



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

April 7, 2022

Submitted by:

A.C. Dixon

Item Title:

Discuss and consider approval of a site plan for Heartland Dental, located west of the South F.M. 548 and F.M. 1641 intersection.

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

Documentation Attached:

Site Plan
Building Elevation Plans
Landscape Plan

Item Summary:

Vasquez Engineering, representing the property owner, requests approval of a site plan for Heartland Dental. The purpose of the request is to establish the site design for a dental office.

Image 1: Location Map



Current Standards:

The 1.01-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 proposes a one-story, 4,216 square foot office. The building elevation plan shows that stone and EIFs are the primary exterior construction materials. A six-foot (6') sidewalk is provided in compliance with the City of Forney Subdivision Ordinance. Any signage shown will require a separate review and permit.

The landscape plan shows that trees are provided along the street frontage and plantings are provided to screen automobile headlights. There is an eighteen-foot (18') landscape buffer along South FM 548.

The design includes twenty-nine (29) parking spaces.

Accessibility:

The plan shows shared access to South F.M. 548.

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, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.