



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: October 7, 2021	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a site plan for CHC Retail Forney, located northeast of the intersection of South F.M. 548 and F.M 741.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Building Elevation Plan Landscape Plan

Item Summary:

Claymoore Engineering, representing the property owner, requests approval of a site plan for CHC Retail Forney, located northeast of the intersection of South F.M. 548 and F.M. 741. The purpose of the request is to establish the site design for a multi-tenant retail strip.

Image 1: Location Map



Current Standards:
The 1.58-acre property is currently vacant and undeveloped. The property is zoned within the Fox Hollow Planned Development. The Planned Development zoning (Ordinance No. 11-26) was approved by City Council in 2004. The base zoning for this property is General Retail district.

Site Plan:
The site plan features a single-story 14,947 square foot building. The building elevation plan shows that brick, stone, and concrete are the primary exterior construction materials. The site plan displays ninety-eight (98) parking spaces for customers. The landscape plan complies with Section 39 of the Zoning Ordinance. Trees are provided along the street frontage and plantings are provided to screen automobile headlights from adjacent roads.

Accessibility:
The property has access to South F.M. 548.

Future Requirements:

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

1. Building Plans (staff approved)

Recommendation:

Staff recommends approval.