



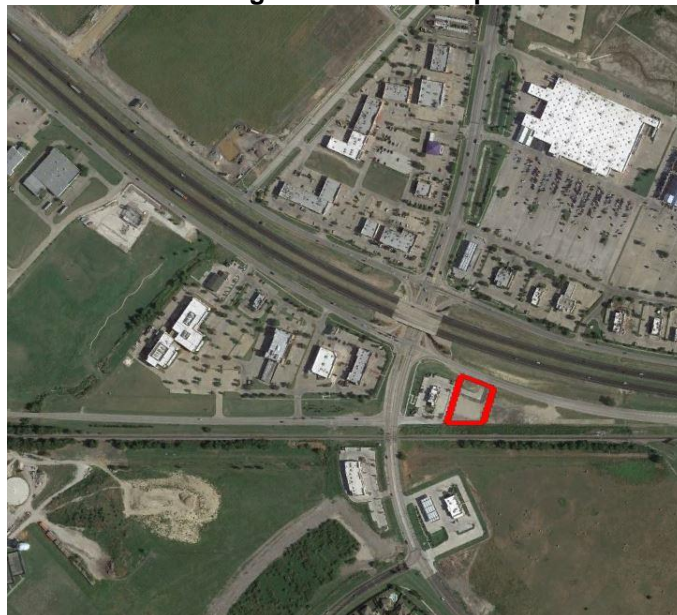
City Council Agenda Item Summary Report

Meeting Date: December 17, 2019			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for Chipotle, located southeast of the intersection of East U.S. Highway 80 and F.M. 548.			
Attachments: Site Plan Building Elevation Plans Landscape Plan			

Item Summary:

Core States Group, representing the property owner, requests approval of a site plan for Chipotle Mexican Grill. The purpose of the request is to establish the site design for a Chipotle restaurant.

Image 1: Location Map



Current Standards:

The 2.53-acre property is currently vacant and undeveloped. The property is zoned within the General Retail District. Restaurants are permitted in this zoning district, with Raising Canes restaurant located directly west of the subject property.

Site Plan:

The site plan features a single-story 2,665 square foot building. The site plan also shows an outdoor

dining area. The building elevation plan shows that brick is the primary exterior construction material. The building elevation plan displays proper screening and landscaping for dumpsters.

The site plan displays twenty-seven (27) parking spaces for customers. According to Section 38.3.K.3 of the City of Forney Comprehensive Zoning Ordinance, a drive-through restaurant must provide a minimum of five (5) spaces shall be provided for the first vehicle stop and two (2) spaces shall be provided for each additional vehicle stop. The site plan meets this requirement with seven (7) drive-thru lane stacking spaces. The site plan includes a 5' sidewalk along the U.S. Highway 80 service road.

Any signage shown will require a separate review and permit. The landscape plan complies with Section 39 of the Zoning Ordinance.

Accessibility:

The property will have shared access to the U.S. Highway 80 service road.

Future Requirements:

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

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

Recommendation:

On December 2, 2019, the Planning and Zoning Commission unanimously recommended approval.