

SITE PLAN 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: lydiaamanda@tejun99.com

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

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

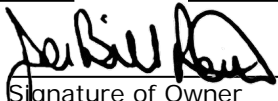
Owner: Joe Reid

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


Signature of Owner
Date: 5/25/2023

Joe Reid
Printed Name of Owner

Engineer/Architect: TRC Architects Contact Name(s): Terry Cunningham

Street Address: 3604 South Cooper St. Suite 100

City: Arlington State: TX Zip: 76015

Telephone: (682) 667-0044 Fax: NA E-mail: [REDACTED]

SECTION 2: GENERAL SITE INFORMATION

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

Name: Te'Jun, The Texas Cajun

Street Address: 541 Keller Parkway

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

Current Use of Property: Unused

Proposed Use of Property: Seafood Restaurant

Square Footage of Existing Building(s): NA

Square Footage of Proposed Building(s): 6697 SF

Note: A special drainage meeting may be required.

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SECTION 3. CHECKLIST (Please provide each of the items below & initial next to each item)

Site Plan Sheet

The application fee

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.

Site Plan Sheet

- Title Block in lower right hand corner of site plan to include:
 - Project's name.
 - Name, address, telephone number, fax number, and contact person of the Applicant.
 - Name, address, telephone number, fax number, and contact person of the Owner.
 - Name, address, telephone number, fax number, and contact person of the preparer (Architect or Engineer).
 - Address and/or legal description of the project (addition's name, lots, and blocks).
 - Total acreage and zoning.
 - Date of preparation and dates of revisions, if any (as the site plan is revised, add dates of revision to each submittal)

A summary table showing:

- Total building square footage.
- Number of required parking spaces (show calculations based on building usage).
- Number of provided parking spaces (number of handicapped parking spaces shall not be included as part of required parking spaces).

Graphic Scale labeled with scale used.

North arrow oriented to the top or right of sheet.

Vicinity map of the City Base Map with scale of 1" = 1,000' with site location shaded.

Distances and bearings of all lots.

Cross section of proposed streets, alleys, and parking lots, showing the width and type of pavement and the location and width of sidewalks.

The footprints of all proposed buildings or structures.

Setback lines as required by the respective zoning district.

The names and widths of rights-of-way and pavement of existing and proposed streets and alleys.

All curbs or pavement edge and lane striping on adjacent streets with dimensions.

Driveway and sidewalk locations with dimensions and curve radii labeled.

Parking layout, including maneuvering, loading, and unloading areas.

<input checked="" type="checkbox"/>	Easements, deed restrictions, or other encumbrances that impact development of the lot.
<input checked="" type="checkbox"/>	Location, type, material, and height of: <ul style="list-style-type: none"> • Required screening walls or fences, including elevations. • Site lighting showing the height and location of exterior light fixtures. • Signs locations (All signs shall be permitted separately and meet the sign requirements of this Code at the time of permit).
<input checked="" type="checkbox"/>	Location and screening of trash receptacles with materials clearly identified (Trash receptacles/dumpsters are required for all non-single family-residential developments unless other acceptable alternative is proposed).
<input checked="" type="checkbox"/>	Zoning, legal description, and owner of record for all adjacent lots or tracts.
<input type="checkbox"/> NA	Park/Trail location and improvements, if applicable.
<input checked="" type="checkbox"/>	Location of all utility boxes, cabinets, or meters, which shall be located at rear or side of building, if practical.
Preliminary Utility Plan	
<input checked="" type="checkbox"/>	All property lines and easements.
<input checked="" type="checkbox"/>	The footprints of all proposed buildings or structures
<input checked="" type="checkbox"/>	Driveway and sidewalk locations with dimensions and curve radii labeled.
<input checked="" type="checkbox"/>	Parking layout, including maneuvering, loading, and unloading areas.
<input checked="" type="checkbox"/>	Location and size of all existing and proposed water and sewer lines.
<input checked="" type="checkbox"/>	Location and size of all other utilities existing and proposed, underground or overhead.
<input checked="" type="checkbox"/>	Fire protection, including locations of existing and proposed fire hydrants, fire lanes, and fire lines, with all dimensions clearly designated.
<input checked="" type="checkbox"/>	Distances to closest existing fire hydrants, on-site or off-site, which would provide water access for this property in the event of a fire.
Preliminary Grading and Drainage Plan	
<input checked="" type="checkbox"/>	All property lines and easements.
<input checked="" type="checkbox"/>	The footprints of all proposed buildings or structures.
<input checked="" type="checkbox"/>	Driveway and sidewalk locations with dimensions and curve radii labeled.
<input checked="" type="checkbox"/>	Parking layout, including maneuvering, loading, and unloading areas.
<input checked="" type="checkbox"/>	Existing and proposed contours.

<input checked="" type="checkbox"/>	Location of existing and proposed drainage structures with sizes and dimensions clearly labeled.
<input checked="" type="checkbox"/>	Location of 100-year floodplain and floodway.
<input checked="" type="checkbox"/>	Location of proposed improvements in relation to Areas of Special Flood Hazard.
<input checked="" type="checkbox"/>	Elevation from mean sea level of new or substantially improved structures.
<input type="checkbox"/> NA	A certificate from a Texas-registered Professional Engineer or Architect that states non-residential flood proofed structures meet the criteria contained in the Flood Plain Ordinance.
<input type="checkbox"/> NA	Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development.
Landscape Plan - prepared by a Texas Registered Landscape Architect	
<input checked="" type="checkbox"/>	A minimum scale of 1" = 50'
<input checked="" type="checkbox"/>	Name of preparer.
<input checked="" type="checkbox"/>	Date of preparation.
<input checked="" type="checkbox"/>	North arrow oriented to the top or right of the sheet.
<input checked="" type="checkbox"/>	Location and spacing of all plants and landscaping materials and features to be used, including paving, benches, and fountains.
<input checked="" type="checkbox"/>	Species, quantity, and size of all plant materials to be used.
<input checked="" type="checkbox"/>	Location, size, and species of all trees to be preserved ("tree stamps" may not be used unless they indicate the true size and location of trees).
<input type="checkbox"/> NA	Depth of pond, if applicable.
<input checked="" type="checkbox"/>	Topography.
<input checked="" type="checkbox"/>	Description of provisions for maintenance.
<input checked="" type="checkbox"/>	A note that states that all landscaped areas will be irrigated and that detailed irrigation plans will be submitted with construction plans.
<input checked="" type="checkbox"/>	A note that all landscaped areas are to be maintained in accordance with City regulations.
<input checked="" type="checkbox"/>	Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines.
<input checked="" type="checkbox"/>	Any required mitigation trees are marked with an "M" and are in addition to required landscaping trees.

<input checked="" type="checkbox"/>	<p>Landscape table listing landscaping requirements per Section 8.08 and showing how these requirements are met. Basic criteria listed below, see Section 8.08 for detailed landscaping requirements.</p> <ul style="list-style-type: none"> • Foundation planting a minimum of five feet (5') in width shall be provided at the fronts and sides of buildings. • Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets. • No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a nine foot by twelve foot landscaped island and all parking rows ending with a landscape island. • Required 15% of parking area landscaped. • For large parking lots with several rows of parking spaces, a minimum ten-foot (10') wide continuous landscaped island shall be provided at various locations. • Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets. • Minimum thirty-foot (30') landscape buffer adjacent to all thoroughfares with four (4) or more lanes as classified on the current Comprehensive Thoroughfare Plan Buffers along other Rights-of-Way with Minimum four inch (4") caliper canopy trees spaced twenty-five feet (25') and two (2) ornamental trees per fifty linear feet (50') of frontage planted in clusters or linear arrangement. • Minimum fifteen-foot (15') landscape buffer adjacent to all other public streets with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line. • Minimum thirty-foot (30') landscape buffer adjacent to all properties with residential uses or zoning or when residential zoning or uses are across the street from the side or rear yard of a non-residential or multi-family development with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line. • Minimum ten-foot (10') landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning with minimum three inch (3") caliper canopy trees spaced thirty feet (30') on center in a straight line. <p><i>Some additional or varied standards apply in Special Zoning Districts including Old Town and Town Center.</i></p>
Elevations	
<input checked="" type="checkbox"/>	Architectural elevations showing all sides of the proposed building and labeled north, south, east and west.
<input checked="" type="checkbox"/>	The height of the proposed building clearly dimensioned.
<input checked="" type="checkbox"/>	All exterior finishes and roofing materials clearly identified.
<input checked="" type="checkbox"/>	A table showing the percent of each building material per elevation and for the entire building, exclusive of windows and doors.
<input checked="" type="checkbox"/>	One 11" x 17" sheet with all elevations in color with labels and dimensions removed to serve as a color sample of exterior finishes.
Photometric Plans	
<input checked="" type="checkbox"/>	All property lines and easements.
<input checked="" type="checkbox"/>	The footprints of all proposed buildings or structures.
<input checked="" type="checkbox"/>	Parking layout, including maneuvering, loading, and unloading areas.
<input checked="" type="checkbox"/>	Type, location, and height of all proposed light poles and fixtures.

Aerial Overlay	
<input checked="" type="checkbox"/>	A recent aerial photograph must be submitted (if applicable) in either 11" x 17" or 8.5" x 11" format with an attached transparent overlay.
<input checked="" type="checkbox"/>	All property lines and easements. The footprints of all proposed buildings or structures.
<input checked="" type="checkbox"/>	Driveway and sidewalk locations.
Tree Survey/Preservation Plan	
<input checked="" type="checkbox"/>	Show location of trees on property with individual tree identification number
<input checked="" type="checkbox"/>	Footprint of proposed structures, fire lanes, future and existing grading contours, all rights-of-way, utility and drainage easements.
<input checked="" type="checkbox"/>	Add corresponding table with tree identification number, species common name, species Latin name, status of tree "protect" or not-protected", status of tree "remove" or "preserve"
<input checked="" type="checkbox"/>	Summary table including: total number of trees, total number of trees removed, total number of trees exempt from mitigation requirements due to location, 20% of remaining trees (once those exempt are factored out), mitigation required based on removing more than the 20% allowance.
<input checked="" type="checkbox"/>	All tree surveys and preservation plans shall be in accordance with Article 8.11.
Additional Information	
<input type="checkbox"/> NA	UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable.
<input type="checkbox"/> NA	The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.

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.