



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
October 3, 2019

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a site plan for Schafer Plaza, located northwest of the intersection of East U.S. Highway 80 and Marketplace Boulevard.

Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:

- Site Plan
- Landscape Plans
- Final Plat
- Building Elevation Plans

Item Summary:

Icon Consulting Engineering, Inc, representing the property owner, requests approval of a site plan for Schafer Plaza. The property is located in the Mustang Crossing Planned Development (PD 1090), west of F.M. 548 and North of U.S. Highway 80. The purpose of the request is to establish the site design for a multi-tenant retail center.

Image 1: Location Map



Current Standards:

The 1.29-acre property is currently vacant and undeveloped. The property is zoned within the Mustang Crossing Planned Development, originally approved by City Council on November 18, 2003. There are existing retail centers are located directly north and south of the proposed development.

Site Plan:

The site plan features a single story, 16,000 square foot building. The building elevation plan shows that stucco and stone is the primary exterior construction material. The building elevation plan meets

this requirement. The applicant is proposing to use existing dumpsters on the adjacent site. The site plan displays ninety (90) parking spaces for customers. The landscape plan complies with Section 39 of the Zoning Ordinance. Trees are provided along the street frontage and plantings are provided to screen automobile headlights from adjacent roads.



Accessibility:

The property will have shared access to Marketplace Boulevard and F.M 548.

Future Requirements:

If approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Recommendation:

This request follows City of Forney Comprehensive Plan, Goal 9, "Encourage sustainable economic growth for Forney where local residents can work, shop and live in the community". Staff recommends approval of this request, as presented. In addition to Community Development staff, the site plan was reviewed by the City Engineer, Fire Marshal and Public Works staff.