



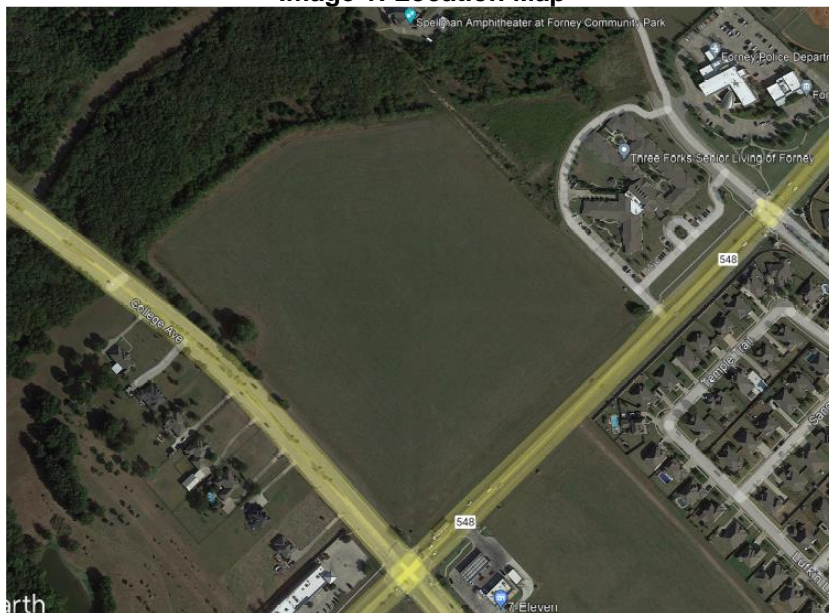
Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: June 2, 2022	Submitted by: P. Morgan
Item Title:	
Discuss and consider approval of a site plan for Forney Crossing Retail.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Elevation Plan Landscape Plan

Item Summary:

Kimley-Horn, representing the property owner, requests approval of a site plan. The purpose of the request is to establish the site design for grocery store and retail development.

Image 1: Location Map



Current Standards:

The property consists of 16.54 acres of land zoned within Planned Development No. 1126. The base zoning for the property is General Retail.

The property is bordered to the north by the Three Forks Senior Living facility. To the east, across S. F.M. 548, is the Fox Hollow single-family residential subdivision. The adjacent property to the northwest is part of a planned development zoning request for a grocery store and retail uses.

Site Plan Request:

The site plan proposes the development of a 60,000 square-foot grocery store and a 20,870 square-foot retail building. An adjacent fuel station is being requested with a separate conditional use permit.

The site plan is designed in accordance with the City of Forney zoning regulations. Parking and landscaping meet the zoning requirements and the elevation plan shows that the exterior construction materials comply with building code.

Accessibility:

The property has direct access to S. F.M. 548 and to F.M. 741.

Recommendation:

Staff recommends approval.