



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
February 7, 2019

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a site plan for Platinum Collision, located north of U.S. Highway 80 and east of Mustang Boulevard.

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

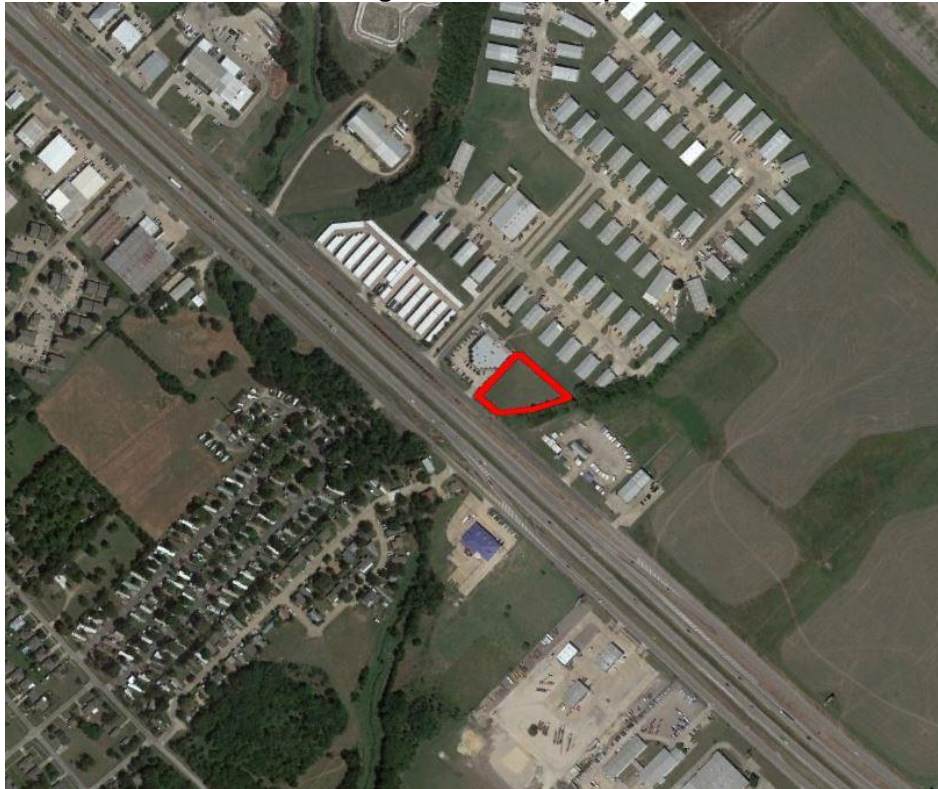
Documentation Attached:
Site Plan
Elevation Plans
Landscape Plan

Item Summary:

Purpose:

Kelsie Lynn, representing the property owner, requests approval of a site plan for Platinum Collision. The purpose of the request is to establish the site design for the development of a car collision repair center.

Image 1: Location Map



Current Standards:

To the west of the property is the existing car collision repair center. To the north of the property is the North Mustang Business Park. To the east of the property is Winslow's Custom Buildings. The request to rezone this property from GR, General Retail District to C, Commercial District was approved by City Council on November 20, 2018. The zoning of the property permits car collision centers which is

defined as major automobile repair by Section 49, Definitions, of the City of Forney Comprehensive Zoning Ordinance:

26. AUTOMOBILE REPAIR, MAJOR - General repair or reconditioning of engines, air-conditioning systems and transmissions for motor vehicles; wrecker service; **collision repair services including body, frame or fender straightening or repair**; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; those uses listed under "Automobile Repair, Minor"; and other similar uses.

Site Plan:

The site plan clarifies the proposed building will be 14,264 square feet. The zoning ordinance states that non-residential buildings need to have a minimum of 90% masonry construction, more-or-less equally distributed around all sides of the building. The building elevation plan displays a front elevation that consists of 100% masonry and the side and rear facades are 100% metal siding. The applicant is requesting a variance to request to use alternative materials per City of Forney Zoning Ordinance 42.2 (F):

1. All written requests for alternative exterior building materials (including roof pitch and materials) shall be clearly noted and described in detail on a color façade plan that is submitted along with the site plan (for multi-family, single-family attached and non-residential structures only). The City may require submission of an actual sample(s) of the proposed exterior finish material(s) along with the façade plan and the site plan.

2. The Planning & Zoning Commission may recommend, and the City Council may approve, an alternative exterior construction material(s) if it is determined to be equivalent or better than the exterior materials otherwise required by this Subsection and by the City's Building Code as part of the site plan approval process.

3. Consideration for exceptions to the above exterior construction requirements shall be based only upon the following:

- (1) Architectural design, creativity and innovation;*
- (2) Compatibility with surrounding structures;*
- (3) Relative ease of maintenance of the material(s);*
- (4) Long-term durability and weather-resistance of the material(s); and*
- (5) Long-term stability in property value due to the high quality of the material(s)*

The site plan displays thirty-one (31) parking spaces. The site plan shows access to the East Highway 80 frontage will be shared with the existing car collision repair center.

The landscape plan meets the requirements of the zoning ordinance. Trees are provided throughout the property and plantings are provided.

Any signage shown will require a separate review and permit.

Images 2-5: Proposed Elevations

