



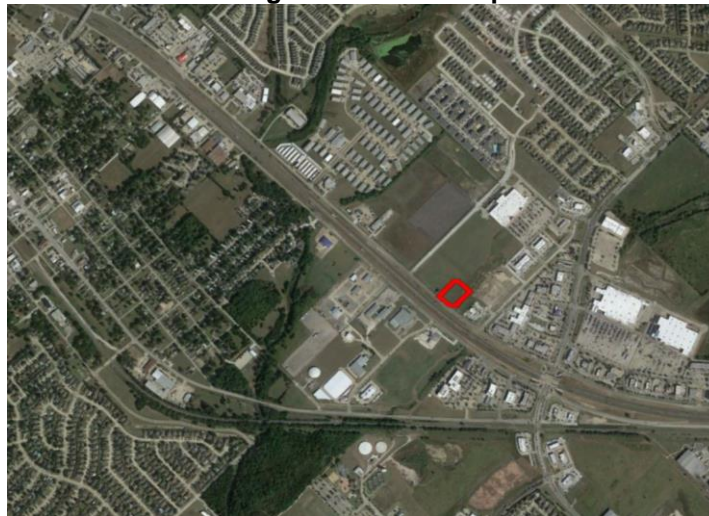
## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> March 3, 2022	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b> Discuss and consider approval of a site plan for Forney Marketplace Lots 6A & 6B, located east of U.S. Highway 80 and north of Marketplace Boulevard.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevation Landscape Plan

**Item Summary:**

JM Civil Engineering, representing the property owner, requests approval of the site plan for Forney Marketplace Lots 6A & 6B. The purpose of the site plan is to establish the site design for development of two (2) multitenant retail buildings.

**Image 1: Location Map**



**Current Standards:**

The subject properties are currently vacant and undeveloped. The property is zoned within the Forney Marketplace planned development, PD 11-15, originally approved by City Council July 19, 2011. An amendment to the planned development was approved by City Council on December 15, 2020. The planned development allows for general retail uses, including retail and restaurant.

**Site Plan:**

The site plan consists of two lots and 1.44 acres. The site plan shows that one building is 5,839 square feet and the other building will be 4,623 square feet. A tenant for the building on Lot 6B has expressed interest in adding an outdoor dining area. The applicant plans to submit a separate site plan request for the outdoor dining area in the near future.

The property will have shared driveway access to Marketplace Boulevard, Trailhouse Lane, and the highway 80 frontage road. Permitted uses are those allowed by the Forney Marketplace Planned Development, including retail and restaurant. The elevation plans show that texture base wall and brick are the primary exterior materials. Parking is provided above the planned development requirement of one space per two-hundred and fifty square feet.

The landscape plan shows trees required by the street frontage area and the number of parking spaces. The landscape plan meets the requirements of the zoning ordinance.

**Future Requirements:**

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

1. Building Plans (staff approved)
2. Civil Plans (staff approved)

**Staff Recommendation:**

Staff recommends approval of this request.