



Rose-Villacorte Architecture LLC

346-498-3808

www.rvaarch.com

March 18, 2024

VIA: Email

Community Development

P.O Box 770

Keller, TX 76244

Re: **HTeaO – Keller, TX**
Special Use Permit Application (Drive-Thru)

Dear: Plan Reviewers

Please see attached items listed below for our supporting documents per SUP application requirements. We appreciate your cooperation on this project and look forward to working together.

1. SUP Application
2. Site Plan & Exterior Elevation
3. Trip Generation Form
4. Letter of Intent
5. Walmart Approval (Email Confirmation)

If you have any questions, please email or call me.

Sincerely

Timothy Rose, Registered Architect

TX # 26947, CO # 00406141, OK # a7508, ID # AR-986903,

VT # 003.0134390, NH # 05013, ME # ARC5319, MD # 21078

Contact Number: 346-498-3808

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SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION **Please Print or Type**

Applicant/Developer: L4CE LLC (c/o Jonathan and Allison Lovelace - owners)
Street Address: 1145 Maxwell Road
City: Haslet State: TX Zip: 76052
Telephone: [REDACTED] Fax: [REDACTED] 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: RETAIL OPPORTUNITY KELLER LLC - c/o Dan Avnery
Street Address: 4851 LBJ FRWY, 10TH FLOOR
City: Dallas State: TX Zip: 75244
Telephone: [REDACTED] Fax: [REDACTED] E-mail: [REDACTED]
[Signature] [Signature] Jonathan Lovelace
Signature of Applicant Signature of Owner Printed Name of Owner
Date: 3/17/2024 Date: 3/17/2024

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2126 Rufe Snow Drive, Keller TX 79248
Legal Description:
Lot(s): 2 Block(s): A Subdivision Name: _____
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Retail Proposed Zoning: Retail
Current Use of Property: Vacant lot
Proposed Use of Property: Retail, ground up construction for HTeaO.

H-Tea-0 IS A FLAVORED TEA BAR TO BE BUILT AT 2126 RUFÉ SNOW DRIVE, KELLER, TEXAS 76248. THE PROJECT CONSISTS OF APPROXIMATELY 2,514 S.F. NEW CONSTRUCTION. PROGRAM SCOPE CONSIST OF SPACE FOR RETAIL OF SELF SERVE TEA, YETI AND PREPACKAGED FOOD. NO SIT-DOWN DINING OR WAIT SERVICE IS OFFERED. BACK OF HOUSE TO INCLUDE BREW AREA, PREP AREA, RECIVING, RO CLOSET, DRIVE THRU AREA, STORAGE, WALK-IN-COOLER.

12 MAR 2024

City of Keller, Texas

RE: **LETTER OF INTENT**
Special Use Permit (Drive-thru)
2126 Rufe Snow Drive, Keller TX 79248

Dear Plan Reviewers,

This letter of intent is submitted to the City of Keller Texas in regard to the Special Use Permit Application for the drive-thru of HTEAO. As you may know, HTEAO is a flavored tea bar, self-served and has no sit-down dining or wait staff. HTEAO also offers pre-packaged food and sells merchandise, e.g. t-shirts, caps, cups, tumblers, coolers etc.

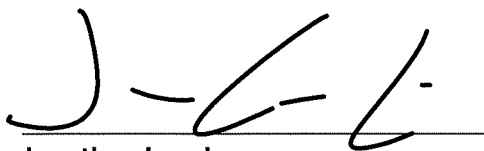
The overall HTEAO project including its drive-thru is harmonious and compatible with the surrounding existing and proposed use, that such business establishment i.e. HTEAO is normally associated with the permitted use of the base district, that the nature of HTEAO business is reasonable and appropriate in the immediate area, that no negative impact on the surrounding area and that any additional conditions of HTEAO will ensure that the intent of the district purposes will be upheld.

As such intent of use is within normal business environment which HTEAO focusses on selling flavored tea. Along with this letter includes additional documentation e.g. site layout and other architectural plans for your reference and review.

Please let us know if you have any further questions concerning our intent to build a ground-up construction for this HTEAO location and its drive-thru feature.

Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read 'J-L-L', is written over a horizontal line.

Jonathan Lovelace
HTEAO – Keller, TX
L4CE LLC
1145 Maxwell Road
Haslett, TX 76052

cc: RVA Permitting Department



Altieri Engineering

Preliminary Engineering Design Information Report (PEDIR)
105.038 - RVA - HTeaO - Keller
2126 Rufe Snow Drive; Keller, TX 76248
March 14, 2024

Trip Generation Analysis

Preliminary Traffic Engineering Analysis:

Purpose of Report

- It is our understanding that our client is in the preliminary stages of planning the development of an HTeaO - Keller facility located at 2126 Rufe Snow Drive; Keller, TX 76248. The purpose of this report is to roughly analyze the Traffic patterns for the proposed development and to help describe what to expect from the proposed development to whom it concerns.
- This report is preliminary in nature and not to be used on any other development. Due to the nature of the preliminary parking report, we have attached a preliminary site layout as a reference. It is important to note that the layout and demands generated in this report may change should the scope of work be adjusted in any way
- This Trip Generation Analysis was performed based on the best available data mentioned. The Formulas presented in this document are only applicable to this specific analysis. This information shall not be copied or presented to the public in anyway as per the copyright laws.
- This report was generated at the request of our Client and to present our findings in this report for reference on our proposed development. This report should not be used at any other facility locations. The information contained in this report is preliminary in nature as traffic counts and service rates may differ from site to site. Should the Jurisdiction require additional information a Traffic Impact Analysis may be necessary.

Trip Generation Analysis – Trip Generation Manual - ITE

- The data in this Analysis is based on the ITE Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE). This data is widely considered as the best available data on the subject of Trip Generation related to land use.
- Classifications and assumptions:
 - o Land use code 935 Fast-Food Restaurant with Drive-Through Window and No Indoor Seating was used as the best fit model for our proposed improvements.
 - o The Expected peak total daily trips generated onsite would be approximately:
 - o Generated Average Trips for Peak Hour in Morning (7:00-9:00 am): 43 Trips
 - o Generated Average Trips for Peak Hour in Evening(4:00-6:00 pm): 59.50 Trips
 - o Generated Average Trips for Peak Hour on Peak Day (Saturday): 130 Trips

Parking Counts – City Ordinances

- One (1) parking space for every 100 sq ft of seating and waiting area.
- The proposed building is a total of approximately 2,100 SF of which approximately 40% is open to the public as a waiting area. There is not expected to be any inside or outside seating for this development, only pickup in store and drive through. An approximate minimum parking count that satisfies the city ordinance should be set at roughly 9 parking stalls.

Should there be any questions or comments on this report and analysis please feel free to contact us by Phone at 979-733-2081 or by email at [REDACTED]

Sincerely,

3/14/24

Andrew Altieri, P.E.
President, Altieri Engineering, LLC
TBPE Firm No. F-22704
Email [REDACTED]
Phone: 979-733-2081

Date

Site plan for the proposed 200-unit apartment building at 4672 Ruffe Snow Drive. The plan shows the building footprint, parking areas, and surrounding streets including Ruffe Snow Drive, 15th Pkwy, and 35th Access Easement. Key features include a 35' access easement, a 30' truck parking area, and a 15' private drive. The plan also indicates the location of the building's rear entrance and the proposed 200-unit building footprint.

MAIN-LEVEL

RE: EXT: Rufe Snow/Keller HTeaO Prelim Review Request

From: David McAnally Jr. [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Date: Monday, February 19, 2024 at 12:40 PM CST

Good Afternoon,

This email will serve as approval of attached site plan. Thanks!

With Regards,
David Keith McAnally

David McAnally, J.D.
Senior Manager, Real Estate and Portfolio Management
Email: [REDACTED]
Cell: (870) 679-9031
[Real Estate Approval Request](#)

From: Allison Lovelace [REDACTED]
Sent: Monday, February 19, 2024 12:10 PM
To: David McAnally Jr. [REDACTED]
Cc: [REDACTED]
Subject: Re: EXT: Rufe Snow/Keller HTeaO Prelim Review Request

EXTERNAL: Report suspicious emails to **Email Abuse**.

David -

I apologize for the wait. Attached is the plans with the stop signs requested for your review.

Thank you,
Allison

On Jan 24, 2024, at 4:36 PM, David McAnally Jr. [REDACTED] wrote: