



## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> August 2, 2018	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Discuss and consider approval of a site plan for American National Bank of Texas, located south of U.S. Highway 80 and east of Regal Drive in the City of Forney, Texas.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevation Plans Landscape Plan
<b>Recommended Action:</b>	
Staff recommends approval.	
<b>Item Summary:</b>	

Mr. Chris Cronin requests approval of a site plan for an American National Bank of Texas. The purpose of the request is to establish the site design for a bank to locate south of U.S. Highway 80 and east of Regal Drive.

**Image 1: Location Map**



**Current Standards:**

The 1.60 acre property is currently vacant and undeveloped. The property is zoned within the General Retail (GR) zoning district.

The preliminary plat and final plat for this property were approved by City Council on June 6, 2017. A site plan for this property was also approved by City Council on that same date. The site plan at that time proposed a 4,850 square foot bank with (4) drive-through lanes and an additional lane used as an escape lane.

**Image 2: Site from Regal Drive**



**Site Plan:**

The site plan now proposes a single story, 6,601 square foot bank. The site plan displays five (5) drive-through lanes. The building elevation plan shows that brick is the primary exterior construction material. Percentage of masonry materials per façade calculate to 90% on the South Elevation, 92% on the North Elevation, 88% on the East Elevation, and 90% on the West Elevation. The City of Forney Comprehensive Zoning Ordinance states that structures within General Retail zoning districts shall have a minimum of 90% masonry construction, more-or-less equally distributed around all side of the building. Five-foot (5") sidewalks are provided in compliance with the City of Forney Subdivision Ordinance. Any signage shown will require a separate review and permit.

The landscape plan is in compliance with zoning regulations. Trees are provided along the street frontage and plantings are provided to screen automobile headlights facing U.S. Hwy 80 and Regal Drive. Plants are also provided around the building. There is an eighteen-foot (18') landscape buffer along U.S Hwy 80 and an eight foot (8') landscape buffer along Regal Drive.

**Accessibility:**

The plan shows one new connection to Regal Drive.

**Future Requirements:**

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

1. Building Plans (staff approved)

**Staff Recommendation:**

This request is in compliance with City of Forney Comprehensive Plan, Goal 9, "Encourage sustainable economic growth for Forney where local residents can work, shop and live in the community". Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.