



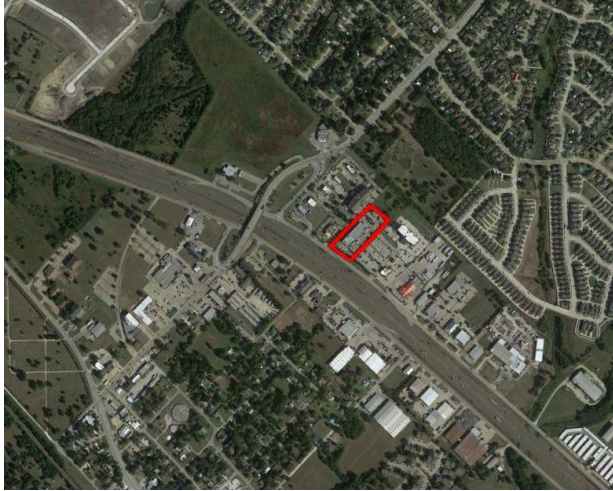
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: March 3, 2022	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a revised site plan for Bearded Monkey, a restaurant located at 104 E. Highway 80 Suite 120.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan

Item Summary:

Mike Weatherall, representing the property owner, requests approval of a revised site plan for Bearded Monkey. The purpose of the request is to construct an outdoor patio in front of the restaurant.

Image 1: Location Map



Current Standards:
The proposed outdoor dining area is located outside of a multitenant retail center within the 9.184-acre Forney Center property. This property is zone within the Forney Center Planned Development. The zoning was approved by City Council on November 15, 2005. Time Out Café previously occupied this space.

Site Plan:
The applicant is proposing to remove six (6) parking spaces parking spaces to construct a 592 square foot outdoor dining area. The property will still comply with the minimum parking standards following the removal of the spaces.

Recommendation:
Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.