



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 2, 2022	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a site plan for the Reindeer Gifts, located at 310 Industrial Drive.	
Public Hearing Item [] Discussion/Action Item [X]	Documentation Attached: Site Plan Building Elevation Plans
Item Summary:	

Jay Lu, representing the property owner, requests approval of a site plan for Reindeer Gifts. The purpose of the request is to establish the site design for an office warehouse building.

Image 1: Location Map



Current Standards:

The .90-acre property is currently vacant and undeveloped. The property is zoned within the Commercial District. Office warehouses are permitted by right in this zoning district.

A portion of the property is in an AE zone floodplain. City of Forney Senior Civil Engineer John Casey has reviewed the floodplain analysis that was submitted to staff and determined that the proposed site plan does not interfere with the floodplain. This property is already platted.

Site Plan:

The site plan features a single-story building. The square footage of the building is 5,876 square feet. The building elevation plan shows metal panel as the primary exterior construction material.

The site plan displays six (6) parking spaces for customers. Detailed parking calculations have been provided. A bike rack location is shown on the plans.

A site plan request for this property was denied by the Planning & Zoning Commission on August 5, 2021 because many of staff's parking and landscape comments were not fully addressed. The owner and the designer have recently worked with staff and submitted revisions that comply with all development regulations.

Accessibility:

The property has direct access to Industrial Drive.

Future Requirements:

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

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

Recommendation:

Staff recommends approval of this request.