

# Site Plan – Chick-fil-A

## Location:

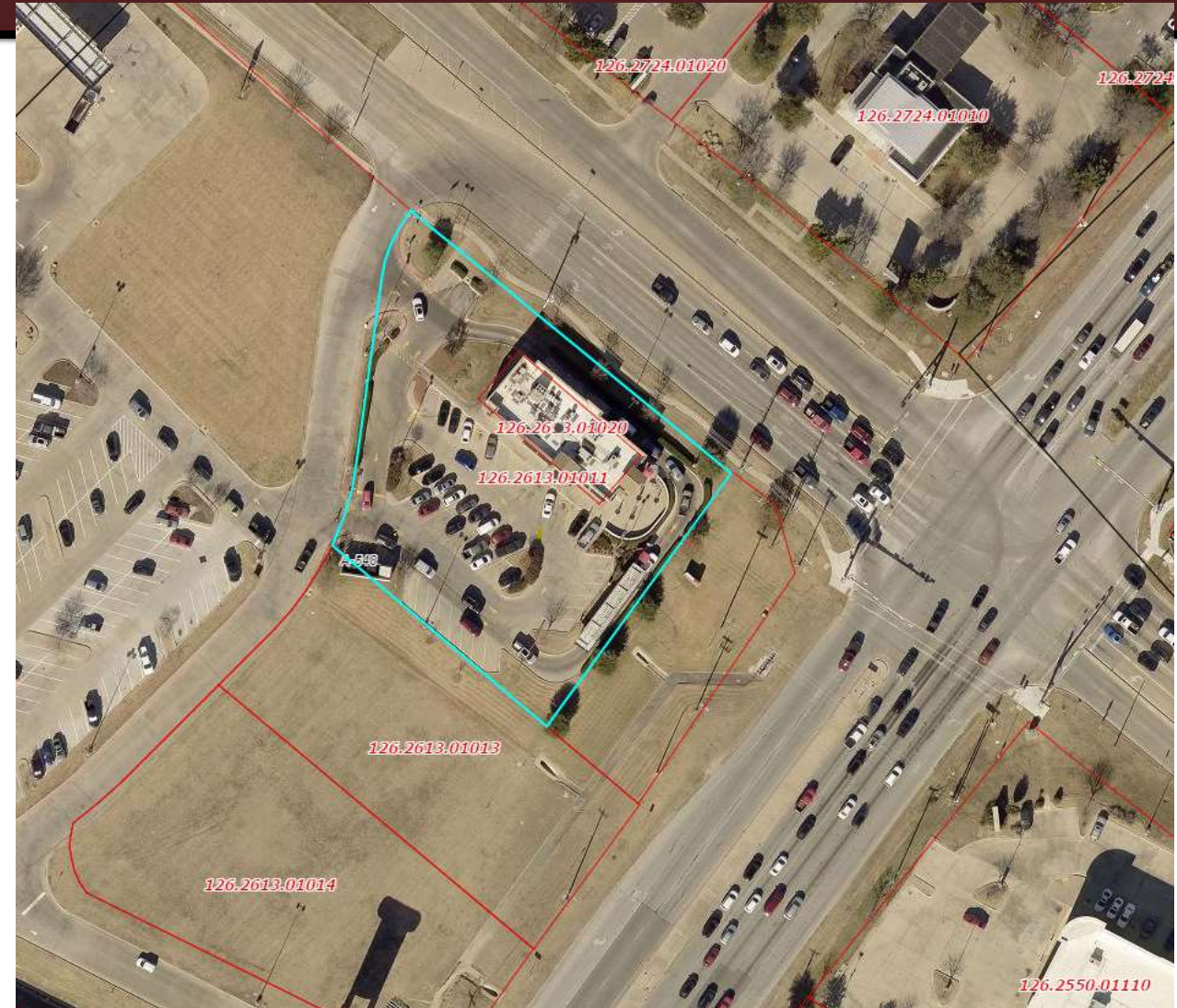
- 111 NW John Jones Dr

## Applicant:

Michelle Kucaba (Interplan) authorized agent on behalf of Chick-fil-A (owner)

## Item for approval:

Commercial site plan amendment with a variance for a drive-thru canopy in the front yard setback (Case 24-326).





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## Site Plan Amendment(s):

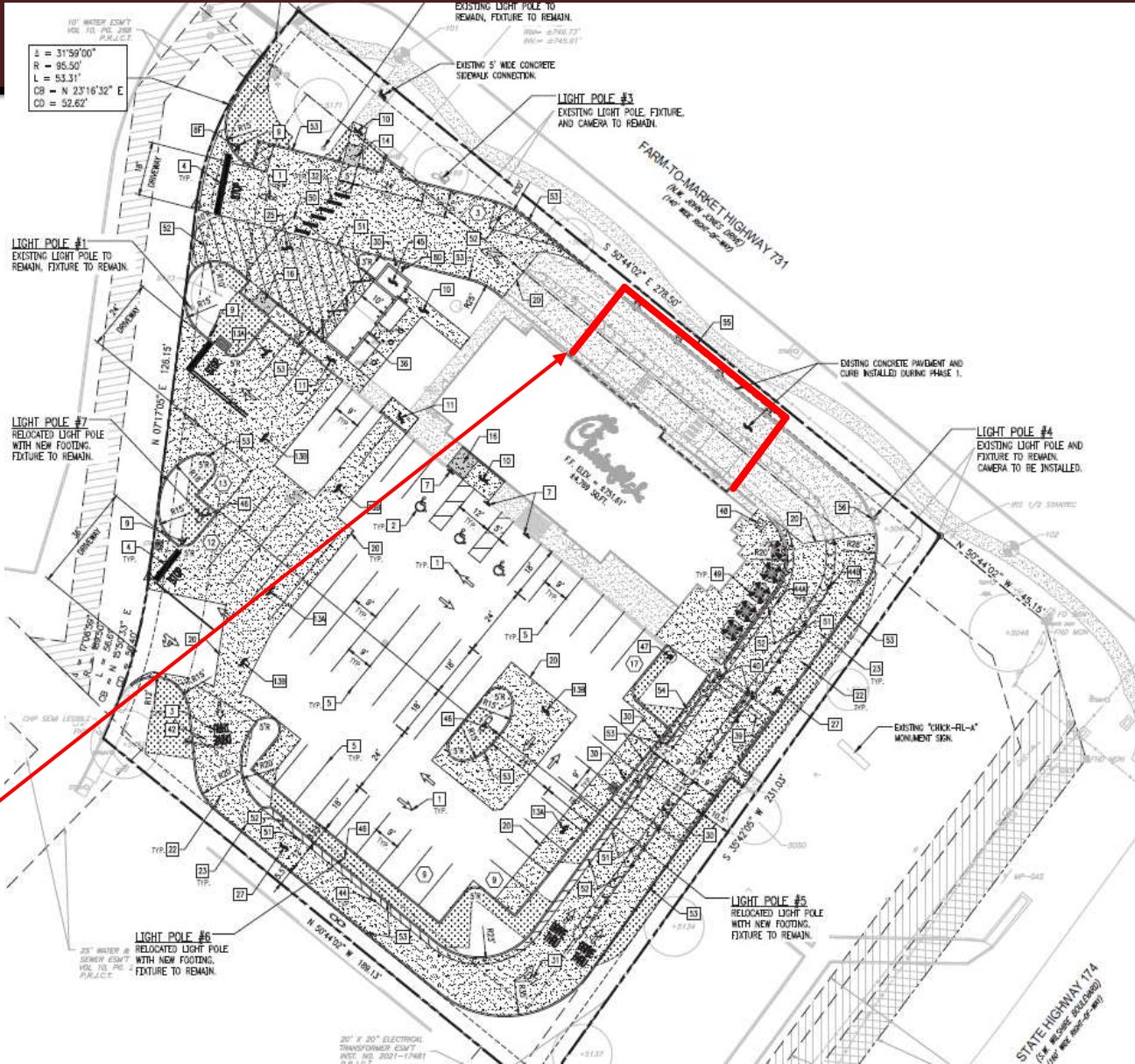
- Parking spaces reoriented
- Light poles relocated
- Relocation of trash enclosure
- Relocation of menu order board and canopy
- Drive thru canopy to be removed and new one built to cover 2 meal delivery lanes



Landscape Calculations for the City of Burleson				
General Landscape requirements	Required		Proposed	
Minimum 20% of total lot area must be Landscape	11,128.60	(0.26 AC)	13,923	(0.32 AC)
40% of total Landscape located in front yard	4,451.44	(0.10 AC)	7,384	(0.17 AC)
Grass and/or GC shall not be over 90% of landscape	10,015.74	(0.23 AC)	8206	(0.19 AC)
Total Area = 55,643 (1.28 AC)				



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Requested canopy (variance) shown in red

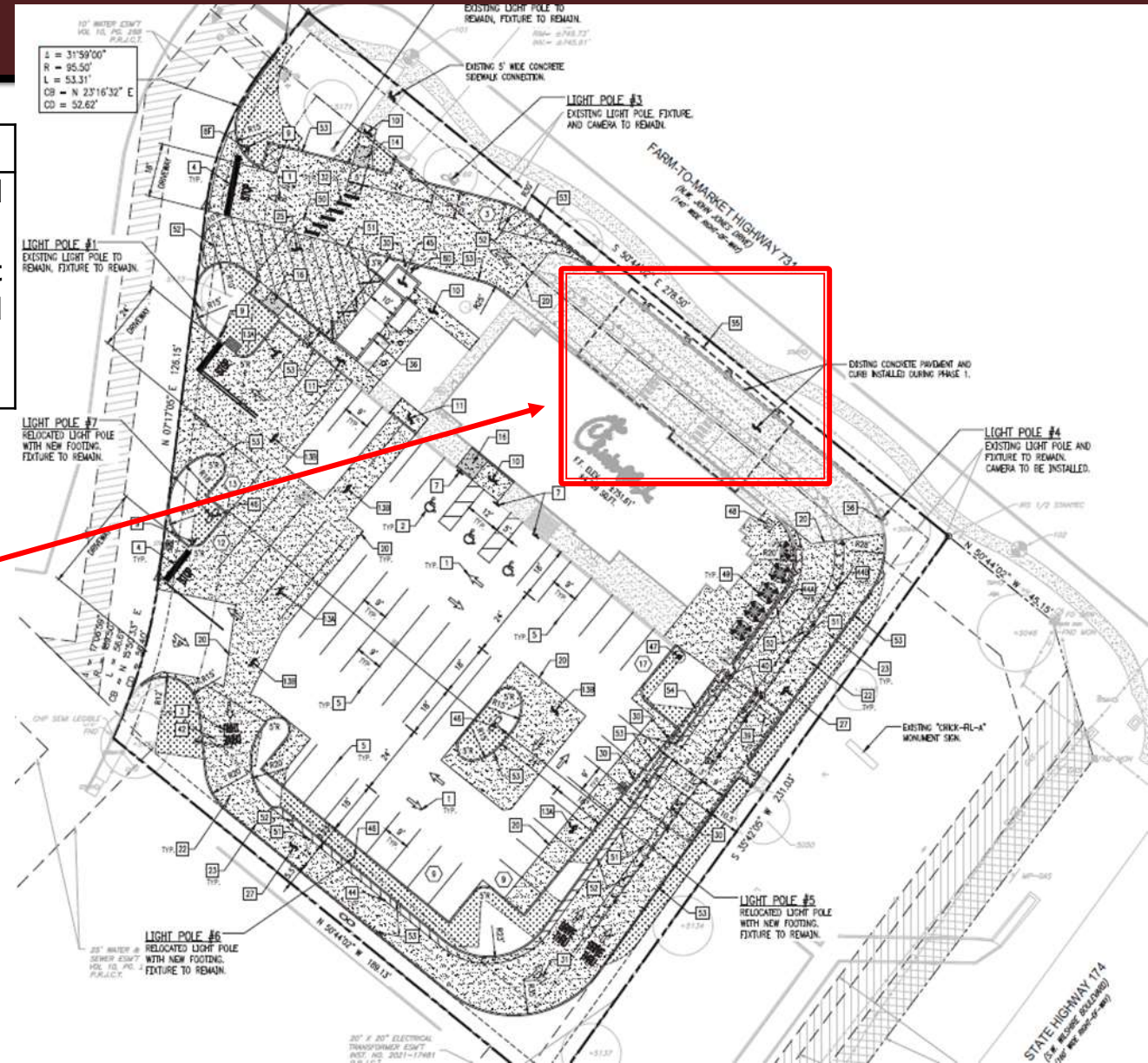


# Variance- Chick-fil-A

## Variance Requested

Appendix B, Section 132-115; Accessory building and structure yard regulations

- Requesting a drive thru canopy along frontage of John Jones Drive that is forward of the main building and within the 20 ft minimum front yard setback





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## Staff's Recommendation

Staff recommends approval of the resolution for the site plan amendment with a variance for a canopy within the front yard setback.

