



City Council Agenda Item Summary Report

Meeting Date: December 5, 2017

Submitted by: P. Morgan

Consent

Public Hearing

Action Item X

Item Title: Discuss and consider approval of a site plan for Raising Cane’s, located east of F.M. 548 and south of U.S. Highway 80 in the City of Forney, Texas.

Summary Statement

Raising Cane’s restaurant originally requested approval of a site plan at the August 2, 2016, City Council meeting. The item was ultimately tabled at the August 16, 2016, meeting.

The property is zoned within the General Retail District and consists of 0.968 acres located east of F.M. 548 and south of U.S. Highway. The site plan proposes a 2,724 square foot restaurant to be constructed at the southeast intersection. Access is provided from F.M. 548 and the U.S. Highway 80 service road. The F.M. 548 access includes a left hand turn when entering the site from the north. A copy of the traffic impact analysis is attached to the preliminary plat summary report.

The building elevation plan shows that brick is the primary exterior construction material. Different colors of bricks will be used to emphasize the different vertical and horizontal architectural offsets. The offsets follow zoning design regulations intended to provide a more aesthetically appealing design. Any signage shown will require a separate review and permit. The Board of Adjustment denied a variance request to have a large commercial mural sign on the drive-thru elevation.

The landscape plan is in compliance with zoning regulations. Trees are provided along the street frontage and plantings are provided to screen automobile headlights. Plants are also provided around the dumpster screening and around the building. The Board of Adjustment did approve a variance from the typical eighteen foot (18’) buffer along F.M. 548 and U.S. Highway 80. A thirteen foot (13’) landscape buffer is provided to the west and to the north. A five foot (5’) landscape buffer is provided at the intersection corner.

The project does not currently have TxDOT approval for the left-hand turn from F.M. 548. Any City Council approval should include a stipulation requiring TxDOT approval.

RECOMMENDED ACTION

The Planning and Zoning Commission recommended approval at their July 7, 2016, meeting. At that time the project had TxDOT approval for the traffic plan as laid out on the plat/site plan.