



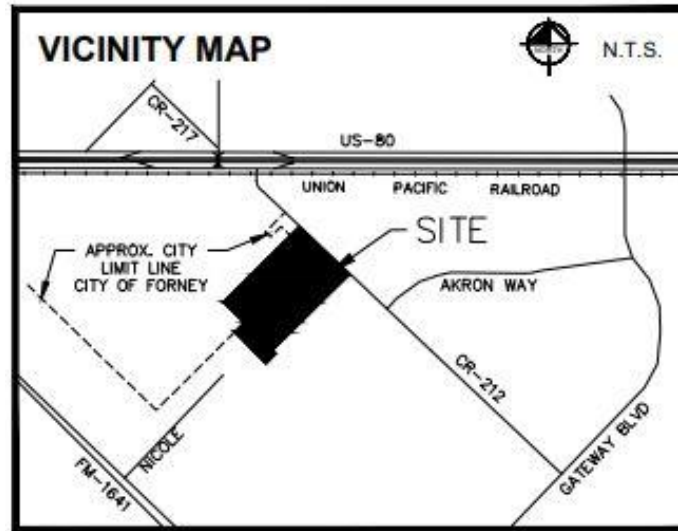
City Council Agenda Item Summary Report

Meeting Date: March 16, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of the Stillwater Site Plan. The property is located south of U.S. Highway 80 and west of County Road 212.			
Attachments: Site Plan Elevation Plan Landscape Plan			

Item Summary:

Mr. Dan Grant, representing the property owner, requests approval of a site plan for 47.123 acres of property located south of U.S. Highway 80 and west of County Road 212. The purpose of the site plan is to establish the site design for light industrial development of the property.

Image 1: Location Map



Current Standards:

The property consists of 47.123 acres of land and is currently zoned in the Stillwater Planned Development. The property is largely vacant and undeveloped, though some residential and non-residential structures do exist on the property.

Site Plan:

The site plan is designed in compliance with the planned development conditions and the City of Forney Zoning Ordinance. The site plan shows that the proposed main structure is a 904,495 square foot distribution center warehouse. The site is designed similar to other nearby distribution uses, with two main access driveways off of the main access (County Road 212) for trucks to enter and exit the

building.

The building elevation plan shows that tilt wall panel is the primary exterior construction material. This is acceptable according to the adopted building code (2018 IBC). The site plan shows three hundred seventy-one (371) standard parking spaces and one hundred ninety-seven (197) trailer storage spaces. Landscaping is provided, with most trees located adjacent to County Road 212.

Recommendation:

On March 4, 2021, the Planning and Zoning Commission voted to recommend approval.