

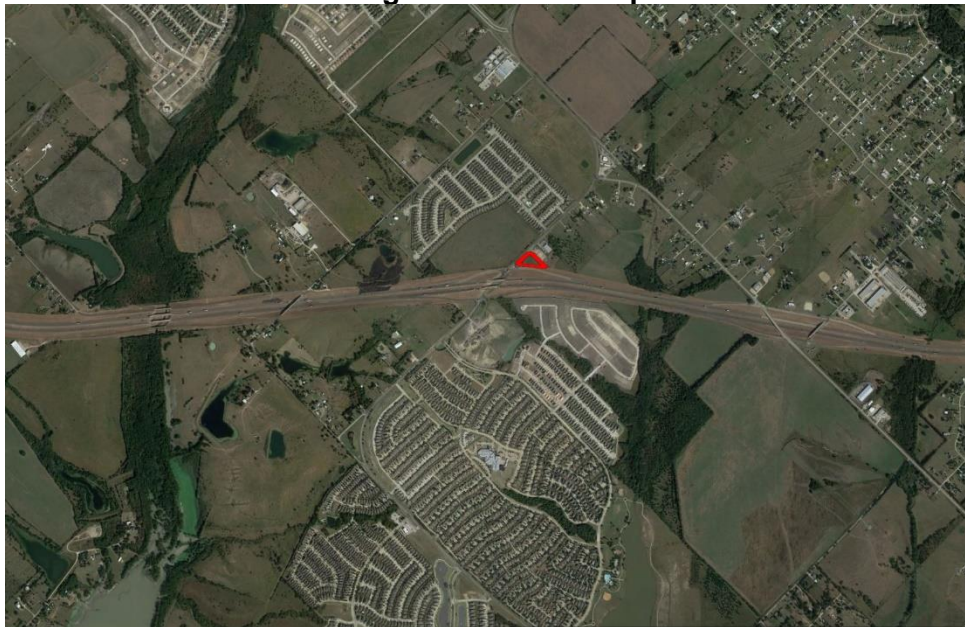


## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> September 1, 2022	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Hold a public hearing and discuss and consider a replat of Prescott 741 Addition, located northeast of the intersection of F.M. 741 and Interstate Highway 20.	
<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>	

Wise Texas Surveying, representing the property owner, requests approval of the replat for the Prescott 741 Addition. The purpose of the replat is to establish easements necessary for the development of a gas station with a restaurant in the City of Forney extra-territorial jurisdiction (ETJ).

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property consists of 1.323 acres of land located within the City of Forney extra-territorial jurisdiction. The property is regulated by the City of Forney Subdivision Ordinance. The preliminary plat was approved by City Council on November 21, 2017. The original final plat was approved by City Council on January 16, 2018.

**Replat:**

The replat consists of one (1) lot on 1.323 acres of property. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

**Staff Recommendation:**

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