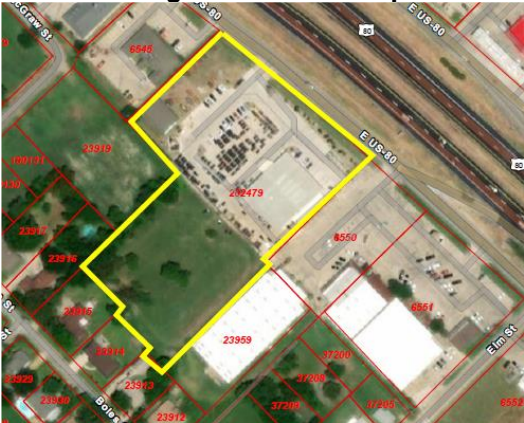




## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> November 4, 2021	<b>Submitted by:</b> P.Morgan
<b>Item Title:</b> Hold a public hearing and discuss and consider approval of a replat of the RideNow Forney Addition.	
<b>Public Hearing Item</b> <input checked="" type="checkbox"/> <b>Consent/Action Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> Replat
<b>Item Summary:</b>	
<p><b><u>Purpose:</u></b> RideNow Forney requests approval of a replat for the RideNow Forney Addition. The purpose of the replat is to establish the fire lane and easements for the expansion of the existing business.</p>	
<p><b>Image 1: Location Map</b></p> 	
<p><b><u>Current Standards:</u></b> The property consists of 3.82 acres of land zoned in the General Retail zoning district. RideNow Powersports currently operates on the property under a previously approved (April 18, 2017) Conditional Use Permit for all terrain vehicle dealer/sales. A second Conditional Use Permit was approved by City Council on April 20, 2021, and a site plan was approved on August 17, 2021. Those approvals allow for the expansion of the existing business.</p>	
<p><b><u>Replat:</u></b> The replat consists of one (1) lot and 3.816 acres of land. The plat is designed in conformance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.</p>	
<p><b><u>Accessibility:</u></b> The property has direct access to the U.S. Highway 80 service road.</p>	
<p><b><u>Public Notification:</u></b> Notification of the request was published in the Forney Messenger newspaper and was mailed to adjacent property owners. Staff did not receive any public comments concerning this request.</p>	
<p><b><u>Recommendation:</u></b> Staff recommends approval.</p>	