



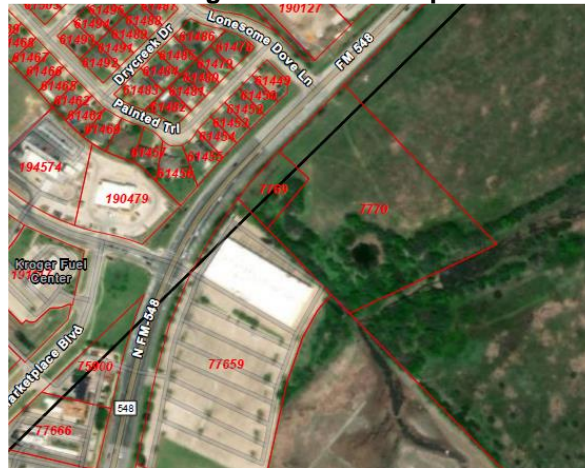
City Council Agenda Item Summary Report

Meeting Date: January 17, 2023			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Discuss and consider approval of a Site Plan for the Victory Shops Forney East Addition, lot 5 and lot 6, located on the east side of N. F.M. 548, north of the Mustang Crossing Planned Development.			
Attachments: Site Plan Building Elevation Plan Landscape Plan			

Item Summary:

Mr. Tony Ramji requests approval of a site plan. The purpose of the request is to establish the site design for lot 5 and lot 6 of the Victory Shops Forney East Addition.

Image 1: Location Map



Current Standards:

The entire property consists of 6.2 acres of vacant land zoned in the Light Industrial District. The Mustang Crossing planned development, including the AMC movie theater, is located to the south.

Site Plan:

The site plan proposes a daycare use for lot 5 and an office use for lot 6. Each of the uses is permitted by right within the Light Industrial District. The applicant is also requesting approval of a conditional use permit for lot 6 since the main building exceeds thirty-six feet (36') in height.

The proposed daycare property, lot 5, consists of 1.388 acres of property. The main structure is 12,490 square feet. The exterior construction materials will meet the adopted 2021 ICC standards. Adequate parking is provided for the drop off and pick up of children.

The proposed office property, lot 6, consists of 1.438 acres of property. The main structure is 14,000 square feet and features parking at ground level with the main structure built above the parking. The

exterior construction materials will meet the adopted 2021 ICC standards.

Recommendation:

On January 5, 2023, the Planning and Zoning Commission voted to recommend approval.