



## Legislation Text

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**File #:** 24-344, **Version:** 1

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**To:** Planning and Zoning Commission

**From:** Amber Washington, Planner I

**Subject:**

Consider a recommendation for 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.

**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.

The current request is to redesign and expand the ordering and pick-up lanes to provide two full lanes around the north, east, and south sides of the building, and to install new canopies over the ordering and delivery area. The existing configuration begins with two order lanes, a transition into one lane, and two lanes for food pick-up. The parking lot will also be redesigned for better traffic flow.

Per Section 4.15(D)(2) of the Keller Unified Development Code, site plans within Town Center must be approved by City Council after a recommendation from the Planning and Zoning Commission.

**Parking:**

The required parking for this site is 1 space per 100 square feet of waiting and seating area per UDC Section 9.02. The site has historically been overparked. As part of the Site Plan Amendment, the existing parking of 41 spaces will be cut down to 31 spaces. Twenty-three spots will be converted to 45-degree angled parking. Required landscaping will be provided.

**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 will have an opportunity to speak on this agenda item at the "Persons To Be Heard".

**Alternatives:**

The Planning and Zoning Commission has the following options when considering a Site Plan Amendment in the Town Center Zoning District:

- Recommend approval as submitted (with requested variances).

- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

**City Council Action:**

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this Site Plan application will be scheduled for City Council action on August 6, 2024.