
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: April 21, 2025

SUBJECT:

Chick-fil-A at 111 NW John Jones (Case 25-036): Consider and take possible action on a resolution for a commercial site plan amendment with a variance to Section 132-115; Accessory building and structure yard regulations; pertaining to drive-thru canopies. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 8-1)*

SUMMARY:

On October 28, 2024, a commercial site plan amendment with a variance to allow a drive-thru canopy in the front yard setback was submitted by Michelle Kucaba representing Interplan, LLC on behalf of Chick-fil-A, INC. (owners). The request was withdrawn prior to consideration by City Council and was resubmitted on March 3, 2025, as Case 25-036.

Development Overview:

The owners are proposing the construction of a multi-lane canopy over the existing drive-thru pavement adjacent to the building elevation that faces John Jones Drive. The commercial site plan has been attached as part of the proposed resolution, "Exhibit 3". The applicant's request and justification are attached as "Exhibit 4".

The subject property has an existing drive thru along John Jones, which is located in the designated front yard setback for this site. If allowed, the requested canopy would be approximately 3 and ½ feet from the John Jones property line. The zoning code does not allow for the construction of an accessory structure within the front yard setback (20 feet). According to the Zoning Ordinance Sec. 132-115 Accessory, building and structure yard regulations; detached accessory structures shall not be located in the front yard. Of note, gasoline service pump canopies are allowed in the front yard setback but shall be no closer than 10 feet to the property line.

If the variance is not approved by City Council, then the applicant shall submit a revised commercial site plan to staff reflecting the approved or disapproved resolution(s) related to the requested variance. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

Site Plan Conformance

<i>Required</i>	<i>Staff's Findings</i>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with the exception of the canopy request.
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 11,128 S.F.	Complies. Landscaping proposed: 13.923 S.F.
<u>Parking Requirement –</u> 1 space for every 3 seats	Complies. Parking provided: 45 spaces and has an existing parking agreement with HEB

RECOMMENDATION:

Approve the resolution for the commercial site plan amendment with a variance to Section 115-132.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

March 25, 2025 – P&Z recommend approval (8-1) of the site plan amendment with a variance for the canopy.

Dec. 3, 2024 – P&Z recommend approval (6-1) of the site plan amendment with a variance for the canopy; the request was withdrawn prior to being considered by City Council.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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