



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
November 4, 2021

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a revised site plan for 607 East Main Street.

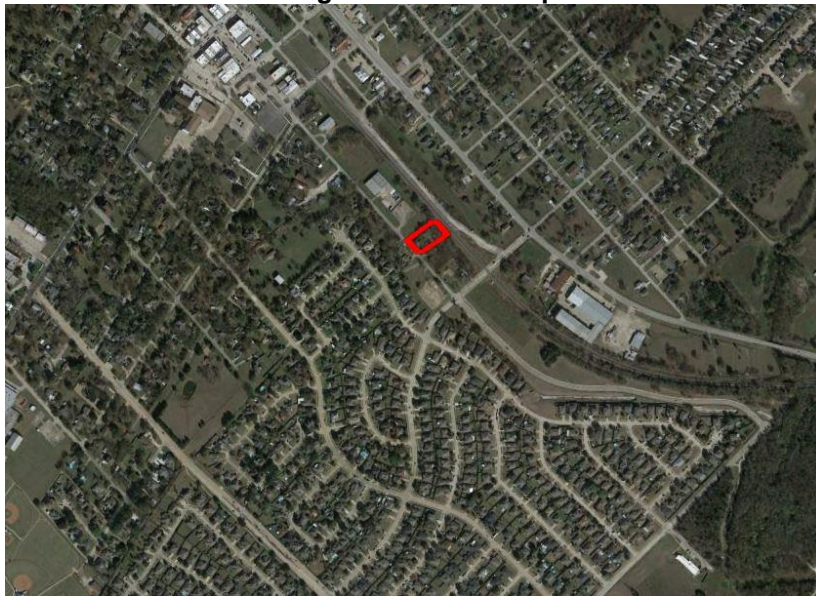
Public Hearing Item []
Consent/Action Item [X]

Documentation Attached:
Site Plan

Item Summary:

Mr. Francisco Mujica requests approval of a revised site plan for 607 E Main Street. The purpose of the request is to establish the site design necessary to convert the property from a single-family residence to a barber school.

Image 1: Location Map



Current Standards:

The building was previously, and most recently, used for single-family residential purposes. The property was rezoned to General Retail in the early 2000's. The adjacent property to the northwest has been converted to an electrical contractor's office and the properties across the street remain residential uses.

Site Plan:

Several changes are proposed to the property. Two handicap ramps are being proposed. One is in front of the building and one is behind the building. One handicap parking space is located directly behind the structure and seven standard parking spaces are being proposed at the rear of the property.

It is unclear whether the applicant would like to paint the existing exterior siding or keep it as it currently.

The landscape plans do not meet the requirements of the City of Forney Zoning Ordinance. The plant schedule needs to include the proposed trees. A tree survey needs to be provided that includes the species and diameter (measured 6" from the grade) of the trees being removed. The applicant needs to provide street frontage tree calculations. One (1) large shade tree shall be required per forty (40) linear feet (or portion thereof) of street frontage. There shall be a landscaped area with at least one (1) tree within sixty feet (60') of every parking space.

The applicant did not provide a photometric plan or a dumpster door enclosure.

Accessibility:

The property has access to Main Street.

Future Requirements:

If the site plan is approved, future development of the property will require approval of a concrete pavement for the parking lot and any necessary interior remodel permits.

Recommendation:

Staff recommends denial of this request. The plant schedule needs to include the proposed trees. A tree survey needs to be provided that includes the species and diameter (measured 6" from the grade) of the trees being removed. The applicant needs to provide street frontage tree calculations. One (1) large shade tree shall be required per forty (40) linear feet (or portion thereof) of street frontage and there shall be a landscaped area with at least one (1) tree within sixty feet (60') of every parking space. The applicant did not provide a photometric plan or a dumpster door enclosure.