



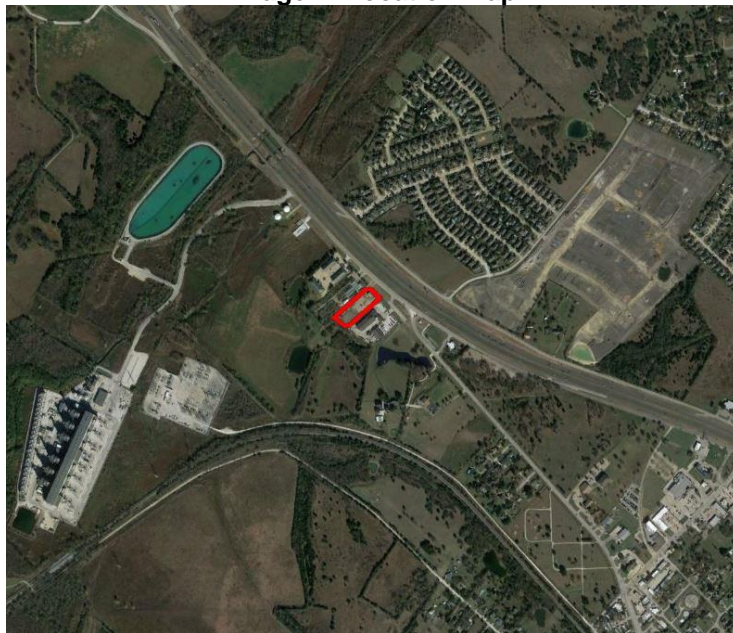
City Council Agenda Item Summary Report

Meeting Date: July 20, 2021			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of a site plan for Deen Kubota, located at 705 W. Broad Street.			
Attachments: Site Plan Landscape Plan			

Item Summary:

Eric L. Davis Engineering, representing the property owner, requests approval of a site plan for Deen Kubota. The purpose of the request is to establish the site design for an additional display and storage yard.

Image 1: Location Map



Current Standards:

The two-acre property is located on the west side of the existing Kubota dealership. A conditional use permit for the existing dealership was approved by City Council on March 20, 2018. The property is zoned Mixed Use district, which permits Heavy Machinery Sales and Storage with the approval of a conditional use permit and is defined by Section 49, Definitions, of the City of Forney Comprehensive Zoning Ordinance:

“119. HEAVY MACHINERY SALES AND STORAGE - A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function

together as a unit.”

Site Plan:

The applicant requests to expand the current Heavy Machinery Sales and Storage use to an adjacent two acres. An existing building on the two-acre property will be removed and there will not be a building remaining on the property. The site plan shows a display area along the front of the property and a storage area behind a landscaped four-foot (4') berm. The display yard is located outside of the required eighteen-foot (18') landscape buffer and the site plan shows shared access to the U.S. Highway 80 frontage road.

The landscape plan meets the requirements of the Zoning Ordinance. Trees are provided throughout the property and a landscaped berm screens the storage area in the back of the property.

Accessibility:

The property has shared access to the U.S. Highway 80 frontage road.

Recommendation:

On July 1, 2021, the Planning and Zoning Commission voted 5-0 to recommend approval.