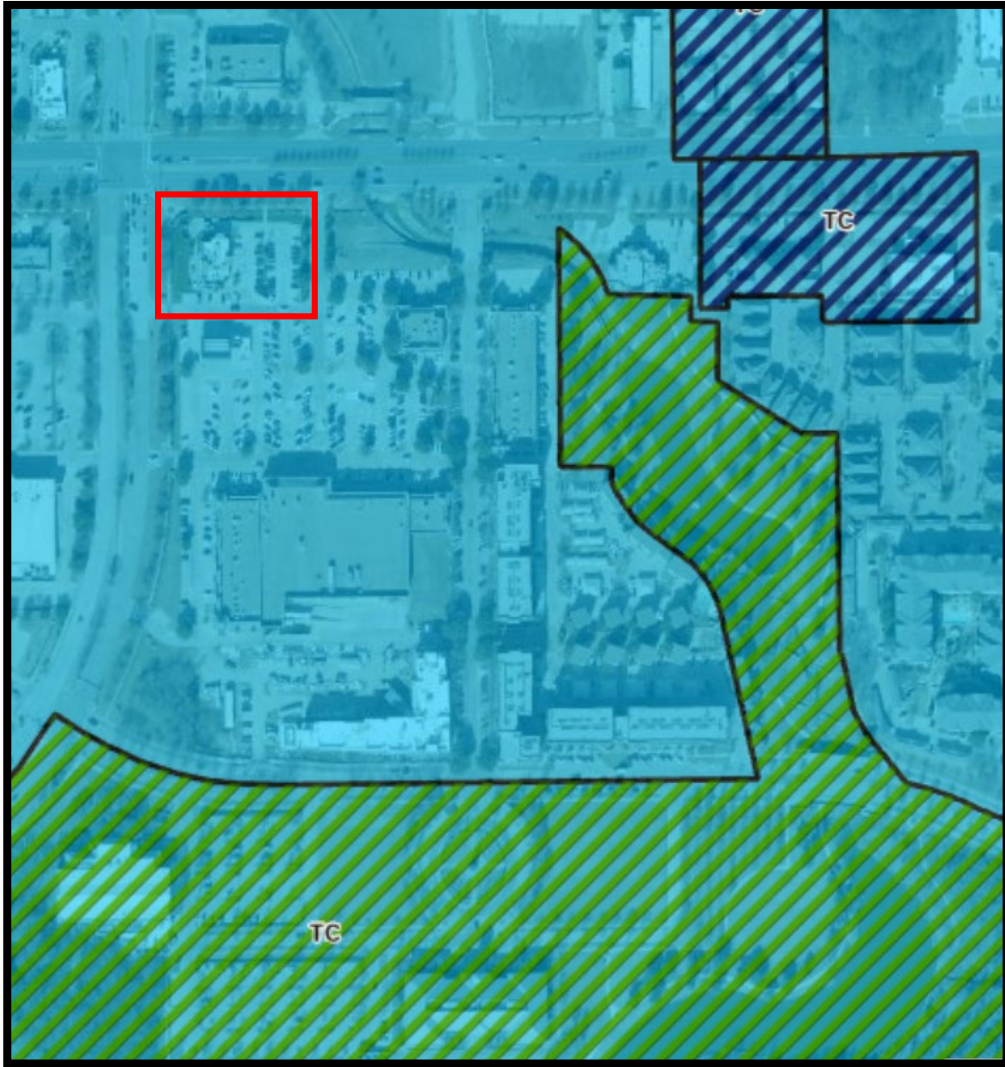


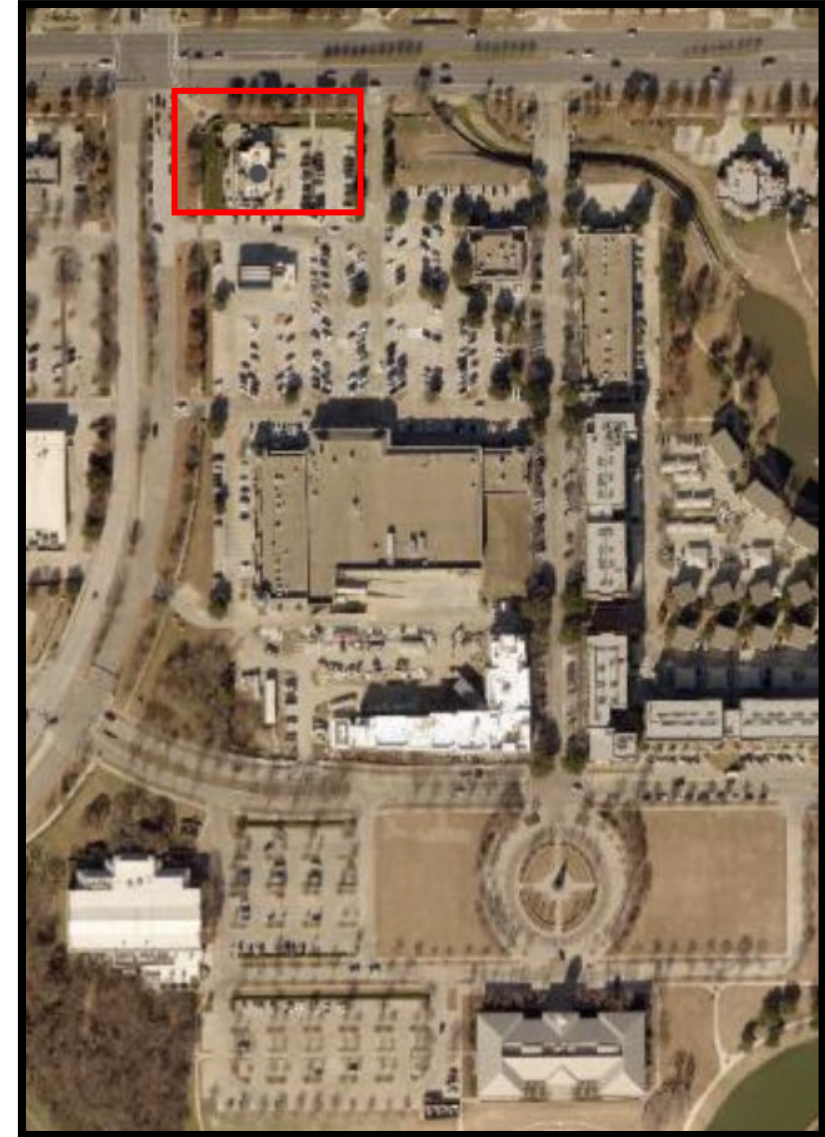
Item H-3

Consider a resolution approving a Site Plan Amendment for Chick-Fil-A, a 4,779 square-foot restaurant with drive-thru on an approximately 11.960-acre tract of land, located on the south side of Keller Parkway (FM 1709), situated at the intersection of Rufe Snow Drive and Keller Parkway (FM 1709), being Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center (TC). Regency Centers, LP, Owner. Interplan, LLC, Applicant/Developer. (SP-21-0019)

Item H-3
Zoning Map



Item H-3
Aerial View



Zoned: TC

Item H-3

Background:

On June 24, 2019, Chick-Fil-A received approval from the City Council to add an additional 1,411 square-feet of canopy improvements that extend over the drive-thru lanes. In September 2021, Chick-Fil-A applied for a site plan amendment to expand the drive-thru lane into two pick-up lanes on the south side of the property.

Request:

The applicant is requesting to modify the drive-thru lane by removing nine parking spaces and adding a second pick-up lane on the south side of the lot. The drive-thru would begin with two order lanes, transition into one lane and then reopen into two lanes for food pick-up.

Why Action is Required:

Site plans within the Town Center (TC) Zoning District shall be considered for approval by Council after a recommendation from the Planning and Zoning Commission.

Item H-3

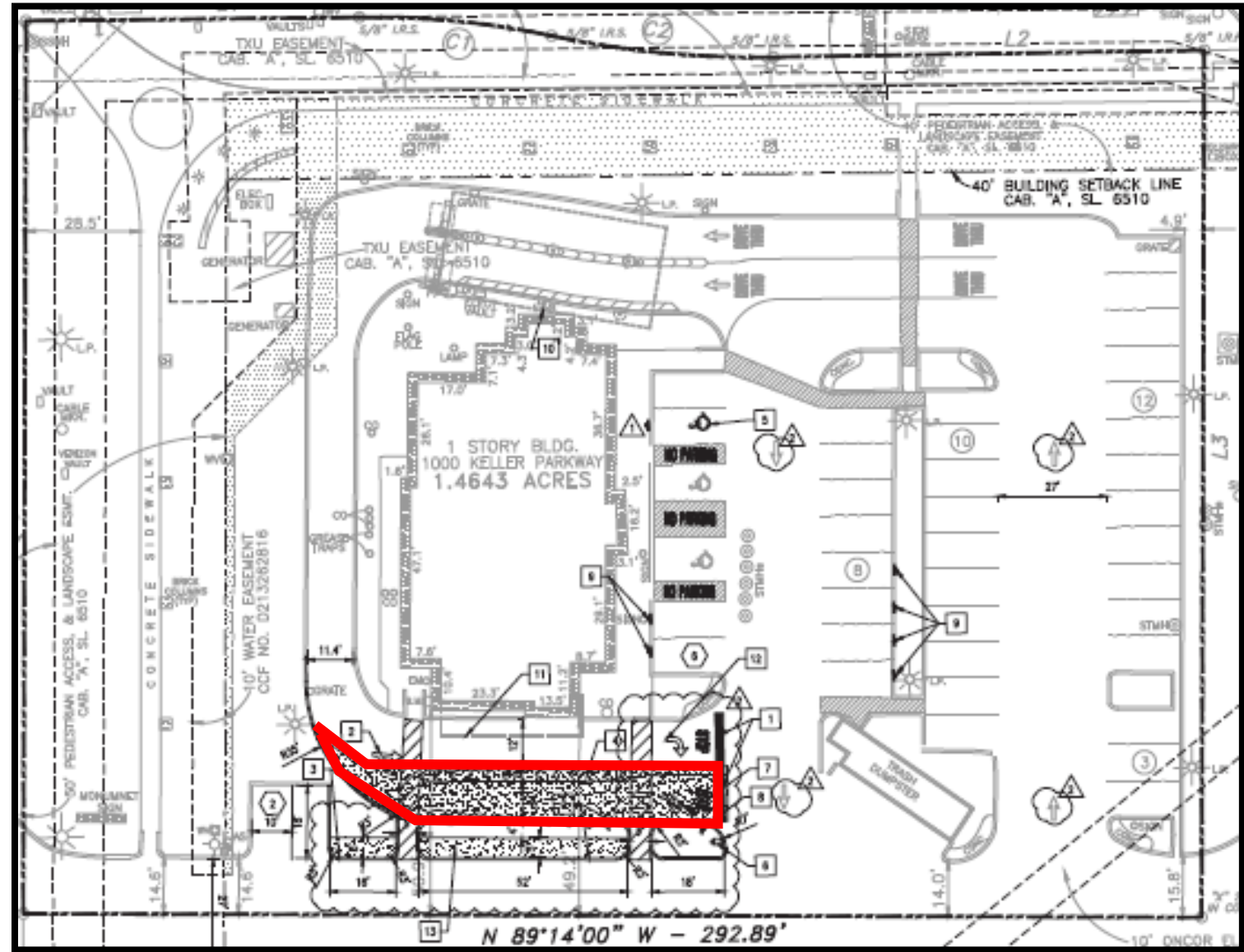
Parking: Requires 22 spaces

The proposed parking is as follows:

- 32 regular spaces
- 6 curbside spaces (interior)
- 3 handicap spaces

41 total spaces

The parking meets UDC requirements.





Item H-3

On October 12, 2021, the Planning and Zoning Commission unanimously recommended approval of the site plan amendment. Commissioner Sagar had a question on landscaping, but the applicant was not present. No person spoke in favor or in opposition.

Item H-3

The City Council has the following options when considering a site plan amendment request:

- Approval as submitted.
- Approve with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.



Questions?

Patricia Sinel, AICP, CFM

817-743-4128