



Legislation Details (With Text)

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Title: 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 (F.M. 1709), situated at the intersection of Rufe Snow Drive and Keller Parkway (F.M. 1709), being Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center (TC). Regency Centers, LP, owner. Esencia Architecture and Urban Design, LLC, applicant/developer. (SP-19-0007)

Attachments: 1. 071619_ChickFila_ProposedResolution, 2. 071619_ChickFila_Maps, 3. 071619_ChickFila_ExhibitA_SitePlan&Elevations, 4. 071619_ChickFila_ExhibitB_Application, 5. 071619_ChickFila_StaffAttachment_ApprovedPlat, 6. Item H-6 Chick-Fil-A Presentation

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 7/16/2019, 1, City Council, approve

To: Mark Hafner, City Manager

From: Katasha Smithers, Planner I

Subject:

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 (F.M. 1709), situated at the intersection of Rufe Snow Drive and Keller Parkway (F.M. 1709), being Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center (TC). Regency Centers, LP, owner. Esencia Architecture and Urban Design, LLC, applicant/developer. (SP-19-0007)

Background:

On June 14, 1999, the Planning and Zoning Commission approved the replat for Keller Town Center. On June 18, 2013, City Council approved the Site Plan for Chick-Fil-A by Resolution No. 3387. On April 15, 2014, Chick-Fil-A received their final inspection and Certificate of Occupancy. The applicant is proposing to add an additional 1,411 square-feet of canopy improvements that will extend over the drive-thru lanes (See Exhibit A.) Because Chick-Fil-A is located in the Town Center Zoning District, the proposed canopy addition requires a Site Plan Amendment.

Analysis:

The canopy will be structural steel with deck roofing attached and secured to the building. Additionally, the Applicant is proposing to wrap the steel posts with brick. The applicant provided elevations as a visual reference (See Exhibit A.) Chick-Fil-A is proposing the canopy to provide shade for its customers and protection from the weather for employees receiving orders and delivering food to its customers.

Planning and Zoning Recommendation:

On June 24, 2019, the Planning and Zoning Commission unanimously approved the Site Plan

Amendment for Chick-Fil-A.

Alternatives:

The City Council has the following options when considering a Site Plan Amendment request that meets all UDC requirements:

- Approve as submitted.