city limits but inside Forney ETJ. The Subdivision Ordinance is the regulatory document for the property. The original replat (Pecan Grove Estates) was recorded in 1961.

Replat:

The replat consists of two (5) lots on 9.928 acres of property. A TxDOT driveway permit is required prior to site development. If TXDOT requires the driveway location to be changed then a future plat revision

may be required. The Planning and Zoning Commission considered the request on July 2, 2020. At that time staff recommended denial of the plat due to concern over compliance with the City of Forney Thoroughfare Plan. The plat did not make any provisions for the realignment of F.M. 460 and F.M 740, into a continuous curve to the northwest and a realigned T intersection as shown on the Thoroughfare Plan. The Planning and Zoning Commission agreed with staff and voted unanimously to recommend denial of the plat.

Following the Planning and Zoning Commission, the applicant agreed to revise the plat to show the Thoroughfare Plan's potential future alignment. This is shown for informational purposes and is not a dedication, reservation, donation, or encumbrance of the land.

Staff recommends approval of the revised replat.