



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

April 8, 2021

Submitted by:

A.C. Dixon

Item Title:

Hold a public hearing and discuss and consider approval of a replat for the Forney Business Center Addition, located on East Main Street between Center Street and South Chestnut Street.

Public Hearing Item **Consent/Action Item**

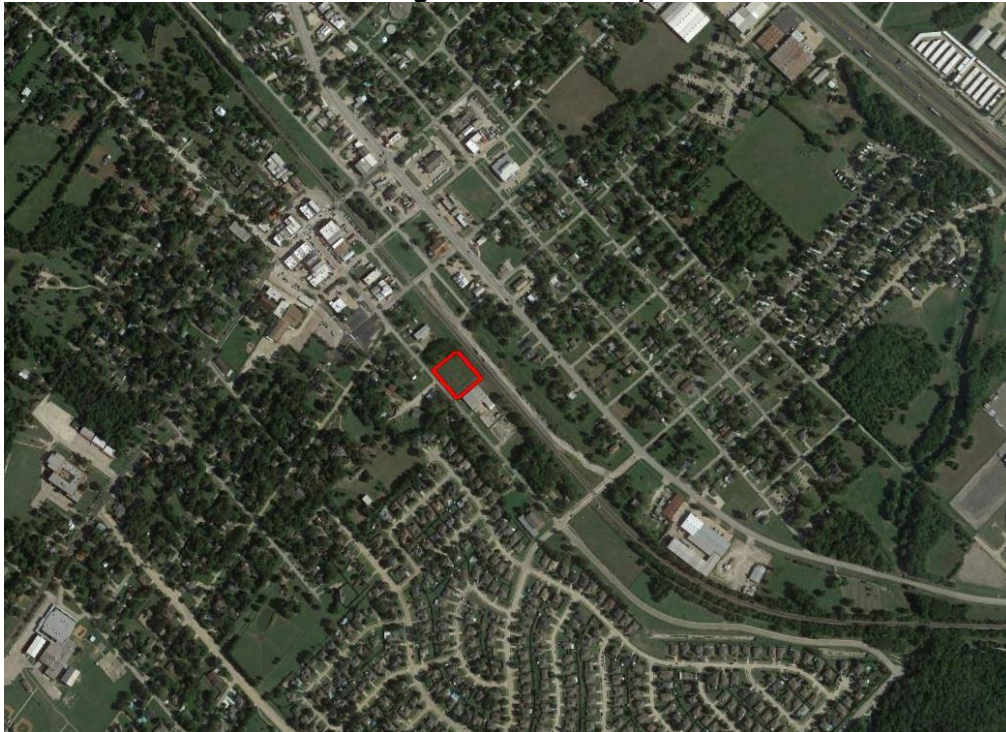
Documentation Attached:

Replat

Item Summary:**Purpose:**

PSA Engineering, representing the property owner, requests approval of a replat for Lot 1R, Block 47, Forney Business Center Addition No. 1. The property is adjacent to the contractor's office operated by Phillips Electric. The purpose of the request is to establish a new fire lane and utility easement to serve a new building.

Image 1: Location Map

**Current Standards:**

The property consists of 1.06 acres of land. The property is currently vacant and undeveloped. This property is zoned General Retail District which permits a contractor office to operate without any outside storage.

Replat:

The replat consists of one (1) lot and 1.06 acres of land. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance. The replat is designed in accordance with all of the requirements for platting a property.

Recommendation:

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