



September 22, 2014

City Of Mansfield
1200 East Broad St.
Mansfield, TX 76063

RE: Proposed Raising Cane's Located on Hwy 157 Variance Request to a City Resolution Establishing a 120 Day Moratorium on Drive-Through Permitting and Site Plan Approvals.

Council Members:

Raising Cane's is requesting a variance as allowed per the recent adoption of the ordinance that has placed a 120 day hold on permitting restaurants in your city with a drive-through option for food pick-up.

Pursuant to Resolution 3 in the recently adopted ordinance, we are requesting a variance that will allow us to move forward with our proposed project. As a response to the immediate hardship that impacts Raising Cane's, we have already set goals for our company openings in 2015. Our operations team starts the training and hiring process for managers one year in advance of a projected opening. We are well into this process for the location as we had been planning to open this restaurant by May/June of 2015.

In order to hit that date we would need to have permits by early January 2015. That date would move out more than 5 to 6 months since we would be on hold for 120 days until we had any comfort that this site has the possibility of being developed. That would push this location off the list for 2015, and we would need to backfill with a replacement site. We chose Mansfield over two other locations in the area located in Kennedale and southeast Arlington.

We have already incurred attorney fees, geotechnical and environmental study fees, architectural, and other consultant fees gathering due-diligence as well as land surveying costs. We have spent approximately \$17 thousand so far that is now at risk of dead site cost.

Our request for the variance is further supported by the following responses to develop the proposed location with a Raising Cane's company-owned restaurant. We feel our project will not constitute a threat to the public health, safety and welfare, but will enhance the same.

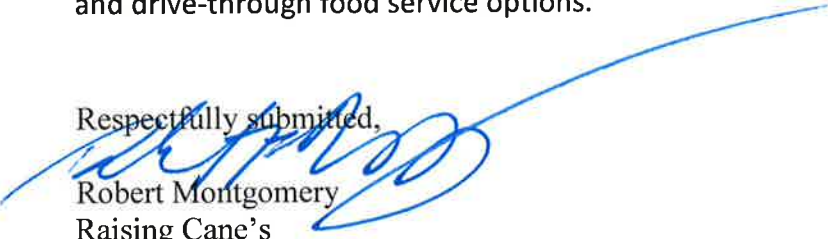
- Our proposed location is in a well-established retail destination that is fully designed to manage traffic and daily functions surrounding the retail and restaurant industry. A

Sam's Club is directly adjacent to our proposed location and the infrastructure in place to handle their volumes will easily accommodate our patrons.

- The proposed site is using an existing curb cut, and no new access to Hwy 157 is proposed.
- The proposed location will also demolish and rebuild in the same proximity of a now empty structure and this will enhance the area with a fresh new look with parking, landscape, lighting and a well-respected restaurant. Our landscaping and restaurant facility are second to none in the industry.
- Our proposed site plan is increasing the pervious area by adding more landscape and this reduces the amount of storm water runoff that impacts the city storm system.
- Raising Cane's is a community oriented business. We strongly believe our community support is a true asset to the community in that the "Crew" at all restaurants take on a public project as their mission for the community. Cane's will open our 200th restaurant in the week of September 25th, and with only 200 restaurants currently, we support over 3100 fundraisers and charitable organizations. We gave back \$5.5 million last year alone.
- Cane's brings opportunity to the community. We will staff the restaurant with approximately 55 full and part time crewmembers. We are proud to state that 67% of our crew members see a promotion and stay with us long term.
- Our Site Plan indicates 8 cars in the stacking lanes. However, we always design for added cars to stack, and even allow room to wrap around the building adding much more stacking if ever needed.
- Our building uses only high quality materials on the exterior with use of real brick and stucco, and high quality materials inside that include sustainable table top and trim materials.
- We also provide an excellent food option for patrons that are on-the-go and need high-quality fresh food that is served quickly. Our chicken is never frozen and always cooked when ordered. We do not have microwaves, heat lamps, or warming bins in our restaurants. It is fresh or we do not serve it.
- Our current knowledge of the site and city codes allows us to seek permit approvals without the need for any additional variances that we are aware of at this time.

In conclusion, with reference to the responses listed, we respectfully request a variance approval allowing Raising Cane's permission to move forward with the entitlement and permitting process that will allow us to operate a restaurant in your city with in-house dining and drive-through food service options.

Respectfully submitted,



Robert Montgomery
Raising Cane's
Director of Property Development



SITE AREAS:

| | |
|---|------------------------------------|
| AREA OF CONCRETE PAVING (VEHICULAR USE) | 30,697 SQ. FT. |
| GREEN OR LANDSCAPED AREA | 15,279 SQ. FT. (31.3% GREEN SPACE) |
| BUILDING AREA | 2,724 SQ. FT. |
| TOTAL SITE AREA | 48,700 SQ.FT. OR (1.11 ACRES) |

PARKING COUNT:

| | |
|-------------------------------|--------------------------|
| TOTAL PARKING SPACES PROPOSED | 34 (2 ACCESSIBLE SPACES) |
| PARKING SPACES REQUIRED | 28 (1/100) |



Store Support Office
5800 TENNYSON PARKWAY, STE 200
Telle: 972/769.3337 Fax: 972/769.3101

Proposed Store:

**Raising Cane's
Site Sketch
Highway 157
Mansfield, TX**

Prototype 4

Architect Information:

Site Data:

| | |
|------------|------------------|
| Zoning | TBD |
| Setbacks | Front: - |
| | Side: - |
| | Rear: - |
| Flood Zone | Zone: - |
| B.F.E | To be determined |

Statistics:

| | |
|------------------|-----------|
| Total area | 48,700 sf |
| Parking Spaces | 34 |
| Required Spaces | 28 |
| Drive-Thru stack | - |

Site Sketch

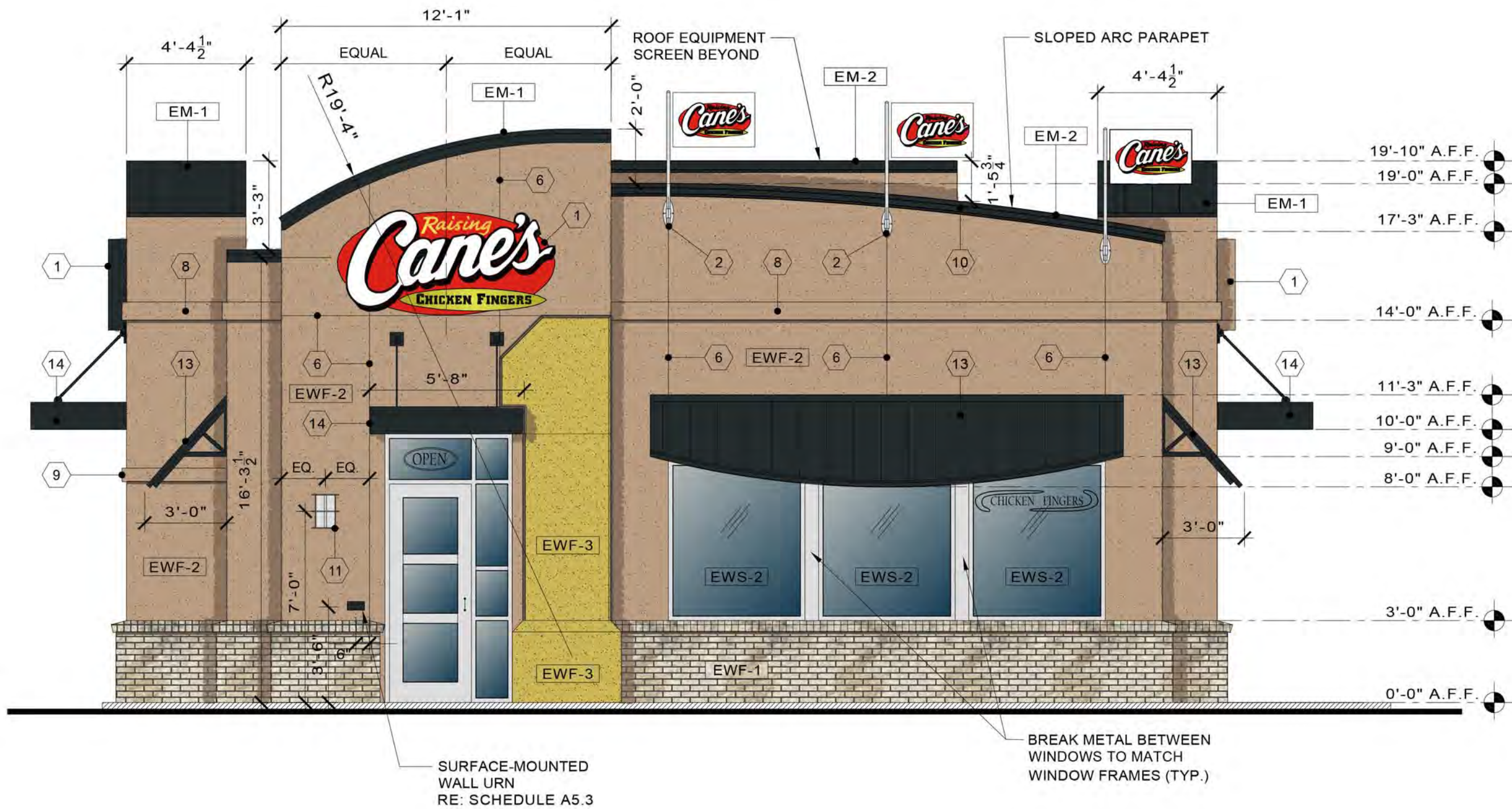
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| Date: | 5/30/14 |
| Revised: | - |
| Scale: | 1"=40' |



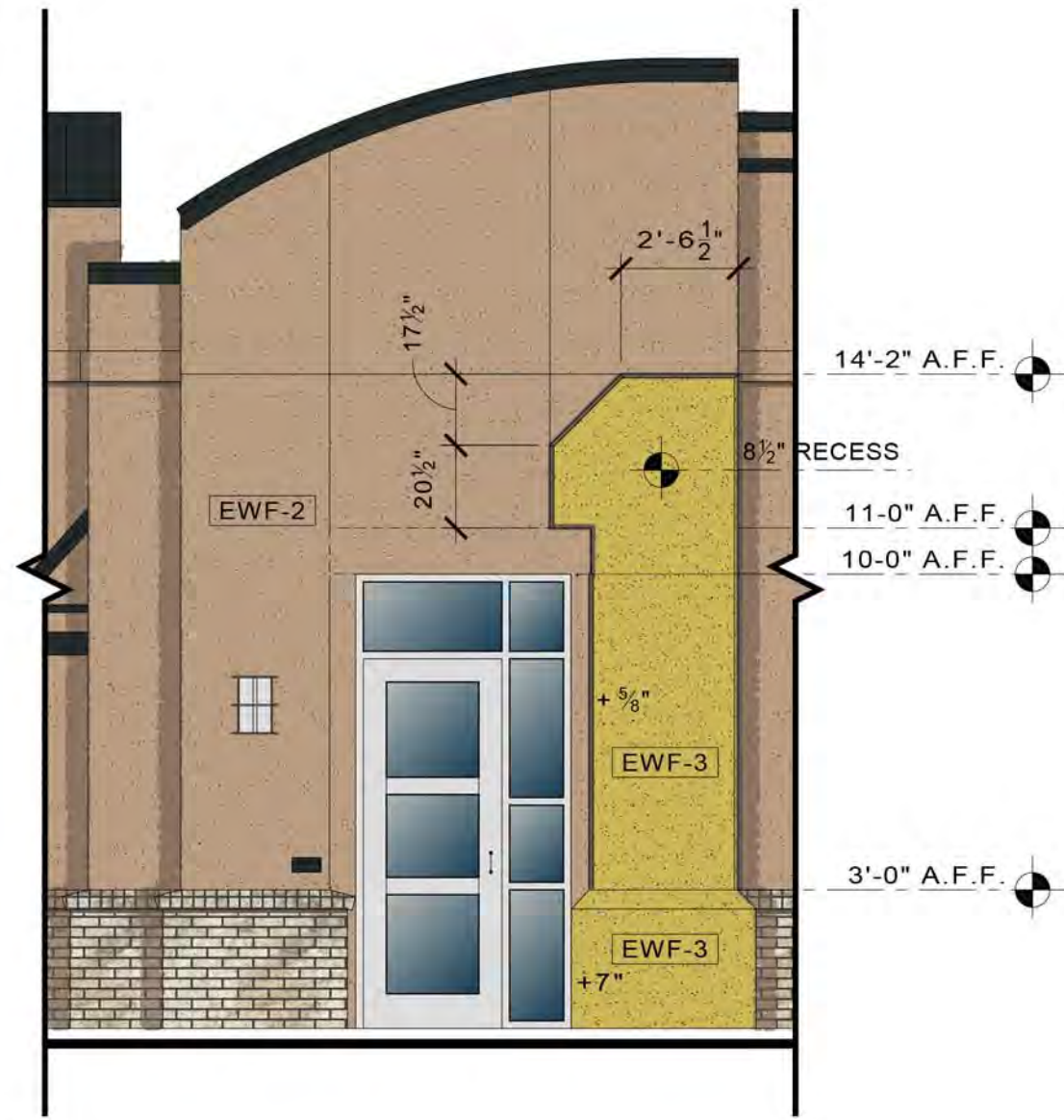
Drawn By: CSRS

Study Number:

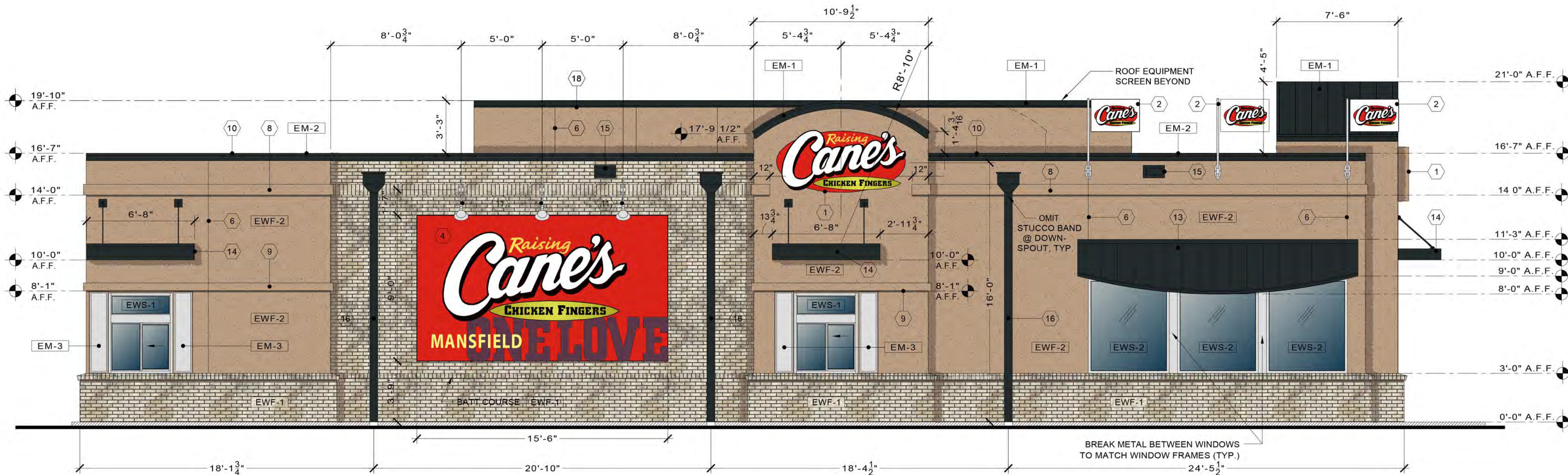
SD-2.0



01 FRONT ELEVATION
1/4" = 1'-0"
01:A4.1



02 FRONT TOWER PROFILE
1/4" = 1'-0"
02:A4.1



03 SIDE ELEVATION
1/4" = 1'-0"
03:A4.1

KEY NOTES

| MARK | DESCRIPTION |
|------|---|
| 1 | SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D. (MAIN SIGN: 4'-0"x8'-0" OVAL) |
| 2 | FLAG, BY OWNER, (TYPICAL). PROVIDE BLOCKING AS REQ'D. INSTALLED BY G.C. RE: 09-A8.1 |
| 3 | BANNER SIGN & MOUNTING BRACKETS, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-6X8'-0") |
| 4 | PAINTED MURAL, BY OWNER |
| 5 | METAL ART BY OWNER. INSTALLED BY G.C. PROVIDE BLOCKING AS REQ'D. |
| 6 | CONTROL JOINT |
| 7 | 2" WIDE STUCCO REVEAL (1/4" DEEP) |
| 8 | 8" STUCCO BAND |
| 9 | 6" STUCCO BAND |
| 10 | NEON CHANNEL & NEON BY OWNER |
| 11 | EXTERIOR LIGHTING, RE: ELECTRICAL |
| 12 | ELECTRICAL CABINETS, PAINT TO MATCH STUCCO(PT-8). COORDINATE EXACT REQUIREMENTS WITH ELEC. SUB-CONTR. |
| 13 | PREFABRICATED METAL CANOPY |
| 14 | PREFABRICATED METAL AWNING |
| 15 | OVER FLOW SCUPPER COLOR: MATTE BLACK |
| 16 | ROOF SCUPPER AND DOWN SPOUTS COLOR: MATTE BLACK, OMIT STUCCO BAND @ DOWN SPOUT COLOR, (RE: 05-A10.2) |
| 17 | METAL ROOF, GUTTER & DOWN SPOUT COLOR MATTE BLACK |
| 18 | ROOF SCREEN |
| 19 | ROOF ACCESS LADDER LOCATED WITHIN RISER CLOSET RE: SP3. PROVIDE ALL REQ'D. BLOCKING FOR INSTALLATION. |
| 20 | GAS METER & PIPING, PAINT TO MATCH STUCCO (PT-8) |
| 21 | COMBUSTION AIR LOUVERS, PROVIDE INSECT SCREENS, PAINT TO MATCH STUCCO (RE: MECHANICAL) (PT-10) |
| 22 | WALK-IN COOLER/FREEZER BY OWNER (CONCRETE PAD & FLASHING BY G.C.) PAINT TO MATCH STUCCO, INCLUDING ALL EXPOSED PIPING |

EXTERIOR MATERIALS

| MARK | DESCRIPTION |
|------|---|
| EM-1 | STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR (MATTE BLACK). |
| EM-2 | METAL CAP FLASHING GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR (MATTE BLACK). |
| EM-3 | STAINLESS STEEL COVER PANEL FASTENED TO WALL W/ STAINLESS STEEL SEAT AND SCREWS PROVIDED BY OWNER INSTALLED BY G.C. |

EXTERIOR WINDOW SYSTEMS

| MARK | DESCRIPTION |
|-------|---|
| EWS-1 | DRIVE THROUGH WINDOW |
| EWS-2 | 4 1/2" ALUM. STOREFRONT KAWNEER TRIFAB 451 II ANODIZED, TYP. U.N.O. |

EXTERIOR WALL FINISHES

| MARK | DESCRIPTION |
|-------|--|
| EWF-1 | FACE BRICK |
| EWF-2 | 7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS) |
| EWF-3 | 7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS) |

SEALANT

- PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
- TWO-PART NON-SAG POLYURETHANE SEALANT BY SONNENBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH STUCCO AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, WALL PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS.



Store:

RAISING CANE'S
Store #196
Highway 157
Mansfield, TX

Professional of Record:

Architect Information:



CSRS, Inc.
6767 Perkins Road Suite 200 Baton Rouge, LA 70806
Tele: 225 769-0546 Fax: 225 767-0060
www.csrsonline.com

Prototype Issue Date: 04.20.2011
Prototype Version: 04

Design Bulletin Updates:

| Date Issued: | Bulletin Number: |
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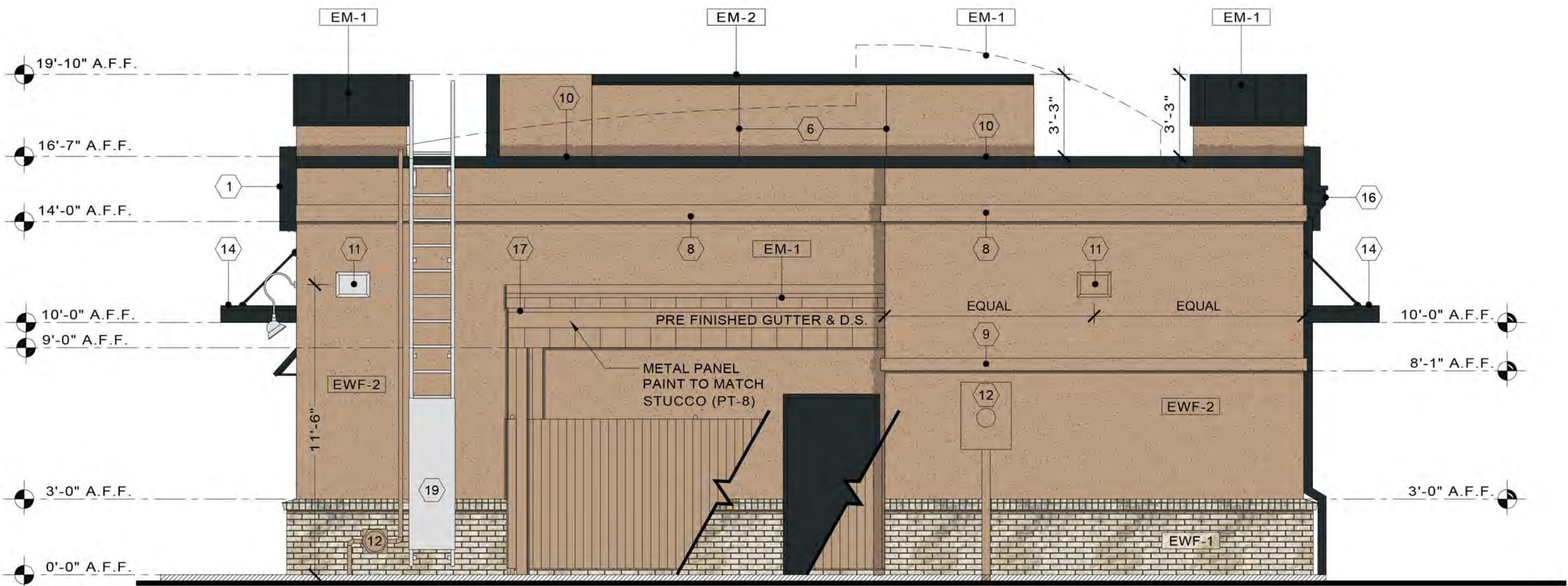
EXTERIOR ELEVATIONS

Date: September 22, 2014
Project Number: 214001.30.025
Drawn By:

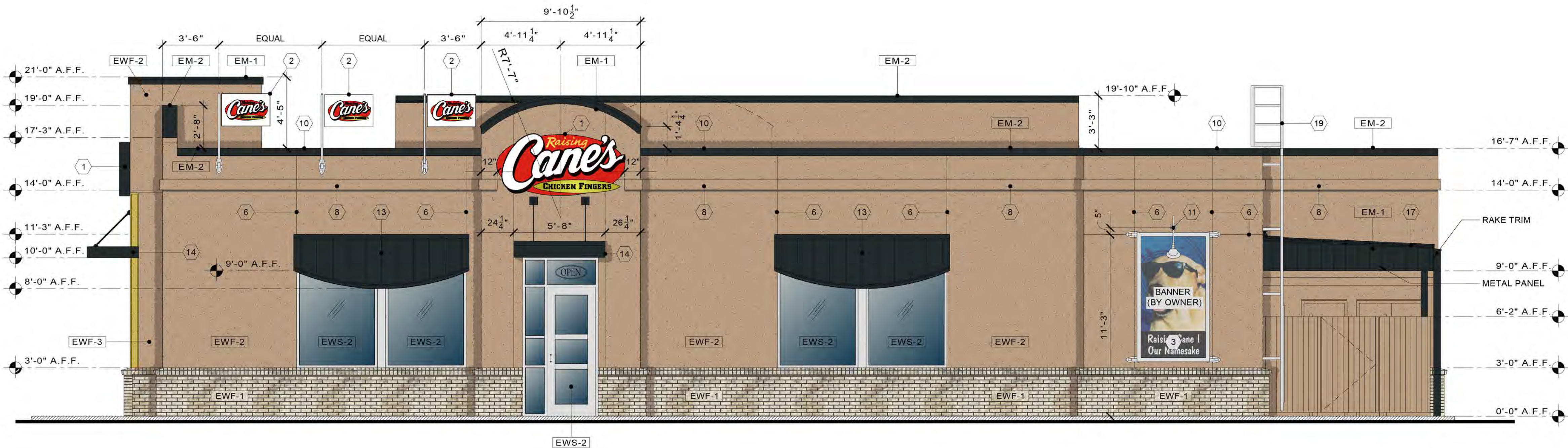
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1A

PROTOTYPE 4



01 REAR ELEVATION
1/4" = 1'-0"
01:A4.2



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| Design Bulletin Updates: | |
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Revisions:

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**EXTERIOR
ELEVATIONS**

Date: September 22, 2014
Project Number: 214001.30.025
Drawn By:

Sheet Number:

2A

PROTOTYPE 4