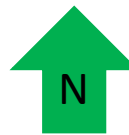
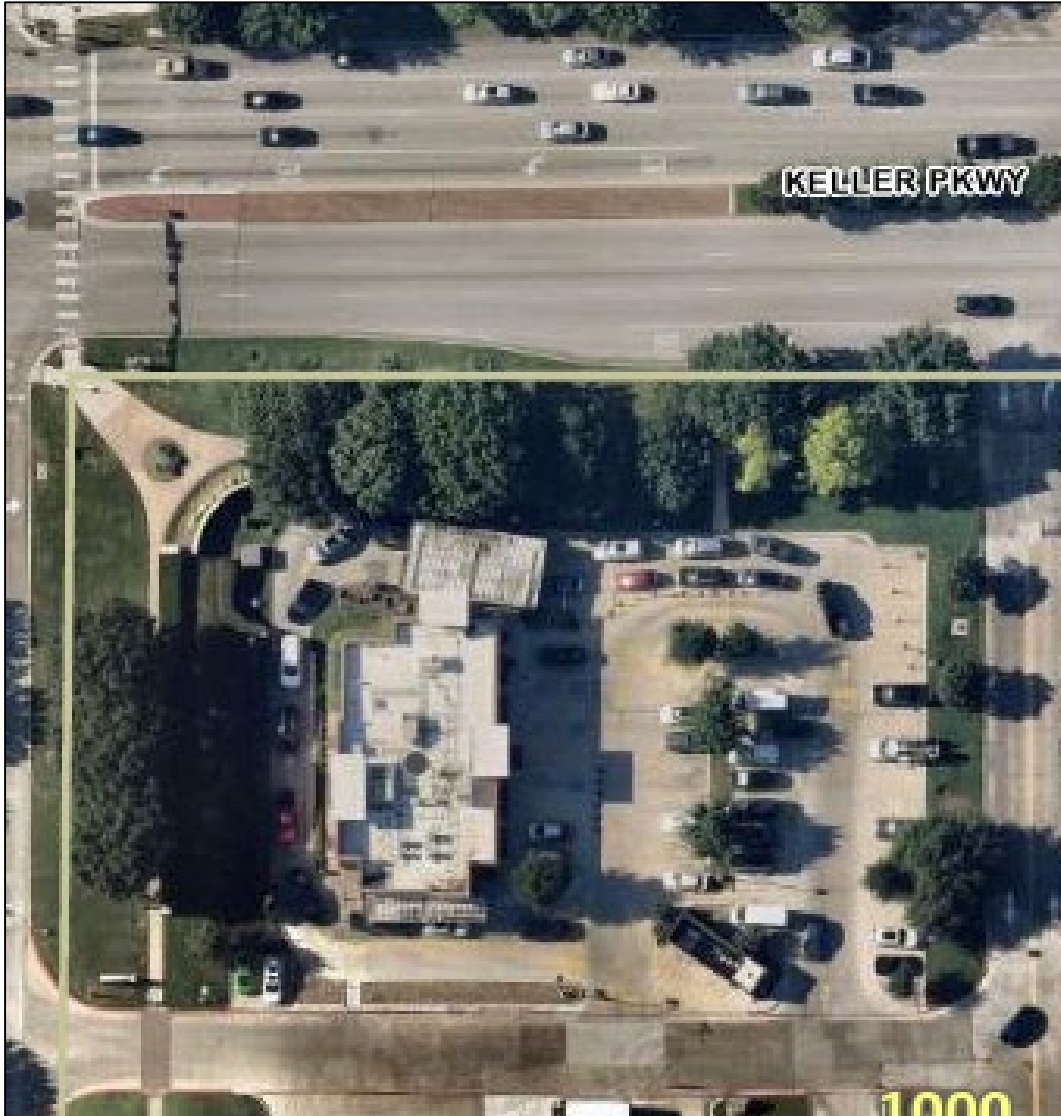


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Consider a resolution approving a Site Plan Amendment for Chick-Fil-A, an existing 4,700 square-foot drive-thru restaurant on an approximately 11.960-acre tract of land, located on the south side of Keller Parkway (F.M. 1709), situated at the intersection of Rufe Snow Drive and Keller Parkway, being Lot 1R, Block A, Keller Town Center, zoned Town Center (TC) and addressed 1002 Keller Parkway. Regency Centers, LP, Owner. Stephen Cheng/Page Southerland Page, Inc., Applicant. (SP-24-0007)

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Aerial Map



Zoned: TC

Item H-1
Zoning Map



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Background:

City Council approved the initial Site Plan for Chick-Fil-A in June 2013. The restaurant opened in April 2015.

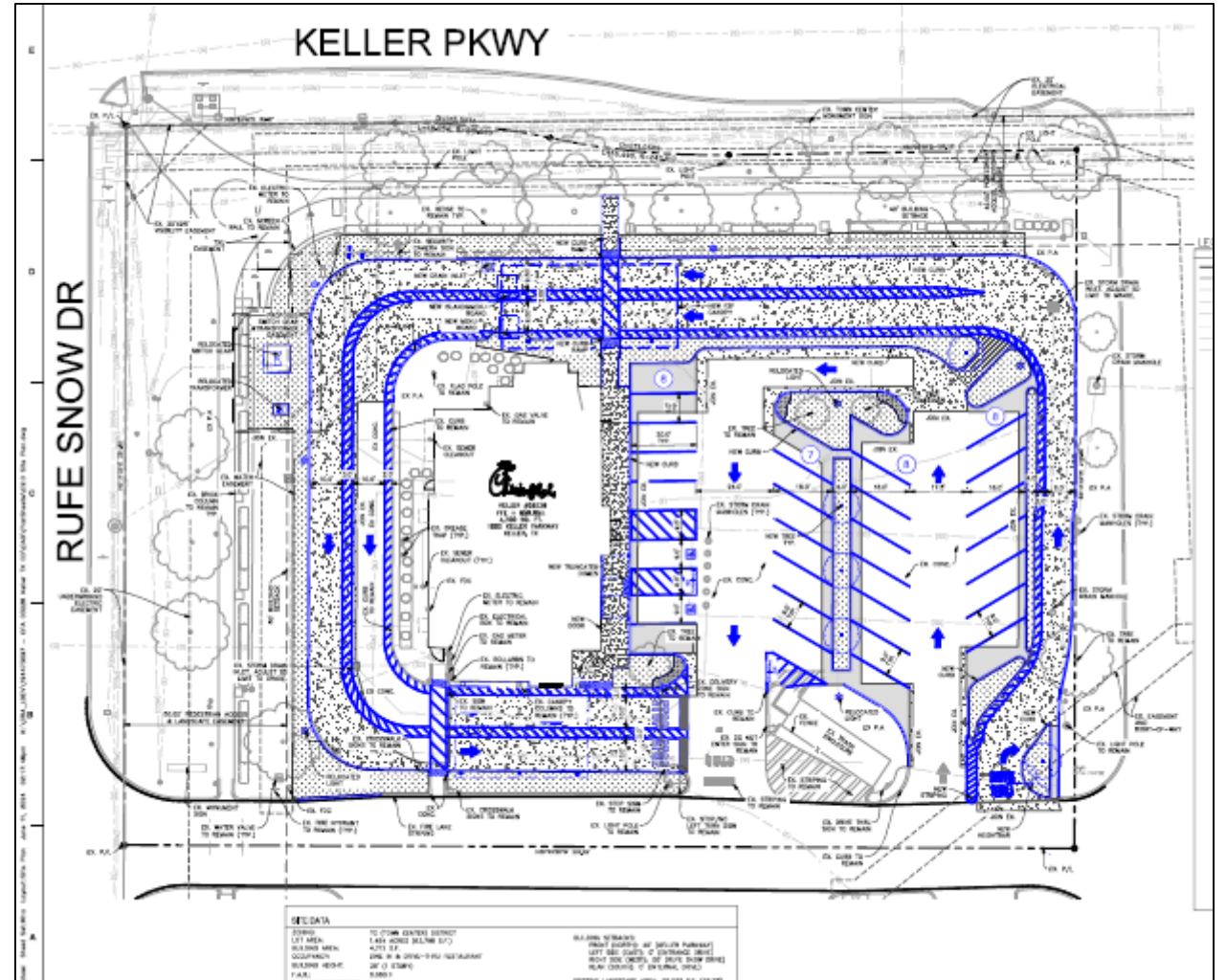
In 2019 and 2021, the restaurant applied for Site Plan Amendments for canopy additions over the ordering and pick-up lanes, and to add an additional pick-up lane, respectively.



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The current request is to redesign and expand the ordering and pick-up lanes to provide two full lanes around the north, west, and south sides of the building, and to install new canopies over the ordering and delivery area.

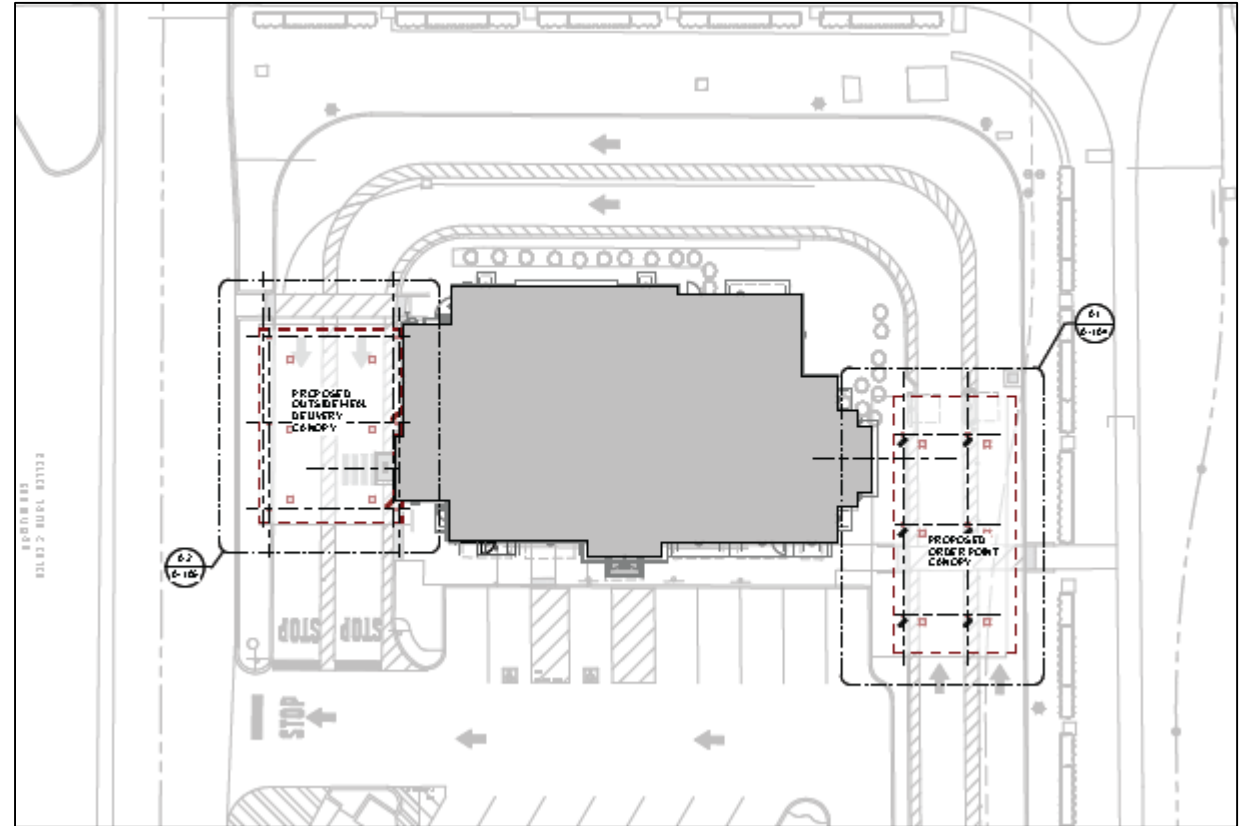
The parking lot will also be redesigned for better traffic flow.



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An earlier Site Plan Amendment request conditioned approval on the restaurant wrapping canopy support columns in red brick to match Town Center design standards.

The proposed amendment shows the new canopies' support posts being wrapped with the same brick veneer as provided previously.

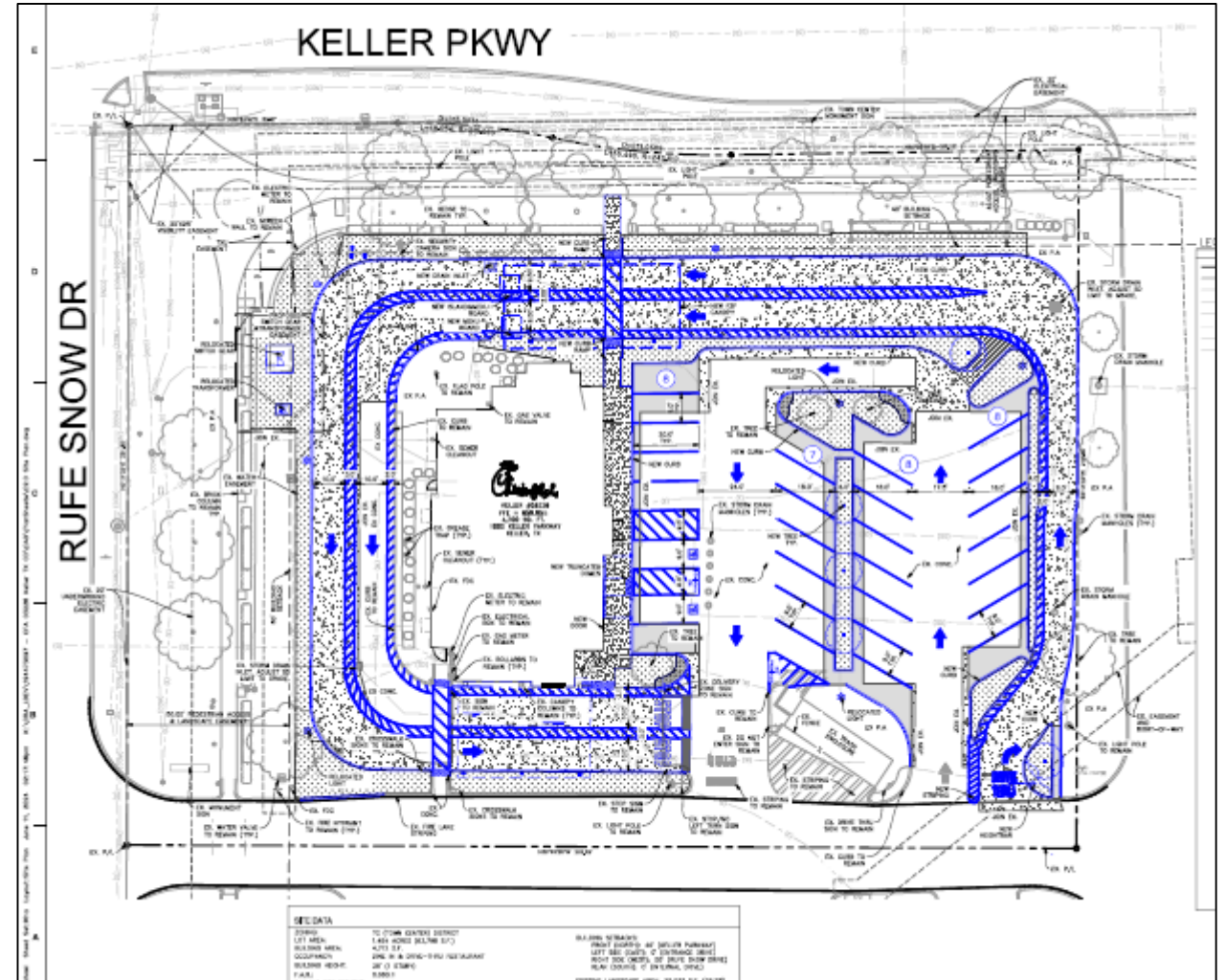


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Parking:

The new parking lot configuration allows for 31 spaces, 23 of which will be converted to angled parking, with required landscaping provided.

The required parking for this site (22 spaces) is 1 space per 100 square feet of waiting and seating area per UDC Section 9.02.



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Citizen Input:

A Site Plan application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”

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The City Council has the following options when considering a Site Plan in the Town Center zoning district:

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



Questions?
Amber Washington
817-743-4130