



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
May 2, 2019

Submitted by:
P. Morgan

Item Title:

Discuss and consider approval of a revised site plan for Deen Implement, located at 703 W. Broad Street.

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

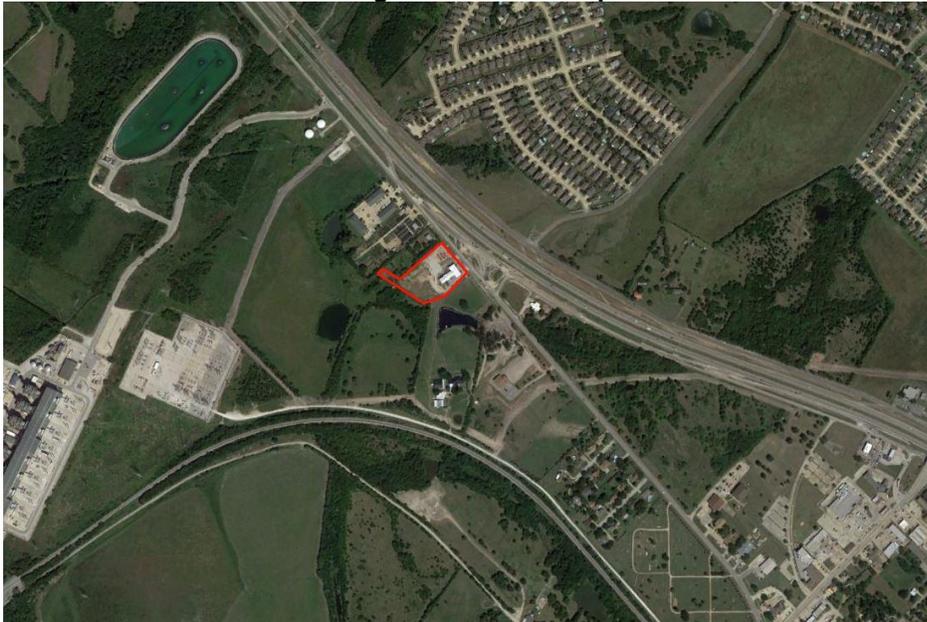
Documentation Attached:
Revised Site Plan
Revised Elevation Plans

Item Summary:

Purpose:

Mr. Dan Zatto, representing the property owner, requests approval of a revised site plan for Deen Implement. The purpose of the request is to amend the approved site plan for the site redevelopment.

Image 1: Location Map



Current Standards:

The 3.403-acre property is location of the existing dealership. The property is zoned MU, Mixed Use District, which permits Heavy Machinery Sales and Storage with the approved Conditional Use Permit and is defined by Section 49, Definitions, of the City of Forney Compressive Zoning Ordinance:

“119. HEAVY MACHINERY SALES AND STORAGE - A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.”

Images 2-4: Site Photographs



The site plan was previously approved by City Council on March 20, 2018.

Revised Site Plan:

The applicant is requesting to revise the approved site plan. The purpose of the request is to save construction costs for the owner. The request includes two design changes:

1. Remove the display tower that was located on the main building (next to the portico).
2. Revise the storage building from a two-story 10,000 square foot building (5,000 square feet per story) to a single-story 7,500 square foot building.

The revisions also result in changes to the retaining walls in front of the storage building.

Image 5: Revised Concept



Previously Approved Concept



Recommendation:

Staff recommends approval. The changes do not change the character of the approved design and are a major improvement to the property.