

October 1, 2024

Development Review Council
City of Keller
1100 Bear Creek Parkway
Keller, TX 76248

Re: Specific Use Permit (“SUP”) Application Proposal for the NWQ of Keller Pkwy and Keller Smithfield, Keller, TX (“Property”) submitted by Trinity Partners Commercial Real Estate, LLC (“Developer”).

The purpose of this proposal is to address and outline all special conditions and requirements for the Property controlled by the SUP:

1). Paving of streets, alleys and sidewalks:

The subject property is a 150,869 square foot tract, as depicted on the attached Exhibit A, surrounded by developed parcels. Developer will pave and install sidewalks and cross access drives in compliance with code. City streets and alleyways are not applicable.

2). Means of egress and ingress to public streets:

There are reciprocal access easements with the adjoining parcels in the front and rear of the Property, as depicted on Exhibit A. There is also a curb cut from Keller Parkway on the western portion of the Property. Once Developer installs and connects the cross access drives, the Property will have full cross access circulation with the adjoining parcels.

3). Provisions for drainage:

On site detention will likely be required, and Developer will discharge into the existing drainage easement to the east.

4). Adequate off-street parking:

The two buildings on the Property, as shown on the attached Exhibit B, will be a mix of restaurant and retail, so in compliance with code we will park the building at a minimum of 1 space per 100 SF for the two endcaps with drive thru and 1 space per 150 square feet for the remaining restaurant space. The retail space will be parked at 1 space per 200 square feet. Per code, there are 124 spaces required and Developer is providing 148 spaces.

6). Heights of structures and materials:

Top of parapet will be 26’ and top of the tower feature will be 29’. Developer is using a mix of brick, stone, and stucco.



7). Tenant mix:

Developer is excited to bring some interesting restaurant tenants, which are new to Keller, to the Property. The eastern drive thru endcap on parcel 8, as denoted on Exhibit B, will be occupied by Mo Bettah's, which is a Hawaiian grill concept. Please see their website, Mobettahs.com, for more details. The western endcap on parcel 8 will be occupied by First Watch, a national breakfast and lunch concept. Please see Firstwatch.com for more details. Parcel 9 will hold a 5,240 square foot two tenant building with a drive thru endcap. Developer is currently in negotiations with several tenants for that building, which include a deli, quick serve Italian restaurant, and a bank. It is imperative to the viability of the project that both drive thru SUPs are approved so Developer can build both buildings at the same time.

8). Hours of operation:

Mo Bettah's will operate from 10:30am to 10:00pm. First Watch will operate from 7:00am to 2:30pm. The hours of operation for the remaining space are unknown at this time.

Thank you very much for your consideration in the matter.

Sincerely,

A handwritten signature in black ink that reads 'Ryan McIntosh'.

Ryan McIntosh
Trinity Partners Commercial Real Estate

Exhibit B

SITE DATA	
TOTAL SITE AREA:	76,862 SQ. FT. / 1.76 ACRES (PARCEL 8)
	51,317 SQ. FT. / 1.18 ACRES (PARCEL 9)
PARKING REQUIRED:	
PARCEL 8	
1 PER 150 SQ. FT. (RESTAURANT) OF 3,800 SQ. FT.	26
1 PER 100 SQ. FT. (DRIVE-THRU) OF 2,500 SQ. FT.	25
1 PER 200 SQ. FT. (RETAIL) OF 4,498 SQ. FT.	23
	REQUIRED: 74
	PROVIDED: 95
PARCEL 9	
1 PER 100 SQ. FT. (RESTAURANT/RETAIL) OF 5,000	REQUIRED: 50
	PROVIDED: 53

