



Planning and Zoning Commission Agenda Item Summary Report

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| Meeting Date: September 2, 2021 | Submitted by: A.C. Dixon |
| Item Title: Discuss and consider approval of a revised site plan for Shafer 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 |

Item Summary:

DR Rankin, PLLC, representing the property owner, requests approval of a revised site plan for Shafer 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 add additional parking to a new multi-tenant retail center.

Image 1: Location Map



Current Standards:

The 1.959-acre property is currently utilized as medical office and restaurant space. 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.

Revised Site Plan:

The site plan features 30 additional parking spaces bringing the total number of parking spaces on the site to one hundred sixteen (116) parking spaces. The applicant plans to continue using the existing dumpsters on the adjacent site. The revised landscape plan complies with Section 39 of the Zoning Ordinance.



Accessibility:

This portion of the property has shared access to F.M 548.

Future Requirements:

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

1. Civil 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.