



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: March 5, 2020	Submitted by: A.C. Dixon
Item Title:	
Discuss and consider approval of a revised site plan for McDonald's, located east of the F.M. 1641 and F.M. 548 intersection.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Revised Site Plan
Item Summary:	

Mr. Clay Cristy, P.E., representing the property owner, requests approval of a revised site plan for McDonald's restaurant. The purpose of the request is to revise the site plan to include a children's interior play area.

Image 1: Location Map



Current Standards:

The 1.293-acre property is currently vacant but is being graded to prepare the land for development. 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. The original site plan for this property was approved by City Council on November 19, 2019.

Site Plan:

The site plan shows the details of the site design and the proposed play place. The building in the previously approved site plan was 4,500 square feet. The building in the proposed site plan is 5,241 square feet. The proposed exterior construction materials include EIFS, stucco, aluminum, and brick veneer. The materials are acceptable according to national building code.

The property is still 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 still provided with a two-lane drive thru and stacking spaces. The previously approved site plan had 50 parking spaces and the proposed site plan provides 54 total parking spaces.

The landscape plan still 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



Staff Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.