



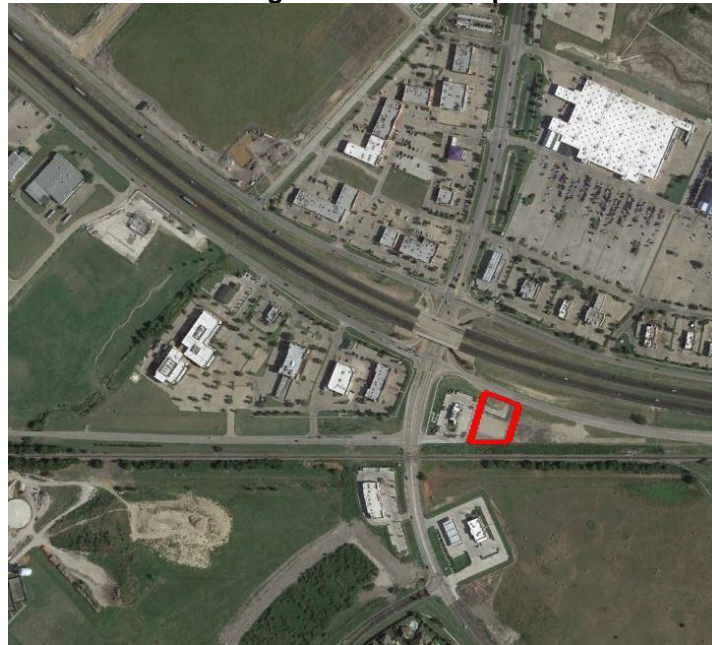
City Council Agenda Item Summary Report

Meeting Date: March 17, 2020			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: 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.			
Attachments: Final Plat			

Item Summary:

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:

On March 5, 2020, the Planning and Zoning Commission recommended approval.