



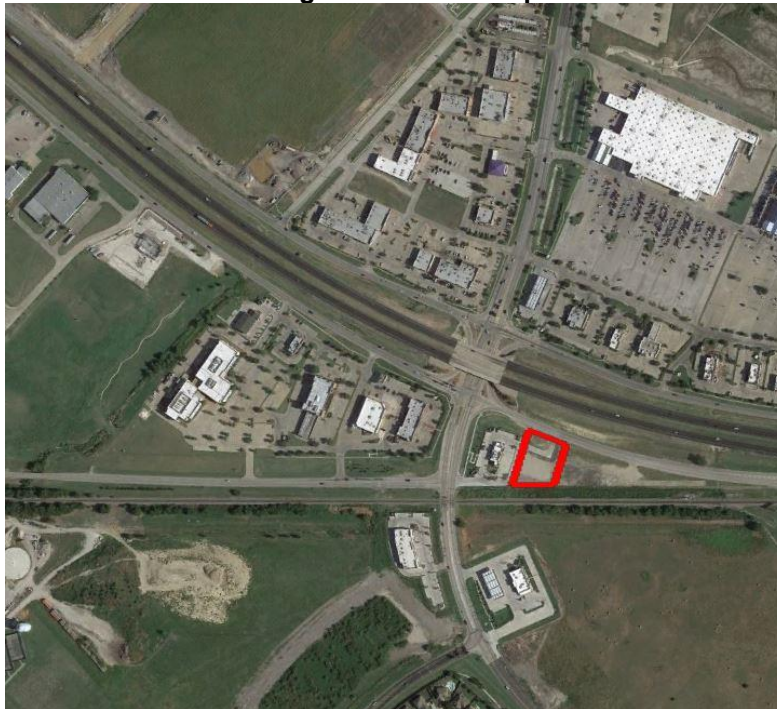
## City Council Agenda Item Summary Report

|   |                 |                |                   |
|---|-----------------|----------------|-------------------|
| Meeting Date:<br>January 21, 2020   |                 |                |                   |
| Submitted by:<br>P. Morgan  |                 |                |                   |
| Consent X   | Discussion Only | Public Hearing | Action/Discussion |
| Item Title:<br>Consider approval of a preliminary plat for Lot 1, Block A, Broad Street East Addition II, located southeast of the intersection of East U.S. Highway 80 and F.M. 548. |                 |                |                   |
| Attachments:<br>Preliminary Plat  |                 |                |                   |

**Item Summary:**

CEI, Engineering Associates representing the property owner, requests approval of a preliminary plat for Chipotle Mexican Grill. The purpose of the request is to establish the necessary boundary lines and easements for the development of the new 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. Restaurant is a permitted use in this zoning district, with the Raising Canes restaurant located directly west of the subject property. The site plan for the property was approved by City Council on December 17, 2019.

**Preliminary Plat:**

The preliminary plat consists of one (1) lot and 2.53 acres. The plat is designed in compliance with the City of Forney Comprehensive Zoning Ordinance and the City of Forney Subdivision Ordinance.

**Accessibility:**

The property has existing access to the East Highway 80 frontage road. The access drive is currently used to access Raising Canes restaurant.

**Future Requirements:**

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

1. Final Plat
2. Building Plans (staff approved)

**Recommendation:**

On January 2, 2020, the Planning and Zoning Commission unanimously recommended approval.