

March 10, 2017

**City of Boerne, TX**  
**Planning & Community Development**  
**Attention: Deborah Wilson, Planner II**  
**402 E. Blanco Road**  
**P.O. Box 1677**  
**Boerne, TX 78006**

**Re: Letter Requesting Review - Raising Cane's Chicken Fingers**  
**1406 S. Main Street**  
**Boerne, TX 78006**

Raising Cane's is pleased to propose a new drive-thru restaurant at 1406 S. Main Street to be located in the southern sector of Boerne, TX.

**About Raising Cane's Chicken Fingers**

Raising Cane's was founded by Todd Graves in 1996 in Baton Rouge, LA. Raising Cane's is a restaurant company that has ONE LOVE – quality chicken finger meals. Cane's is known for its great crew, cool culture and active community involvement.

We provide the community with authentic food that is praised for its freshness. Cane's uses no microwaves and no heat lamps. Deliveries are made three times a week to ensure a fresh menu at all times. Cole slaw and lemonade are made fresh daily.

Per the City of Boerne Planning Application Filing Instructions, please accept this Letter Requesting Review, which outlines applicable Combined Commercial Design Standards necessary for this project to be developed. We are not requesting a variance at this time. Raising Cane's requests the City of Boerne's support and approval regarding Building Frontage and Orientation.

**Project Summary**

The site currently vacant, a 2.48 acre parcel on the southwest corner of S. Main Street and Waterview Parkway. The project is zoned as B-2 Highway Commercial.

This drive thru restaurant will employ 55 full and part-time employees. Operating hours for walk-in and drive-through service will be from 10am to 12:00am Mon-Thurs and 10am to 2am Fri-Sun. The menu board and speaker are located on the Northeast corner of the building layout, along the drive aisle..

The design of the 3,567 square foot building, the 72,310 square foot site layout, the use of quality landscaping materials, will uphold and improve the aesthetics of the community. The use of alternating planes, variation of parapet elevations and the variety of colors and finish materials creates a building and site design that avoids monolithic massing of building style.

The building's architectural features include the use of standing seam metal awnings, masonry façade that is has combination of brick with a stucco accent on each façade of the building

The roof top equipment will be screened from public by stucco screen wall that matches that of the rest of the building. The trash containers will be enclosed with brick veneer walls that extend 8 feet in height.

The entrance to the drive- thru is located along the East side of the property. This drive- thru can accommodate more than 9 cars in the 12 foot wide drive aisle.

Customers will enter and exit the site from a common access between the medical clinic and the proposed Raising Cane's lot from Waterview along the Southeast corner of the property boundary.

### **Building Frontage and Orientation – (3.09.002)**

#### **A. Required Front Building Line**

The primary façade of a structure shall be located at the 0' setback line and shall occupy at least 50% of the Required Front Building Line.

##### ***Response:***

*The proposed site has unique features consisting of the Creek along the Northwest property line and the large setback for drainage culvert and utility easement along the Northeast property line. Accommodation for required parking and drive thru aisle is also influence by the narrowing of the site and existing easements. These features have limited the options for site access and building orientation. It is for these reasons that the primary facade is not at the 0' setback line nor does it face S. Main Street. However the building is oriented with the façade that provides the most visual interest toward S. Main Street which includes varying parapet heights, multiple building graphics/signage, and complimentary high quality exterior wall finish materials. A Brick 42" high low wall is proposed along the 0' setback line that extends beyond the sides of the building. The building façade is set back from the low wall is approximately 13'-0". The low wall provides visual screening for the drive through aisle while still allowing the building façade to be prominent to S. Main Street. It should noted that this site layout segregates the drive through traffic from that of the parking/pedestrian traffic as much as possible. Thus providing a higher level of safety for our dine-in customers.*

#### **B. Primary and Secondary Façade Standards**

The primary façade of a building shall be the main entrance and focal point of the structure. All buildings should have its primary façade and primary entrance oriented towards the street.

##### ***Response:***

*Please refer to comment above regarding building orientation. The 42" low wall at the 0' setback line provides a continuous visual reference to S. Main Street and is accentuated by the building façade that is located approximately 13'-0" behind the low wall. The low wall is constructed from the same brick veneer that brick water table that is included as part of the building design. As dictated by the site layout, the main building entrance is accessed from the parking lot side as well as the patio side that faces the creek.*

#### **C. Building Material Requirements for remaining facades**

The Vertical walls of all buildings (excluding doors and windows) shall be finished in two or more of the following materials: Brick, Stucco/Plaster, & Glass.

**D. Accent Material Requirements**

Up to two accent materials are permitted for moldings and ornamental details, or other significant architectural features. Accent materials shall consist of no more than 15% of the façade.

***Response:***

***Per the project summary above, the building is composed mainly of a brick water table with the main wall materials being a combination of brick and stucco. Building parapets are capped with a matte black metal cap flashing. Public access doors provide canopies that are constructed black sheet metal.***

**E. Roof Treatments**

All sloping roofs less than or equal to a 2:12 pitch shall utilize a full parapet coverage along the Entrance Corridor side and minimum of two (2) adjacent sides not less than two feet (2') above the highest point of the roof.

***Response:***

***The building has a continuous parapet around the entire circumference of the building. There are also addition tower features that extend above the typical parapet height to add interest to the building and break up any long horizontal expanse of parapet.***

**Parking – (3.09.003)**

In meeting the parking requirements of Article 3, Section 10, the following design and location standards shall apply to on-site parking: To the greatest extent possible, on-site parking areas shall be designed to reduce the negative visual effects of vast paved areas and shall contain landscape planting islands and defined pedestrian walkways.

***Response:***

***The parking lot is located on the South side of property that is completely shielded from S. Main Street. Landscape islands are provided for interior parking spaces and the longest run of perimeter parking spaces is 8 spaces between landscaping.***

**Setbacks – (3.09.004)**

Setbacks are determined in Article 5 for each zoning district. At the setback or Front Building Line a “street wall” should be created that defines the character and identity through a wide variety of diverse architectural details, creating consistent well-designed frontages along streets and other public or community spaces. Minimum Front Yard setback is 0 - 20 feet. Minimum Side Yard is 5' if not party wall, Minimum Rear Yard is 0'.

**Screening – (3.09.005)**

**A. Parking Areas**

A street wall between 3 and 5 feet, using matching materials and ornamentation of the building is permitted along the building front line and secondary street frontage.

***Response:***

***The low wall at the 0' setback line provides screening for parking from S. Main Street. Screening from Waterview is provided by a combination of low level landscaping of City approved species and larger shade trees to break up long expanses of hedges.***

**B. Screening of Mechanical Equipment**

All roof, ground and wall mounted (e.g. air handling equipment, compressors, ductwork, transformers and elevator equipment) from view at ground level of the property line.

***Response:***

***All mechanical equipment is located on the roof. All roof mounted mechanical equipment is screened from view with a screen wall that is composed of the same stucco finish material used on the rest of the building.***

**C. Screening of Outside Storage**

Outside storage shall be located on the side or rear of the primary building and shall be screened from public view.

***Response:***

***Outside storage is minimal and is only visible from one side of the building. The visible walls are 8'-0" high and are constructed of brick veneer that matches the rest of the restaurant. This area is also protected with a black standing seam metal roof that blends in with the canopies and awnings used on other parts of the building.***

**D. Screening of Waste Containers**

Waste containers shall be discreetly located on the side or rear of the building and screened from public view.

***Response:***

***A dumpster enclosure is provided with 8'-0" high brick veneer walls that completely screen waste containers. This enclosure is located at the Southeast corner of the parking lot which is located as far as possible from the primary and secondary streets.***

**On-site Parking Requirements – (3.10.001)**

**Size and Location – (3.10.003)**

Each On-site parking space shall be not less than nine feet by 18 feet, exclusive of access or maneuvering area.

**Parking Credits – (3.10.006)**

Bicycle Parking Credit. Bicycle parking facilities within 150 feet of the primary building entrance may be credited at a rate of one credit for every four bicycle parking spaces, up to a maximum of 5% of the required vehicle parking. (36 required parking spaces x 5% = 1.8)

***Response:***

***Spaces for four (4) bicycle parking facilities have been provided. These are located off of the Southeast corner of the building surrounded by landscaping and accessed by sidewalk along the South face of the building.***

**Parking Requirements – (3.10.008)**

The minimum requirements for On-site parking facilities of Table 3-2 and are general and are intended to include all similar uses. (Restaurant: 1 space for each 100 s.f. of gross floor area. 3567 s.f. / 100 s.f. = 36 required parking spaces.)

***Response:***

***Thirty-five (35) – 9'-0" x 18'-0" spaces have been provided + One (1) space parking credit for 4 bicycle parking facilities = Thirty-six (36) total parking spaces provided.***

We trust that the aforementioned explains and justifies City approval of this project. Much detail has been provided to demonstrate the passion that Raising Cane's puts into every one of their projects. Not only is the design of the project unique in its quality, but the operation of a Cane's restaurant is all about quality and hospitality. This project will be an excellent addition to the City of Boerne. Please do not hesitate to contact me for any question or clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'Everett Fields', with a stylized, cursive script.

Everett Fields  
Senior Project Manager  
PM Design Group, Inc.