



# Planning and Zoning Commission Agenda Item Summary Report

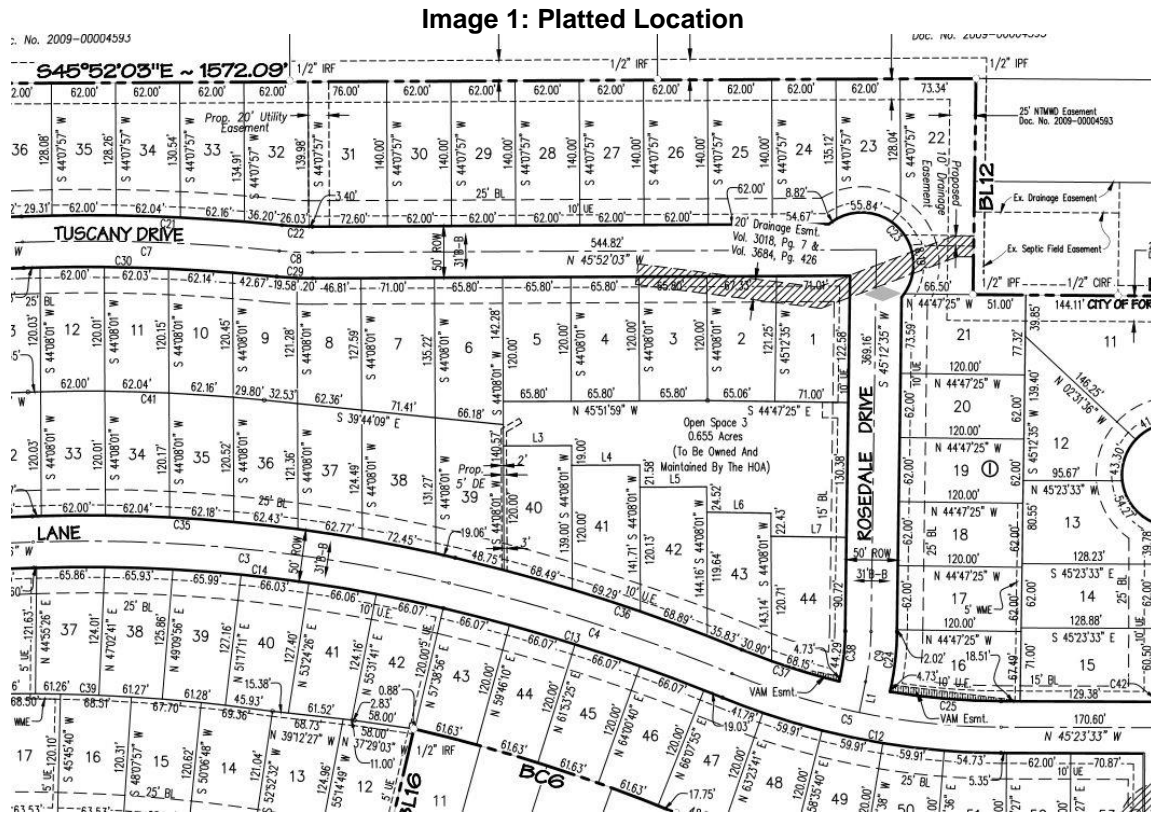
<b>Meeting Date:</b> April 2, 2020	<b>Submitted by:</b> A.C. Dixon
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**Item Title:**  
Discuss and consider approval of a site plan for the Diamond Creek amenity center, located northwest of the intersection of Tuscany Drive and Rosedale Drive.

<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Elevations Landscape Plan
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**Item Summary:**

**Purpose:**  
Shaddock Development requests approval of a site plan for the Diamond Creek amenity center. The purpose of the request is to establish the site design for the amenity center.



**Current Standards:**  
The property consists of .655 acres of land and is zoned within the Diamond Creek planned development. The property is regulated by the City of Forney Subdivision Ordinance and Planned Development Ordinance No. 18-34 and Planned Development Ordinance No. 10-42. The final plat for the property was approved by City Council on May 21, 2020

**Site Plan:**

The site plan shows a 330 square foot amenity center building that includes a pool, shade structures and bistro lighting. The primary material shown in the elevations is board-and-batten siding. The landscaping and parking calculations meet the requirements of the City of Forney Zoning Ordinance.

**Future Requirements:**

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

1. Building Plans (staff approved)

**Recommendation:**

Staff recommends approval, as submitted. The amenity center was an addition that was volunteered by the developer. It was not required by the original zoning. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.