



# 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 final plat of the Broad Street East Addition II, located southeast of the intersection of East U.S. Highway 80 and F.M. 548.

**Consent/Action Item**

**Public Hearing Item**

**Documentation Attached:**

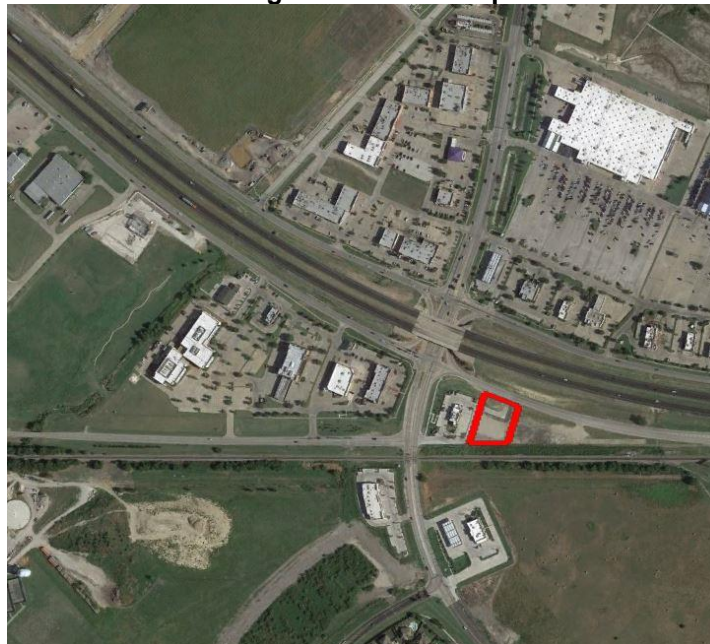
Final Plat

**Item Summary:**

**Purpose:**

CEI, Engineering Associates representing the property owner, requests approval of a final plat for the Broad Street East Addition II. The purpose of the request is to establish the necessary boundary lines and easements for a Chipotle Mexican Grill 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 a permitted use in this zoning district, with the Raising Canes restaurant located directly west of the subject property. The site plan was approved on December 17, 2019 and the preliminary plat was approved on January 21, 2020.

**Final Plat:**

The final 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 U.S. Highway 80 frontage road. The access drive is currently used to access Raising Canes restaurant.

**Recommendation:**

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