

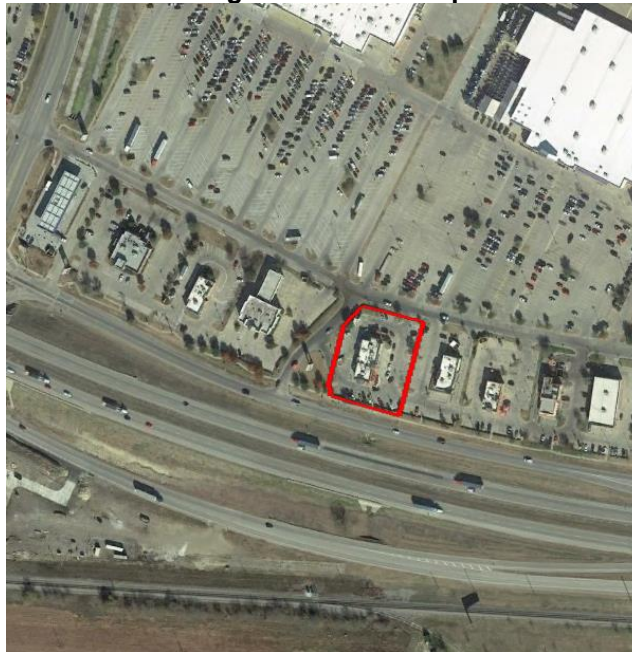


## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> December 1, 2022	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b>	
Discuss and consider approval of a revised site plan for Chick-fil-A.	
<b>Public Hearing Item</b> [ <input type="checkbox"/> ] <b>Consent/Action Item</b> [ <input checked="" type="checkbox"/> ]	<b>Documentation Attached:</b> Site Plan Landscape Plan Building Elevation Plan
<b>Item Summary:</b>	

Mr. Bryan Burger, representing the property owner, requests approval of a revised site plan for Chick-fil-A. The purpose of the request is to establish the site design for a permanent order lane canopy.

**Image 1: Location Map**



**Current Standards:**

The existing building is located on 1.1286-acres of property. This property is located within the Mustang Crossing Planned Development. The Planned Development was established by Ordinance 1090, adopted on November 18, 2003.

The applicant currently uses a temporary white canopy on the east side of the restaurant.

**Site Plan:**

The Zoning Ordinance sets the parking ratio for a restaurant at one (1) parking space per one hundred (100) square feet of gross floor area. Since the building is 4,649 square feet, 46 parking spaces are

required. The site currently has 46 parking spaces. On September 13, 2022. The Board of Adjustment approved a variance to the City of Forney parking regulations that allows the applicant to remove 6 parking spaces to the establish a permanent order lane canopy on the east side of the restaurant. This canopy design includes menu boards, fans, and heaters to help restaurant staff.

**Future Requirements:**

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

1. Building Plans (staff approved)

**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.