



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> April 8, 2021	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b> Discuss and consider approval of a revised site plan for First Presbyterian Church, located at 12433 FM 1641.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Elevation Plans Landscape Plan

**Item Summary:**

**Purpose:**

Spiars Engineering, representing the property owner, requests approval of a revised site plan for First Presbyterian Church. The purpose of the request is to establish the site design for the development of a second building on their property.

**Image 1: Location Map**



**Current Standards:**

First Presbyterian Church currently uses the property as a place of worship. The property consists of 10.002 acres of land zoned within the AG, Agricultural District. The property east and west of subject property are vacant and undeveloped. The High Meadow Residential (ETJ) Subdivision is located south of the property.

**Site Plan:**

The site plan clarifies the proposed building is designed at 6,618 square feet. The exterior construction materials largely consist of brick and stone veneer.

The applicant plans to install a covered walkway area between the proposed building and the existing building.

The property is required to have one hundred-thirteen (113) total parking spaces. The applicant is proposing to add seventy-five (75) parking spaces, bringing the property to a total of one hundred-thirteen (113) parking spaces.

The landscape plan meets the requirements of the zoning ordinance. Trees are provided throughout the property in accordance with parking lot and street frontage requirements.

**Future Requirements:**

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

1. Building & Civil Plans (staff approved)
2. Final Plat

**Recommendation:**

This request is in compliance with 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.