



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

May 4, 2023

Submitted by:

A.C. Dixon

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.

**Public Hearing Item []
Consent/Action Item [X]****Documentation Attached:**Aerial
Replat**Item Summary:**

Triangle Engineering, 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 car wash in the City of Forney extra-territorial jurisdiction (ETJ).

Current Standards:

The 7.64 -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. The most recent replat (Clements Park) was recorded in 2020 to establish a 7 Eleven.

Replat:

The replat consists of four (4) lots on 7.64 acres of property. The plat complies with the City of Forney Subdivision Ordinance and Texas Local Government Code.

Staff Recommendation:

Staff recommends approval of this request.