



City Council Agenda Item Summary Report

Meeting Date: July 10, 2018

Submitted by: P. Morgan

Consent

Public Hearing

Action Item

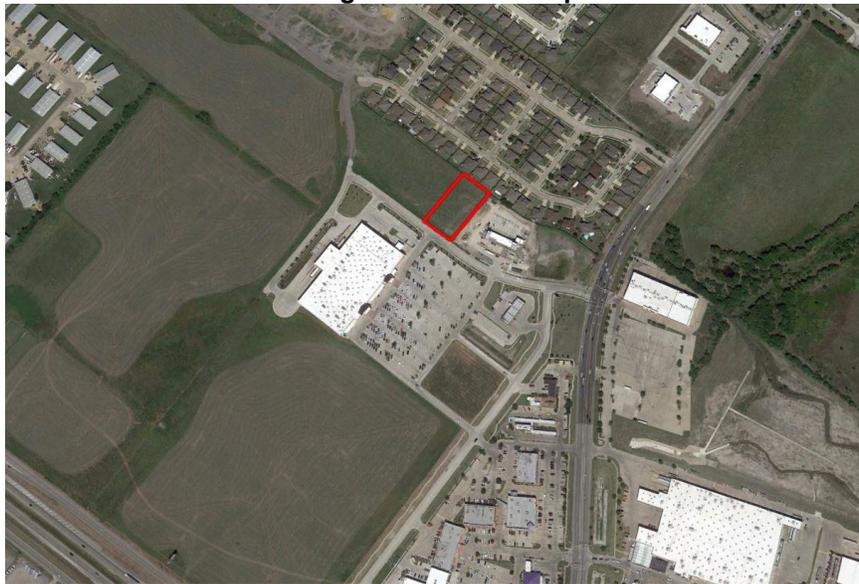
Item Title: Consider approval of a site plan for Driver's Edge, located northwest of the intersection of Kroger Drive and Marketplace Boulevard in the City of Forney, Texas.

How this item ties-in with the City's Mission, Vision and Values: Zoning Ordinance standards are intended to preserve the health and safety of citizens while complying with Texas Local Government Code requirements.

Summary Statement

Dunaway Associates, representing the property owner, requests approval of a site plan for Driver's Edge. The purpose of the request is to establish the site design for the development of an auto repair center.

Image 1: Location Map



Current Standards:

The 0.993 acre property is currently vacant and undeveloped and zoned within the Forney Marketplace planned development, with zoning standards regulated by Ordinance No 11-15 and the City of Forney Zoning Ordinance. Pristine Car Wash is located directly adjacent, on the south property line. The Mustang Place residential subdivision is located to the north.

Site Plan:

The applicant has provided staff with a signed letter with an list of proposed services. The proposed Driver's Edge location is defined by Section 49, Definitions, of the City of Forney Comprehensive Zoning Ordinance as:

27. AUTOMOBILE REPAIR, MINOR - Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major" or any other similar use.

This use is permitted within the Forney Marketplace planned development as a Quick Lube / Oil Change/ Minor Inspection Facility.

The site plan shows the proposed building will be 5,755 square feet. The building elevation plan shows that stone and CMU Block is the primary exterior construction material. Per City of Forney Zoning Ordinance 42.2 (C) (1), 90% masonry construction is required. The building elevation plans meet this requirement.

The ordinance that governs this property (Ordinance No. 11-15) requires all sidewalks to encompass decorative stamped or stained concrete which distinguishes the area from the surrounding pavement. Sidewalks are also required to be 5 feet wide. The site plan meets all these requirements.

The site plan displays twenty-eight (28) parking spaces for customers. Property access is provided with a shared connection to Kroger Drive.

The zoning ordinance requires one (1) large shade tree to be planted per forty (40) linear feet of street frontage. The landscape plan meets this requirement and all other requirements listed in Ordinance No. 11-15 and the Zoning Ordinance. Any signage shown will require a separate review and permit.

RECOMMENDED ACTION

Staff recommends approval. The Planning and Zoning Commission will consider the item on July 5, 2018.