



## Legislation Details (With Text)

**File #:** 19-316      **Version:** 1

**Type:** New Business      **Status:** Agenda Ready

**File created:** 6/14/2019      **In control:** Planning & Zoning Commission

**On agenda:** 6/24/2019      **Final action:**

**Title:** Consider a request of 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. 062419\_ChickFilA\_Maps, 2. 062419\_ChickFilA\_ExhibitA\_Application, 3. 062419\_ChickFilA\_ExhibitB\_Site Plan, 4. 062419\_ChickFilA\_StaffAttachment\_ApprovedPlat

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

6/24/2019	1	Planning & Zoning Commission	approve with conditions	
-----------	---	------------------------------	-------------------------	--

**To:** Planning and Zoning Commission

**From:** Katasha Smithers, Planner I

### Subject:

Consider a request of 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 B.) 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. The applicant provided elevations as a visual reference (See Exhibit B.) 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.

### Summary:

Because the proposed 1,411 square-foot canopy for Chick-Fil-A is located in the Town Center Zoning District, the addition requires a site plan amendment.

### Alternatives:

The Planning and Zoning Commission has the following options when considering a Site Plan Amendment request:

- Recommend approval as submitted

**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 July 16, 2019.

**Attachments:**

Exhibit A - Application

Exhibit B - Site Plan

Staff Attachment - Approved Plat