



City Council Agenda Item Summary Report

Meeting Date: May 17, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for Forney Marketplace Lots 2B, 2C, 2D, 2E, and 2F, located north of U.S. Highway 80 and west of Marketplace Boulevard.			
Attachments: 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 2B, 2C, 2D, 2E, and 2F. The purpose of the site plan is to establish the site design for development of 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 five lots and 15.976 acres. Lot 2A is not part of this request. A separate site plan request for the “future” Lot 2A building will be made at a later date.

The plans show the following uses:

1. Anchor A – 30,000 square foot fitness facility

2. Anchor B – 55,596 square foot Kohl's department store (55,596 square feet).
3. Retail A – 15,860 square foot retail building
4. Retail B – 30,450 square foot retail building
5. Retail C – 6,000 square foot retail building

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. Shared parking is permitted throughout the entire planned development boundaries.

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

Recommendation:

On May 5, 2022, the Planning and Zoning Commission recommended approval.