



City Council Agenda Item Summary Report

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| Meeting Date: November 19, 2019 | | | |
| Submitted by: P. Morgan | | | |
| Consent X | Discussion Only | Public Hearing | Action/Discussion |
| Item Title: Consider approval of a site plan for McDonald's, located east of the F.M. 1641 and F.M. 548 intersection. | | | |
| Attachments: Final Plat | | | |

Item Summary:

Mr. Clay Cristy, P.E., representing the property owner, requests approval of a site plan for McDonald's restaurant. The purpose of the request is to establish the site design for the restaurant to develop east of the F.M. 1641 and F.M. 548 intersection.

Image 1: Location Map



Current Standards:

The 1.293-acre property is currently vacant and undeveloped. Restaurant is an approved use, as the property is zoned in the commercial zoning district. The RaceTrac gasoline service station at 30 North F.M. 548 is located north, adjacent to the property. The Fox Hollow single-family residential planned development is located to the south, on the west (opposite) side of F.M. 1641.

Site Plan:

The site plan shows the details of the site design. The building is 4,500 square feet and is the proposed exterior construction materials include EIFS, stucco, aluminum, and brick veneer. The materials are acceptable according to national building code.

The property is accessed by a shared driveway connection to F.M. 548. Fire lane provides emergency vehicle access at the front and rear of the building. Customers are provided with a two-lane drive thru and stacking spaces. 63 total parking spaces are provided, meeting zoning requirements.

The landscape plan meets all zoning requirements. A 13-foot landscape buffer is provided along F.M. 1641. Street frontage trees and headlight landscape screening are provided. Landscaping at the drive thru area exceeds the minimum standards.

Image 2: Site Photograph



Recommendation:

On October 29, 2019, the Planning and Zoning Commission recommended approval by a 6-0 vote.