



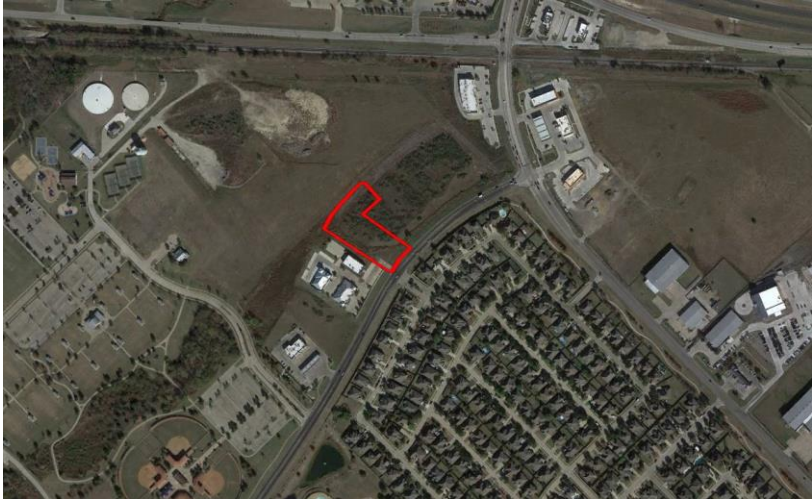
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: October 7, 2021	Submitted by: A.C. Dixon
Item Title: Discuss and consider approval of a site plan for South F.M. 548 Retail, located northwest of the South F.M. 548 and F.M. 1641 intersection.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Landscape Plans Building Elevation Plans

Item Summary:

Vasquez 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 2.04-acre property is currently vacant and undeveloped. The property is zoned within the Fox Hollow Planned Development (Ordinance 10-55), originally approved by City Council on September 17, 2002. The planned development allows Commercial District uses to operate on this specific property.

Site Plan:
The site plan shows a single-story, 9,975 square foot building. The building elevation plan shows that brick and E.I.F.S. are the primary exterior construction materials. The site plan contains seventy-seven (77) parking spaces for customers and 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 the preliminary plat and site plan are approved, the development of the property will require approval of:

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

Recommendation:

Staff recommends approval.