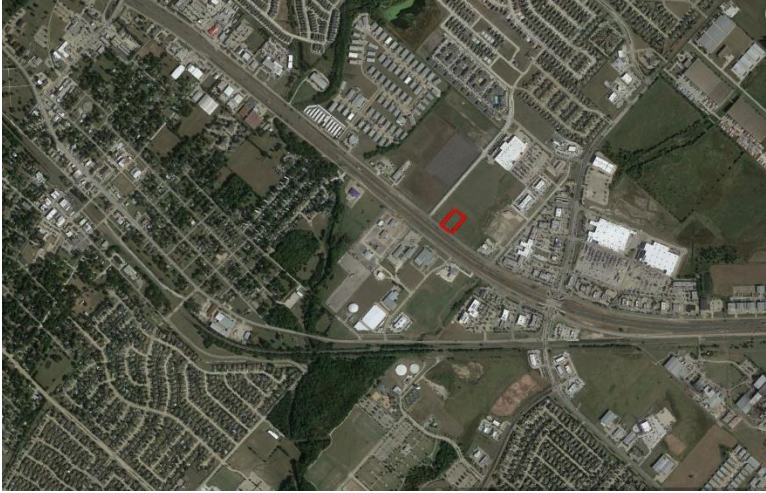




Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: September 1, 2022	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a site plan for Forney Marketplace Lot 7B, located east of U.S. Highway 80 and northwest of Marketplace Boulevard.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Landscape Plan Building Elevation Plan
Item Summary:	
<p>JM Civil Engineering, representing the property owner, requests approval of the site plan for Forney Marketplace Lot 7B. The purpose of the site plan is to establish the site design for a new Outback Steakhouse restaurant.</p> <p style="text-align: center;">Image 1: Location Map</p> <div style="text-align: center;">  </div> <p>Current Standards: The subject property is 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.</p> <p>Site Plan: The site plan consists of one lot and 1.36 acres. The site plan shows that the building is 4,694 square feet. The property will have shared driveway access to Marketplace Boulevard, Trailhouse Lane, and the highway 80 frontage road.</p> <p>The elevation plans show that EIFS, cement siding, and brick are the primary exterior materials.</p>	

Parking is provided above the planned development requirement of one space per two-hundred and fifty square feet. The landscape plan complies with 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.