



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> March 3, 2022	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b> Discuss and consider approval of a site plan for Platform 8020, located south of U.S. Highway 80, east of F.M. 1641 and west of County Road 212.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevation Plan Landscape Plan

**Item Summary:**

**Purpose:**  
Platform 80-20, LP, requests approval of a site plan on 40.823 acres of property. The purpose of the request is to establish the site design for a new light industrial development.

**Image 1: Location Map**



**Current Standards:**  
The property consists of 40.823 acres of land. The property is being considered by the City Council for a voluntary annexation and a planned development zoning request is also under consideration. The property is vacant and undeveloped. Access to the property is provided through the first Platform 80-20 planned development, located adjacent to County Road 212.

**Site Plan:**  
The site plan shows a 640,640 square foot main structure. The proposed zoning allows for the light industrial use of the property and is similar to the first Platform 8020 project, currently under construction.

The property also must be developed in accordance with additional regulations approved by City Council in a development agreement between the City of Forney and Platform 80-20, LP. The development agreement allows the following:

1. Distribution center as a permitted use;
2. Maximum building height of fifty feet (55');
3. Minimum required off-street parking for storage or warehousing, and light manufacturing uses shall be 1 space for every 2,500 square feet of total floor area;
4. Commercial trucks shall not be allowed to park or cause stacking of trucks to occur on a public roadway, including CR 212; and
5. For storage, warehouse, or distribution center buildings, no front façade offset of any kind shall be required, including without limitation, any such offsets required under Section 33.4.F of the Zoning Ordinance or any other section thereof.

Staff review finds that the site plan request is in conformance with the development agreement approved by City Council. The site plan complies with the required parking and landscape standards.

**Accessibility:**

The property has direct access to C.R. through the adjacent property also owned by the applicant.

**Recommendation:**

Staff recommends approval of the site plan if the planned development zoning request is first approved.