



MEETING DATE: April 16, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Site Plan Approval for the construction of a chain restaurant named Chipotle Mexican Grill on Lot 6, North Sharyland Commons Subdivision, located at 100 N. Shary Road. (C-3) General Business District. Applicant: Kimco Chipotle, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2025 – Site plan was first reviewed by the Staff Review Committee
- March 28, 2025 – Application for a Site Plan Approval submitted to the City
- April 16, 2025 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- Angelica Neira, the representative for Kimco Chipotle, is requesting a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development.
- The site is located at the Southeast corner of N. Shary Road. and Ruby Red Boulevard. **(ATTACHMENT I)**
- This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Northwest corner of this lot and fire lanes will be noted at restricted locations throughout the site. **(ATTACHMENT II)**
- The building will be 79 feet from the N. Shary Road. frontage meeting the minimum building setback requirements per City of Mission Zoning ordinance for (C-3) General Business District.
- The applicant is proposing one structure with a main entrance from Ruby Red Boulevard which will serve as a shared access driveway connecting to an existing business to the south and a service alley along the east side of the property. **(ATTACHMENT IV)**
- A total of 36 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this type of business.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.

- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.
- A conditional use permit for the drive thru window is being processed separately.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan Approval request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

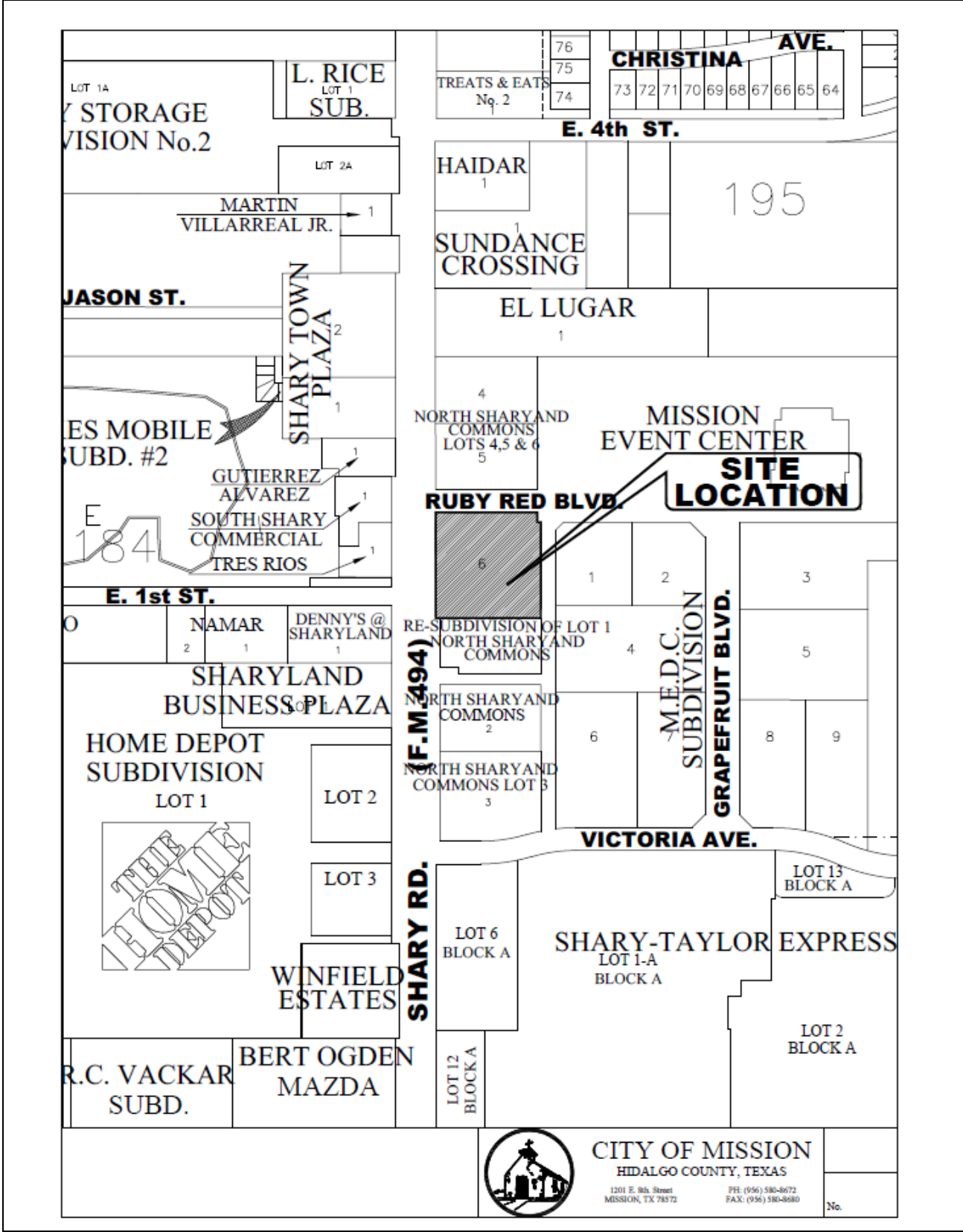
TABLED: _____

_____ AYES

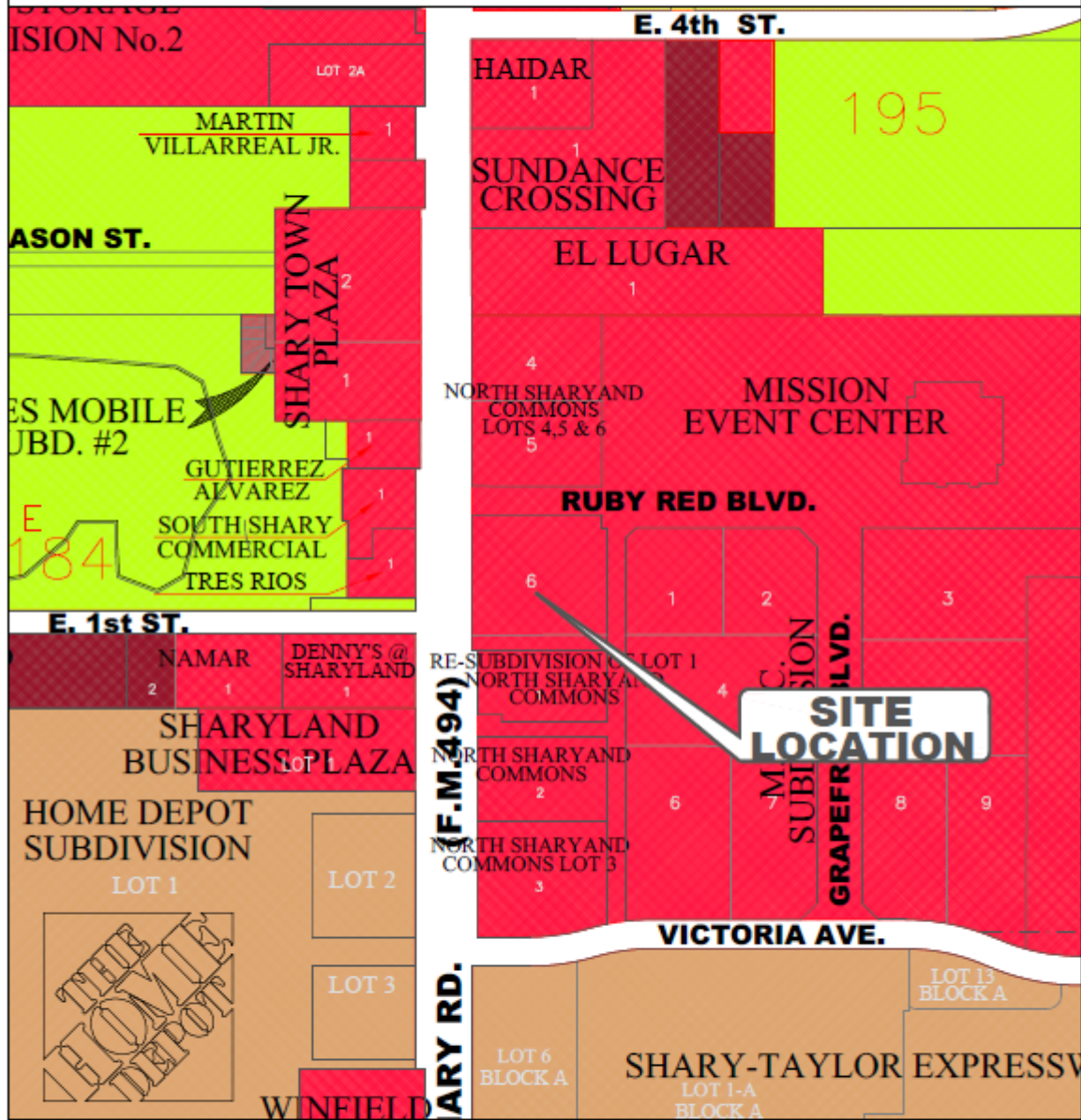
_____ NAYS

_____ DISSENTING _____

ATTACHMENT I - BASE MAP



ATTACHMENT III - ZONING MAP

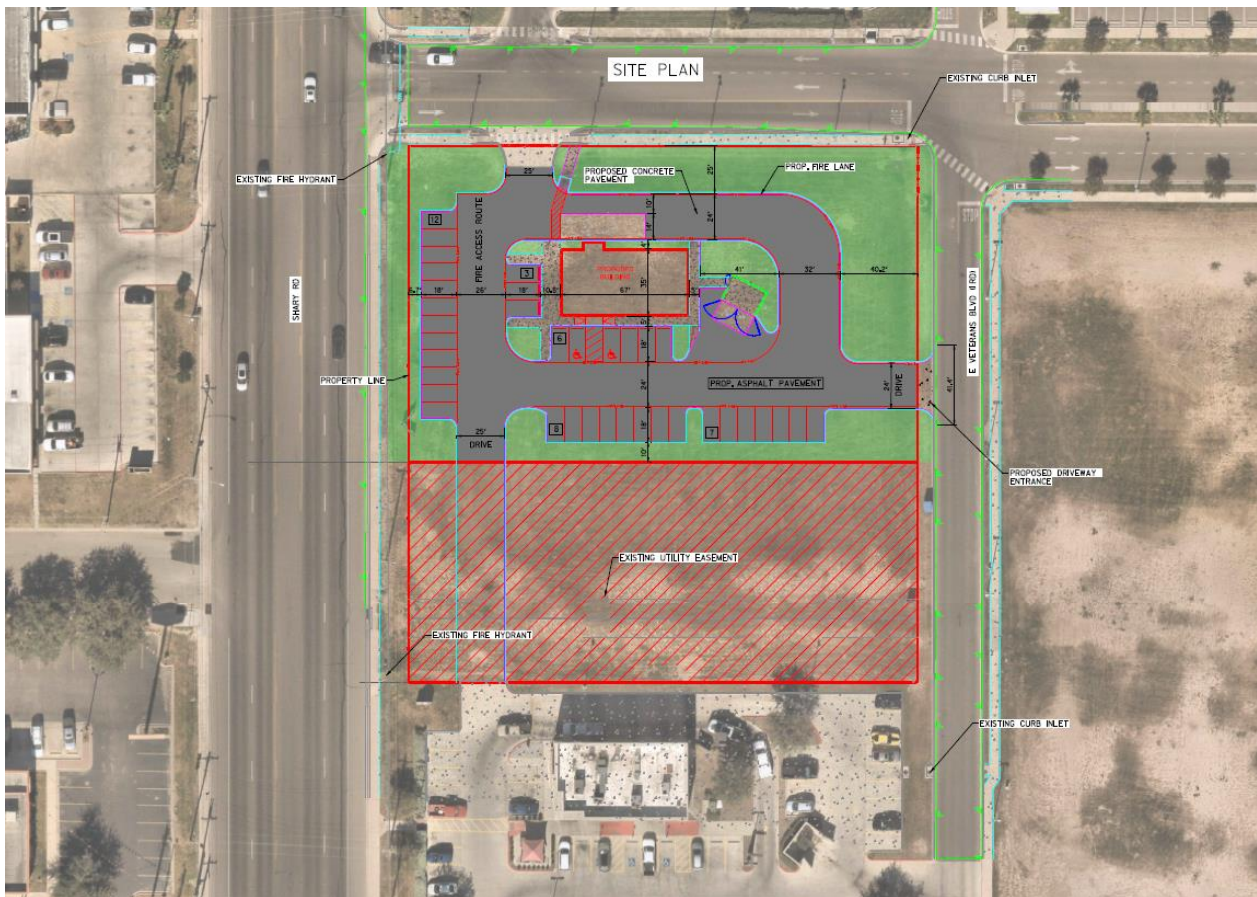


ZONING LEGEND

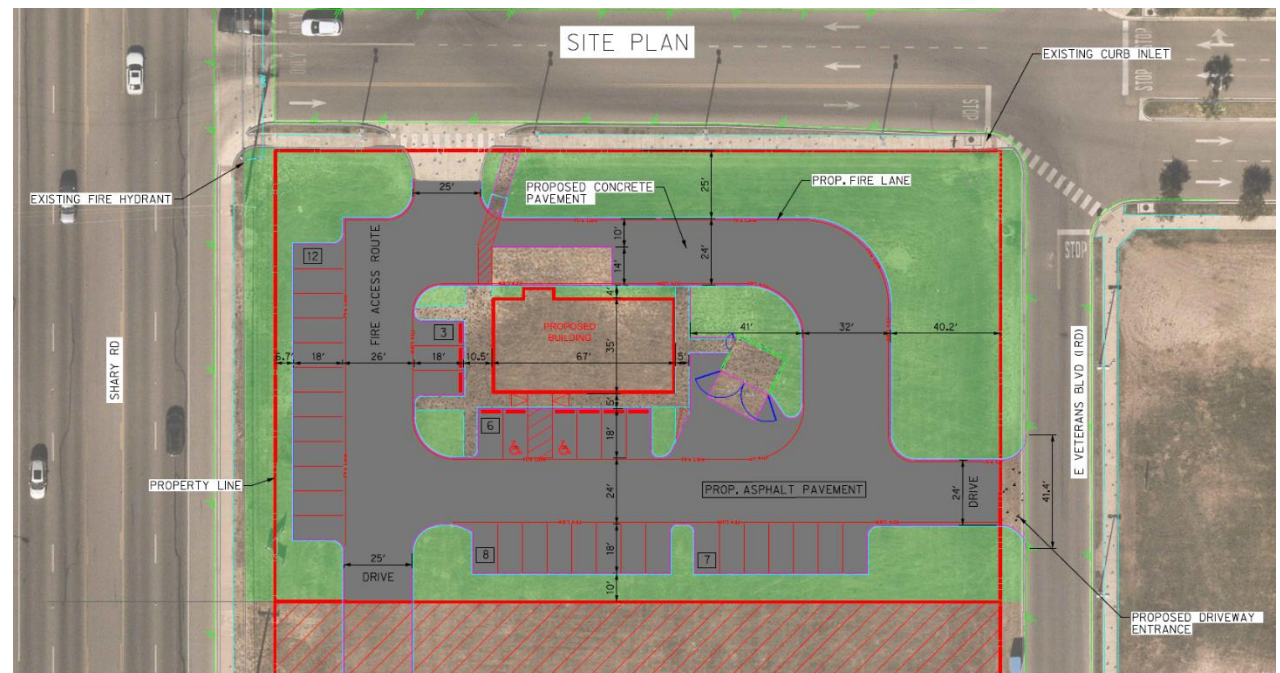
| | | | | | |
|--|----------------------------------|--|---------------------------------|--|------------------------------|
| | A0-I AGRICULTURAL OPEN INTERIM | | R-3 MULTI-FAMILY RESIDENTIAL | | C-4 HEAVY COMMERCIAL |
| | A0-P AGRICULTURAL OPEN PERMANENT | | R-4 MOBILE & MODULAR HOME | | C-5 ADAPTIVE COMMERCIAL |
| | R-1A LARGE LOT SINGLE FAMILY | | R-5 HIGH DENSITY MFCT'D HOUSING | | I-1 LIGHT INDUSTRIAL |
| | R-1T TOWNHOUSE RESIDENTIAL | | C-1 OFFICE BUILDING | | I-2 HEAVY INDUSTRIAL |
| | R-1 SINGLE FAMILY RESIDENTIAL | | C-2 NEIGHBORHOOD COMMERCIAL | | PUD PLANNED UNIT DEVELOPMENT |
| | R-2 DUPLEX-FOURPLEX RESIDENTIAL | | C-3 GENERAL BUSINESS | | P PUBLIC |



ATTACHMENT IV - SITE PLAN - EXHIBIT (AERIAL PHOTO)



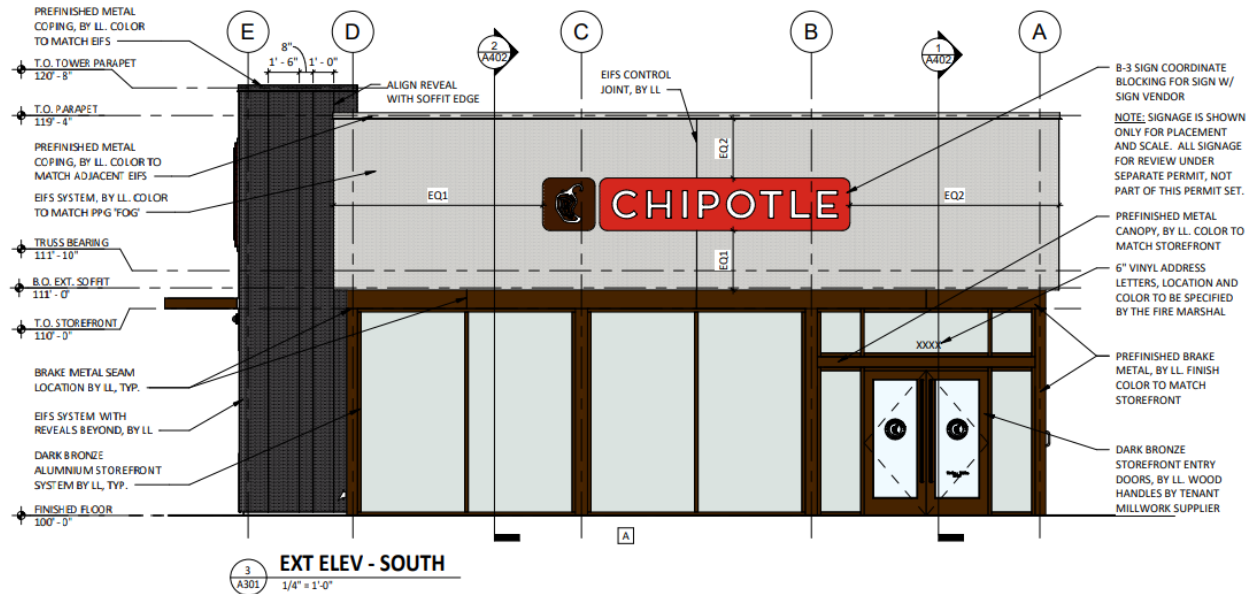
ENLARGED IMAGE



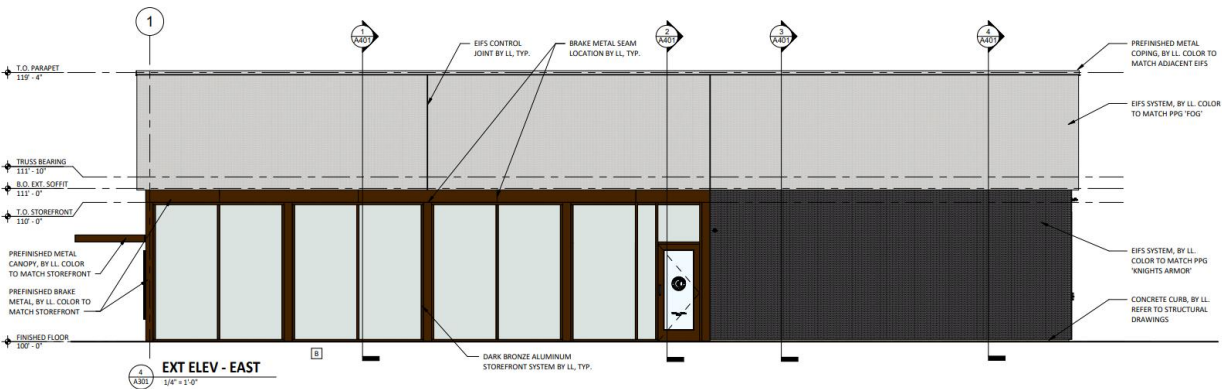
ATTACHMENT V - PHOTO OF PROPERTY



ATTACHMENT VI - BUILDING FACADE



EQ



BUILDING FACADE

