

## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Te'Jun, The Texas Cajun

Street Address: 1210 US Hwy 84 W.

City: Fairfield State: TX Zip: 75840

Telephone: 903-390-5145 Fax: NA E-mail: [REDACTED]

Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

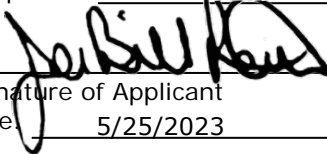
***Property Owner must sign the application or submit a notarized letter of authorization.***


Owner: Joe Reid

Street Address: 130 FCR 721

City: Teague State: TX Zip: 75860

Telephone: 903-388-6035 Fax: NA E-mail: [REDACTED]

  
Signature of Applicant  
Date: 5/25/2023

 Joe Reid  
Signature of Owner Printed Name of Owner  
Date: 5/25/2023

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 541 Keller Parkway

Legal Description:  
Lot(s): 1 Block(s): A Subdivision Name: TEJUN Addition

Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*

Current Zoning: R-Retail PD 1323 Proposed Zoning: R-Retail

Current Use of Property: Unused

Proposed Use of Property: Seafood Restaurant

## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input type="checkbox"/> NA	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> </ul> <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol>
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• topography,</li> <li>• and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<input type="checkbox"/> NA	Evidence of communicating the proposal with the adjacent neighborhood
<input checked="" type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/> NA	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

## **SPECIFIC USE PERMIT:**

### **TE'JUN HISTORY AND BACKGROUND**

Te'Jun, The Texas Cajun is requesting a Specific Use Permit for the use of a drive-thru at 541 Keller Parkway. Te'Jun began as a mobile food trailer and then food truck. Our business was built upon a to-go/carry-out business model. Once we opened our first fast-casual seafood restaurant in Robinson, TX, we decided to include a drive-thru with our restaurant. We realize this was an unusual choice given the type and quality of the product we serve; however, we did not want to alienate customers who may have preferred their prior carry-out experience. In all actuality, our food is surprisingly compatible with fast delivery to customers as well as quality maintenance for a drive home. The inclusion of a drive-thru has since become an essential element of our business model. Ultimately in 2022, 27% of our business in Robinson and 22% of our business in Red Oak utilizes our drive-thru. These percentages demonstrate that there is a large market for people who want to eat quality seafood without the extra expense or effort of a more formal dining experience. During the COVID-19 Pandemic, we thrived while we watched many similar establishments to ours close their doors. We owe our success in that time to having a drive-thru that offered a quality product that was unique and simply not available as conveniently anywhere else. Specific to the City of Keller, market research completed by Aaron Farmer (The Retail Coach), determined that restaurant categories are growing at over 3 percent from a Compound Annual Growth Rate. This is a strong indication that additional restaurants are needed in Keller. Having a drive-thru allows us to serve more customers to meet that demand. Our drive-thru will be available for customers to use Monday-Thursday from 11am until 9pm and Friday and Saturday from 11am until 10pm. Furthermore, we have included a drive-thru in our proposed site plan and it meets all the requirements of the City of Keller. There are several drive-thru restaurants along Keller Parkway so our inclusion of one is harmonious and compatible with other nearby business and customer expectations for the area. We do not anticipate any negative impacts to the surrounding areas or to either of our neighboring businesses.

## **SITE SPECIFIC INFORMATION**

1. The proposed site plan includes concrete paving for all vehicular access ways, fire lanes and parking areas. All concrete paving will meet or exceed the requirements of the City of Keller Development Code.
2. The primary means of vehicular ingress and egress will be an existing driveway location that will be upgraded to meet current design criteria of the City of Keller and TxDOT.
3. The existing storm water drainage generally is a sheet flow toward the north which will empty into an existing small lake. This current drainage plan will be maintained and improved if deemed necessary.
4. The proposed parking lot will provide for 39 parking places which includes 2 accessible spaces. We are requesting a variance for the 8 parking spaces that the site is short on required parking.
5. The proposed site plan contains a large portion of landscaped areas and open space. The area to the north which has been added to the original site size will be all open space with landscaped areas adjacent to the existing small lake.
6. The proposed site plan includes a continuous landscape buffer on the frontage to Keller Parkway which screens the parking areas front view. The drive through lane and loading zone will have additional screening located in landscape island in the center of the site. The trash enclosure will have additional landscape screening on three sides.
7. The proposed single restaurant building will be no taller than 46 feet to the utmost roof peak. No window will be above 25 feet from grade. The site does not abut any residential properties.
8. The proposed single restaurant building will be composed of natural stone, Fiber Cementous siding / trim, heavy timber elements, metal guardrails and metal roofing. The design will be reminiscent of a large Louisiana style home with a large sitting porch and balcony.
9. The hours of restaurant operations will be Monday-Thursday from 11am until 9pm and Friday and Saturday from 11am until 10pm.

# Trip Generation Data Form (Part 1)

Land Use/Building Type: <sup>1</sup> High-Turnover (Sit-Down) Restaurant	ITE Land Use Code: 932
Source: ITE Trip Generation Manual 11th Edition	Source No. (ITE use only):
Name of Development: Te'Jun Restaurant	Day of the Week: Weekday
City: Keller State/Province: Texas Zip/Postal Code: 76248	Day: Month: Year:
Country: U.S.A	Metropolitan Area: Keller

**1. For fast-food land use, please specify if hamburger- or nonhamburger-based.**

<p><i>Location Within Area:</i></p> <p> <input type="checkbox"/> (1) CBD                      <input checked="" type="checkbox"/> (3) Suburban (Non-CBD)                      <input type="checkbox"/> (5) Rural  <input type="checkbox"/> (2) Urban (Non-CBD)                      <input type="checkbox"/> (4) Suburban CBD                      <input type="checkbox"/> (6) Freeway Interchange Area (Rural)  <input type="checkbox"/> (7) Not Given         </p>	<p><i>Detailed Description of Development:<sup>3</sup></i></p>																																																												
<p><i>Independent Variable: (include data for as many as possible)<sup>2</sup></i></p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;"></th> <th style="width:5%;">Actual</th> <th style="width:5%;">Estimated</th> <th style="width:40%;"></th> <th style="width:5%;">Actual</th> <th style="width:5%;">Estimated</th> </tr> </thead> <tbody> <tr> <td>_____ (1) Employees (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><u>39</u> (9) Parking Spaces (% occupied: _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (2) Persons (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (10) Beds (% occupied: _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (3) Total Units (#) (indicate unit: _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (11) Seats (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (4) Occupied Units (#) (indicate unit: _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (12) Servicing Positions/Vehicle Fueling Positions</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><u>6238</u> (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (13) Shopping Center % Out-parcels/pads</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (6) Net Rentable Area (sq. ft.)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><u>6238</u> (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><u>0.981</u> (8) Total Acres (% developed: _____)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (16) Other _____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td></td> <td>_____ (17) Other _____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>			Actual	Estimated		Actual	Estimated	_____ (1) Employees (#)	<input type="checkbox"/>	<input type="checkbox"/>	<u>39</u> (9) Parking Spaces (% occupied: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (2) Persons (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (10) Beds (% occupied: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (3) Total Units (#) (indicate unit: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (11) Seats (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (4) Occupied Units (#) (indicate unit: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (12) Servicing Positions/Vehicle Fueling Positions	<input type="checkbox"/>	<input type="checkbox"/>	<u>6238</u> (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (13) Shopping Center % Out-parcels/pads	<input type="checkbox"/>	<input type="checkbox"/>	_____ (6) Net Rentable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>	<u>6238</u> (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>	<u>0.981</u> (8) Total Acres (% developed: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (16) Other _____	<input type="checkbox"/>	<input type="checkbox"/>				_____ (17) Other _____	<input type="checkbox"/>	<input type="checkbox"/>
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**2. Definitions for several independent variables can be found in the Trip Generation, Second Edition, User's Guide Glossary.**

**3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.**

<p><i>Other Data:</i></p> <p>Vehicle Occupancy (#):          _____ A.M. _____ P.M. _____ 24-hour %          Percent by Transit:  <u>0</u> A.M. % _____ P.M. % _____ 24-hour %          Percent by Carpool/Vanpool:  <u>0</u> A.M. % _____ P.M. % _____ 24-hour %</p> <p>Employees by Shift:</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">First Shift:</td> <td style="width:15%;">Start Time _____</td> <td style="width:15%;">End Time _____</td> <td style="width:55%;">Employees (#) _____</td> </tr> <tr> <td>Second Shift:</td> <td>Start Time _____</td> <td>End Time _____</td> <td>Employees (#) _____</td> </tr> <tr> <td>Third Shift:</td> <td>Start Time _____</td> <td>End Time _____</td> <td>Employees (#) _____</td> </tr> </table> <p>Parking Cost on Site: Hourly _____ Daily _____</p>	First Shift:	Start Time _____	End Time _____	Employees (#) _____	Second Shift:	Start Time _____	End Time _____	Employees (#) _____	Third Shift:	Start Time _____	End Time _____	Employees (#) _____	<p><i>Transportation Demand Management (TDM) Information:</i></p> <p>At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td><input type="checkbox"/> (1) Transit Service</td> <td><input type="checkbox"/> (5) Employer Support Measures</td> <td><input type="checkbox"/> (9) Tolls and Congestion Pricing</td> </tr> <tr> <td><input type="checkbox"/> (2) Carpool Programs</td> <td><input type="checkbox"/> (6) Preferential HOV Treatments</td> <td><input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks</td> </tr> <tr> <td><input type="checkbox"/> (3) Vanpool Programs</td> <td><input type="checkbox"/> (7) Transit and Ridesharing Incentives</td> <td><input type="checkbox"/> (11) Telecommuting</td> </tr> <tr> <td><input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements</td> <td><input type="checkbox"/> (8) Parking Supply and Pricing Management</td> <td><input type="checkbox"/> (12) Other _____</td> </tr> </table>	<input type="checkbox"/> (1) Transit Service	<input type="checkbox"/> (5) Employer Support Measures	<input type="checkbox"/> (9) Tolls and Congestion Pricing	<input type="checkbox"/> (2) Carpool Programs	<input type="checkbox"/> (6) Preferential HOV Treatments	<input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks	<input type="checkbox"/> (3) Vanpool Programs	<input type="checkbox"/> (7) Transit and Ridesharing Incentives	<input type="checkbox"/> (11) Telecommuting	<input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements	<input type="checkbox"/> (8) Parking Supply and Pricing Management	<input type="checkbox"/> (12) Other _____
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 Institute of Transportation Engineers  
**Trip Generation Data Form (Part 2)**

**Summary of Driveway Volumes**

*(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)*

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume	668		334		334													
A.M. Peak Hour of Adjacent Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):	60		33		27													
P.M. Peak Hour of Adjacent Street Traffic (4 – 6) Time:	56		34		22													
A.M. Peak Hour Generator <sup>2</sup> Time:																		
P.M. Peak Hour Generator <sup>2</sup> Time:																		
Peak Hour Generator <sup>3</sup> Time (Weekend):																		

<sup>1</sup> Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.

<sup>2</sup> Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.

<sup>3</sup> Highest hourly volume during the entire day. Please specify the peak hour.

Please refer to the *Trip Generation User's Guide* for full definition of terms.

**Hourly Driveway Volumes- Average Weekday (M-F)**

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00							11:00-12:00							3:00-4:00						
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00							12:00-1:00							4:00-5:00						
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00							1:00-2:00							5:00-6:00						

Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Cristian Alonso, PE

Organization: Binkley & Barfield | DCCM

Address: 1801 Gateway Boulevard, Suite 101

City/State/Zip: Richardson, TX, 75080

Telephone #: 972 644 2800 X1454 Fax #: \_\_\_\_\_

E-mail: calonso@binkleybarfield.com

Please return to: Institute of Transportation Engineers  
 Technical Projects Division  
 1627 I ST NW, STE 550  
 Washington, DC, 20006, USA  
 Telephone: +1 202-289-0222