



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
May 2, 2019

Submitted by:
A.C. Dixon

Item Title:

Hold a public hearing and discuss and consider approval of a Conditional Use Permit for open storage of vehicles and equipment at Caliber Collision, located northeast of the intersection of Broad Street and Regal Street.

Consent Item []
Public Hearing Item [X]
Action Item []

Documentation Attached:
Concept Site and Elevation Plans

Item Summary:

Purpose:

Caliber Collision requests approval of a Conditional Use Permit. The purpose of the request is for open storage of vehicles and equipment northeast of the intersection of Broad Street and Regal Street.

Image 1: Location Map



Current Standards:

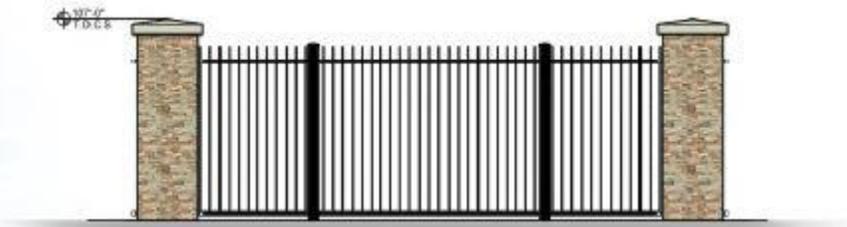
The property is currently vacant and undeveloped. The property consists of 2.00 acres of land zoned within the C, Commercial District. Caliber Collision is classified as a Major Auto Repair facility which is permitted by right in this district. However, a Conditional Use Permit is required to store vehicles and equipment outside overnight.

Proposed Use:

The request is for the open storage of vehicles and equipment. Open Storage is defined by Section 49, Definitions, of the City of Forney Comprehensive Zoning Ordinance as:

190.OUTSIDE STORAGE (also “Open Storage”) - The permanent and/or continuous keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot or tract for more than twenty-four (24) hours (i.e., overnight).

The collision repair facility building consists of 10,250 square feet. This facility has eighty-six (86) parking spaces. Brick and stone are the primary exterior building materials. A wrought iron fence with masonry columns and solid landscape screening is being proposed to screen the vehicles from adjacent land.



The applicant is proposing a chain-link fence adjacent to the building to screen the equipment being stored to the northeastern side of the property. Chain link is not proposed to be used for the property line fencing.



Zoning Ordinance Considerations:

When considering applications for a Conditional Use Permit, Section 34b of the City of Forney Zoning Ordinance provides the following considerations for the Planning and Zoning Commission and City Council:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted Comprehensive Plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article V of this Ordinance;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - b. Off-street parking and loading areas;
 - c. Refuse and service areas;
 - d. Utilities with reference to location, availability, and compatibility;
 - e. Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

- f. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and open space;
 - h. Height and bulk of structures;
 - i. Hours of operation;
 - j. Exterior construction material and building design; and
 - k. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.
5. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

Accessibility:

The property has on connection to Regal Road.

Notification:

Notification was provided in the newspaper and to property owners within two-hundred feet (200') of the property. As of this writing, staff has received no public comment regarding this request.

Future Requirements:

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

1. Preliminary Plat
2. Final Plat
3. Site Plan
4. Building Plans (staff approved)