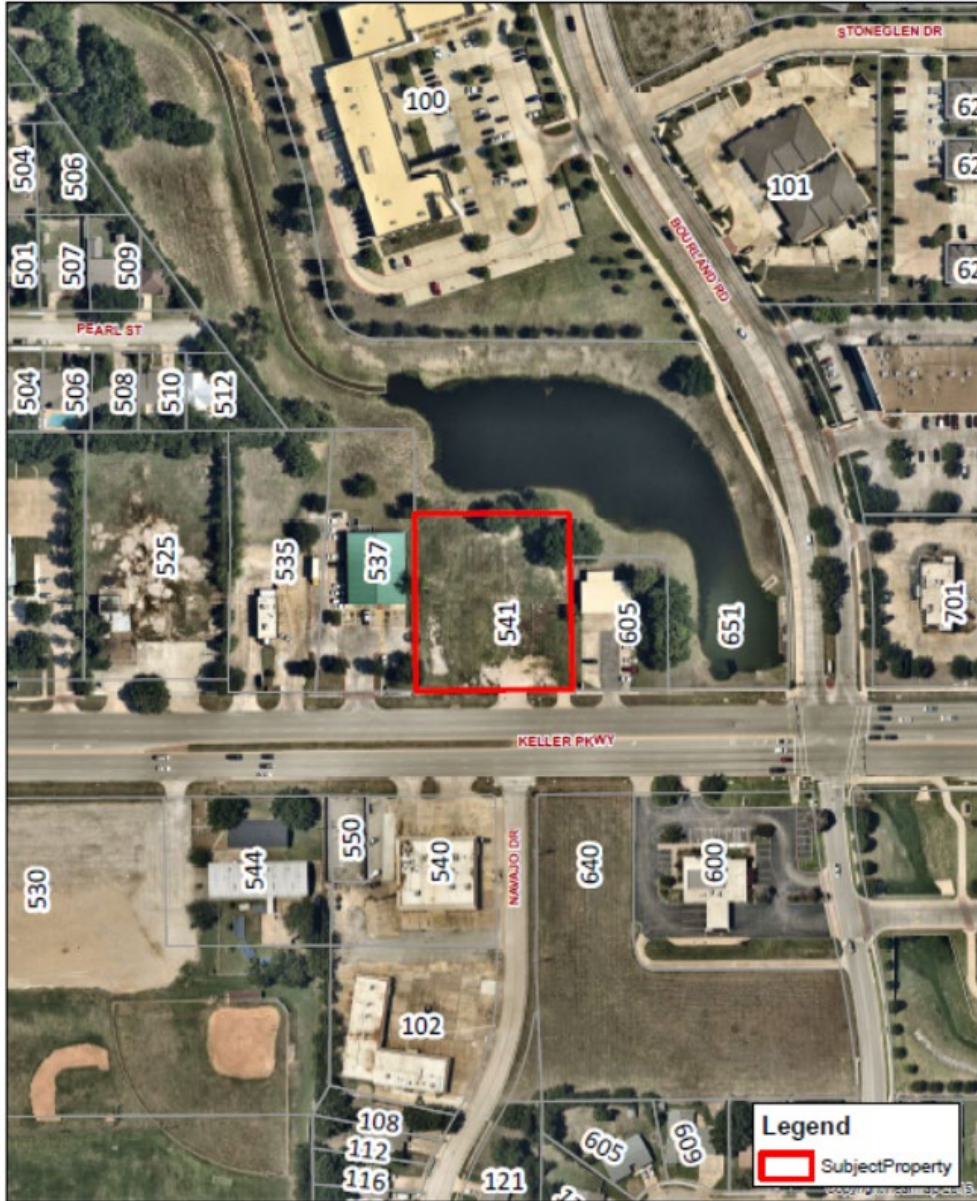


Item H-3

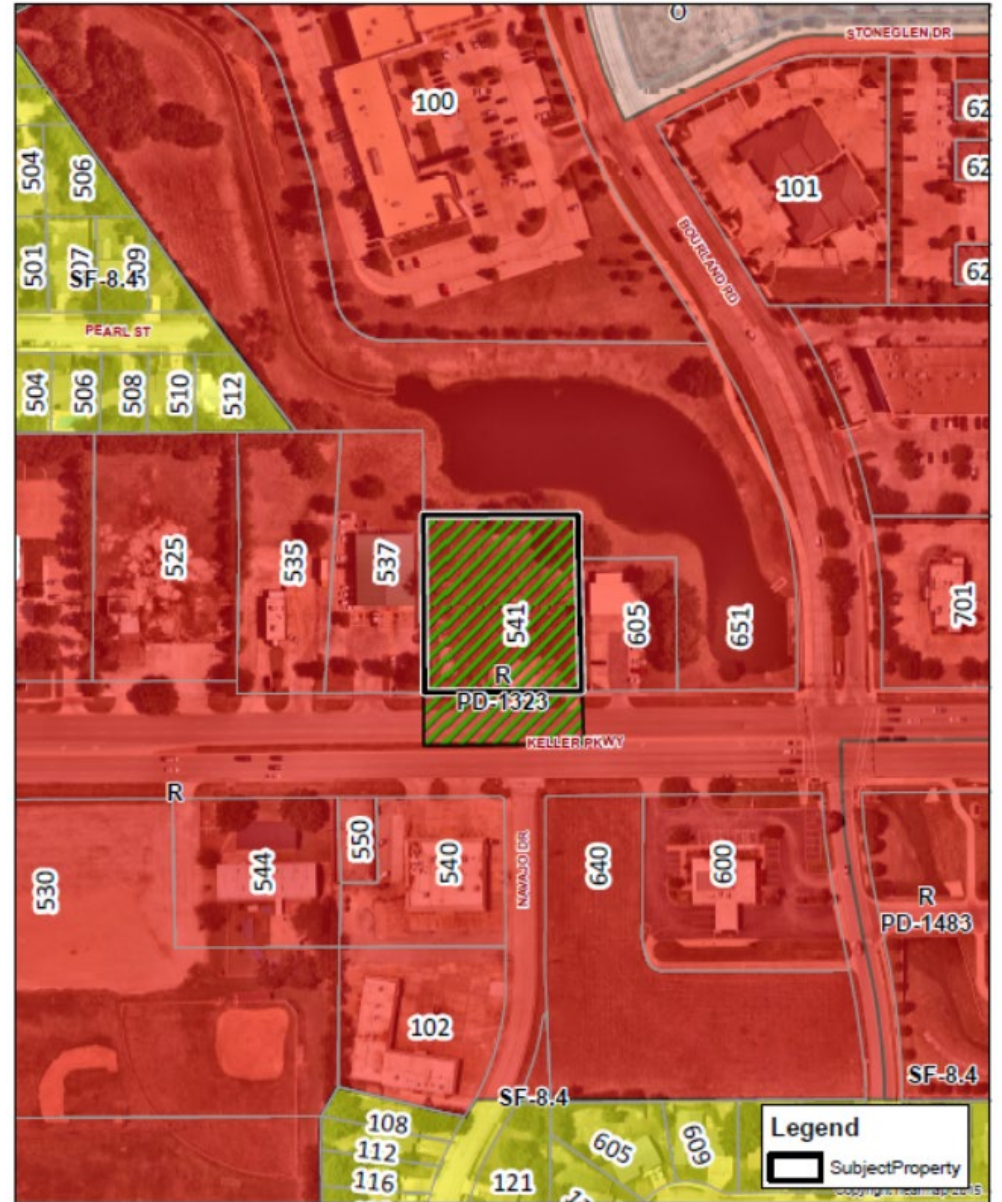
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a drive-thru for Te'Jun, a proposed 6,697 square-foot two-story restaurant, for the property legally described as Lot 3A, Block 1 of Foote's Addition (recently replatted as Lot 1, Block A, TEJUN Addition), being 1.208 acres, approximately 300 feet west of the intersection of Keller Parkway and Bourland Road, zoned Planned Development 1323-Retail (R-PD-1323), and addressed as 541 Keller Parkway. City of Keller, Owner/TeJun, Applicant. (SUP-23-0021)

Item H-3 Aerial Map



↑
N
Zoned: PD-R

Item H-3 Zoning Map



Item H-3

Background

- On March 21, 2023, City Council approved the bid from Te'Jun, a proposed 6,697-square-foot two-story restaurant with a drive thru, for the purchase of city-owned property at 541 Keller Parkway.
- A Specific Use Permit is required to operate a restaurant with a drive-thru in the Retail zoning district.

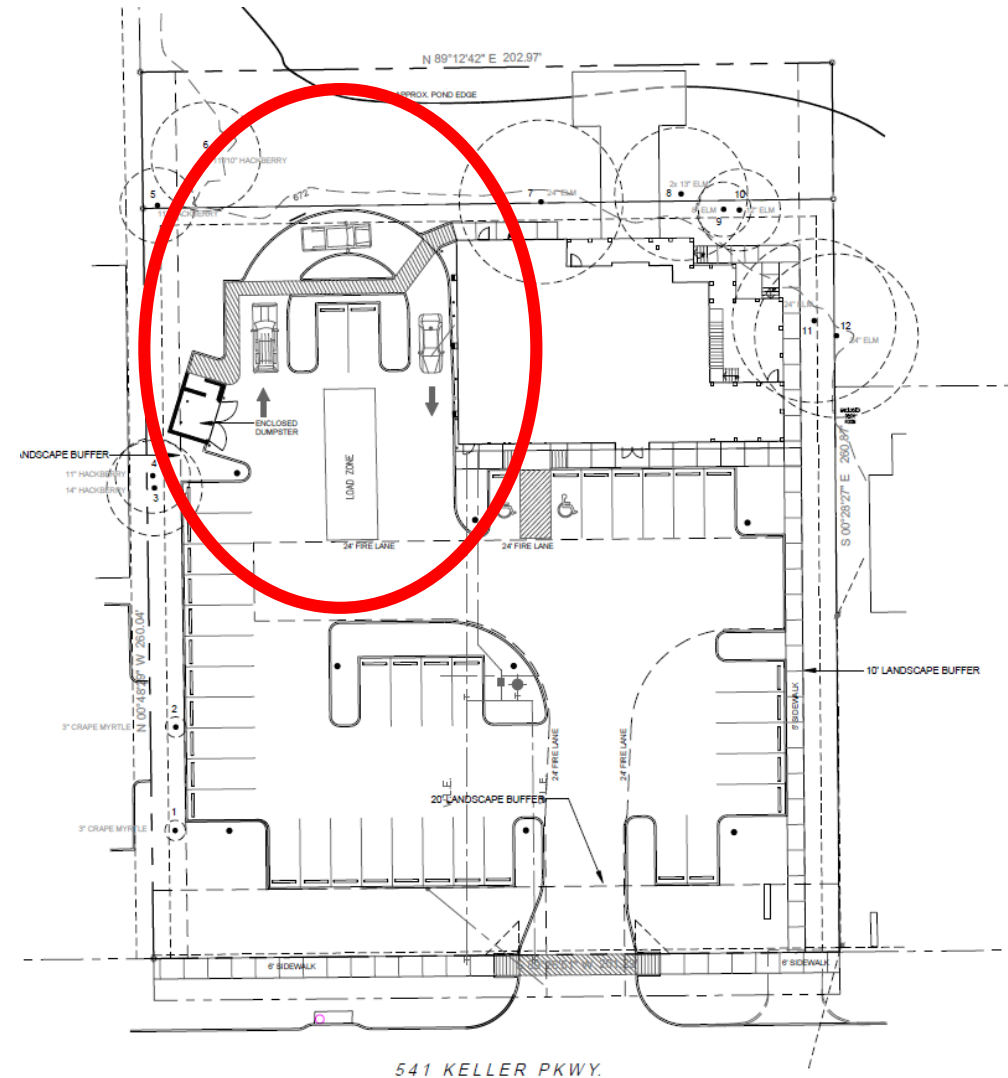


Te'Jun Restaurant in Red Oak, TX

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Site Design

- The proposed drive-thru and stacking lane will be located on the west side of the building.
- The Applicant is requesting 6 variances with their site plan application, related to parking, landscaping/buffers, cross access, screening, and the rear setback where they intend to eventually install a dock.
- **Hours of Operation:**
Monday - Thursday: 11 a.m. - 9 p.m.
Friday - Saturday: 11 a.m. - 10 p.m.
Sunday: Closed

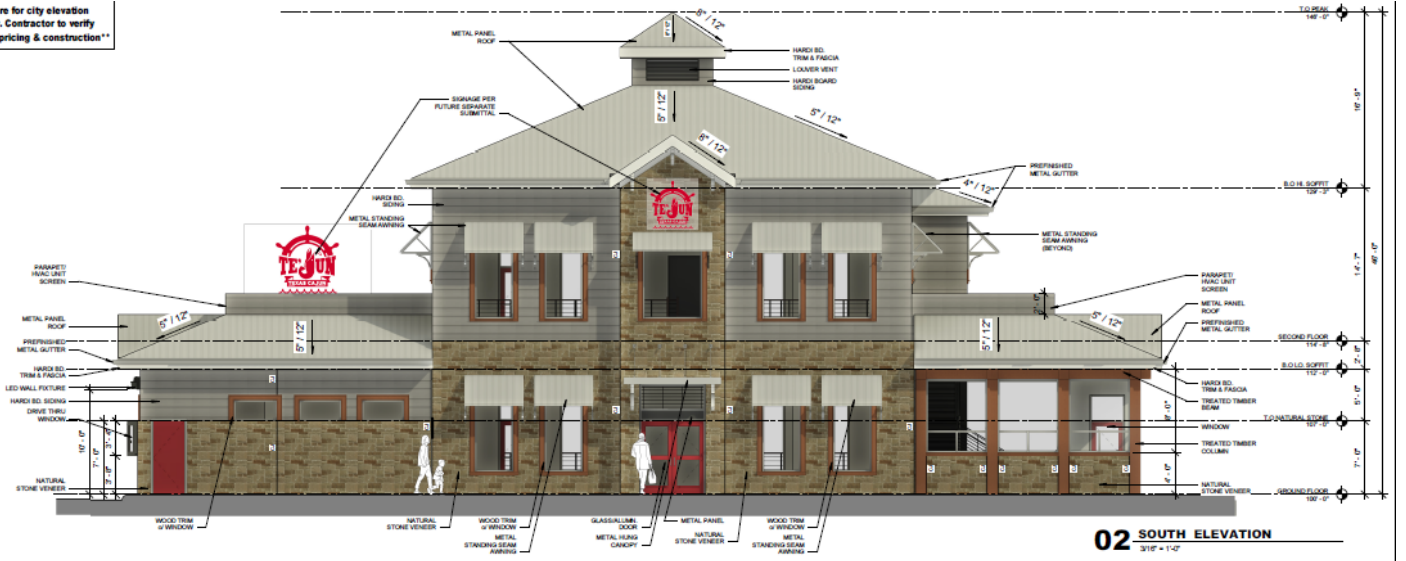


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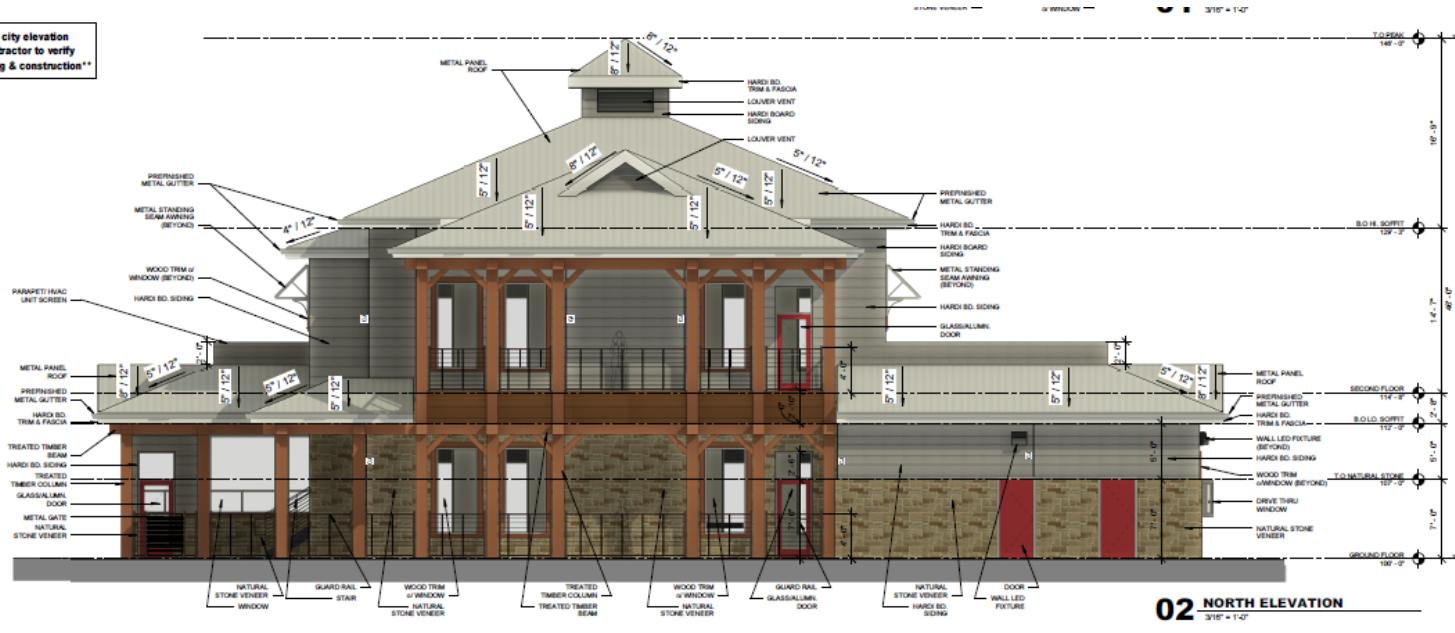
Elevations

The proposed two-story structure exterior will comprise approximately 39% natural stone, with the rest of the façade made up of Hardie board, timber accents and metal roofing.

ns are for city elevation only. Contractor to verify for pricing & construction**



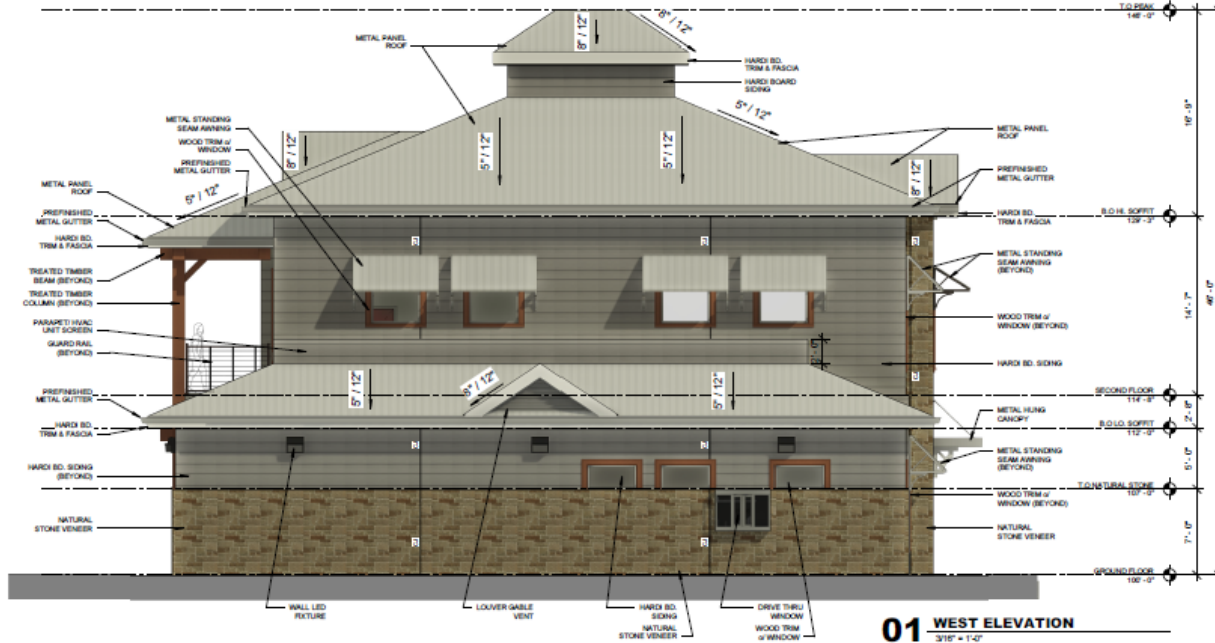
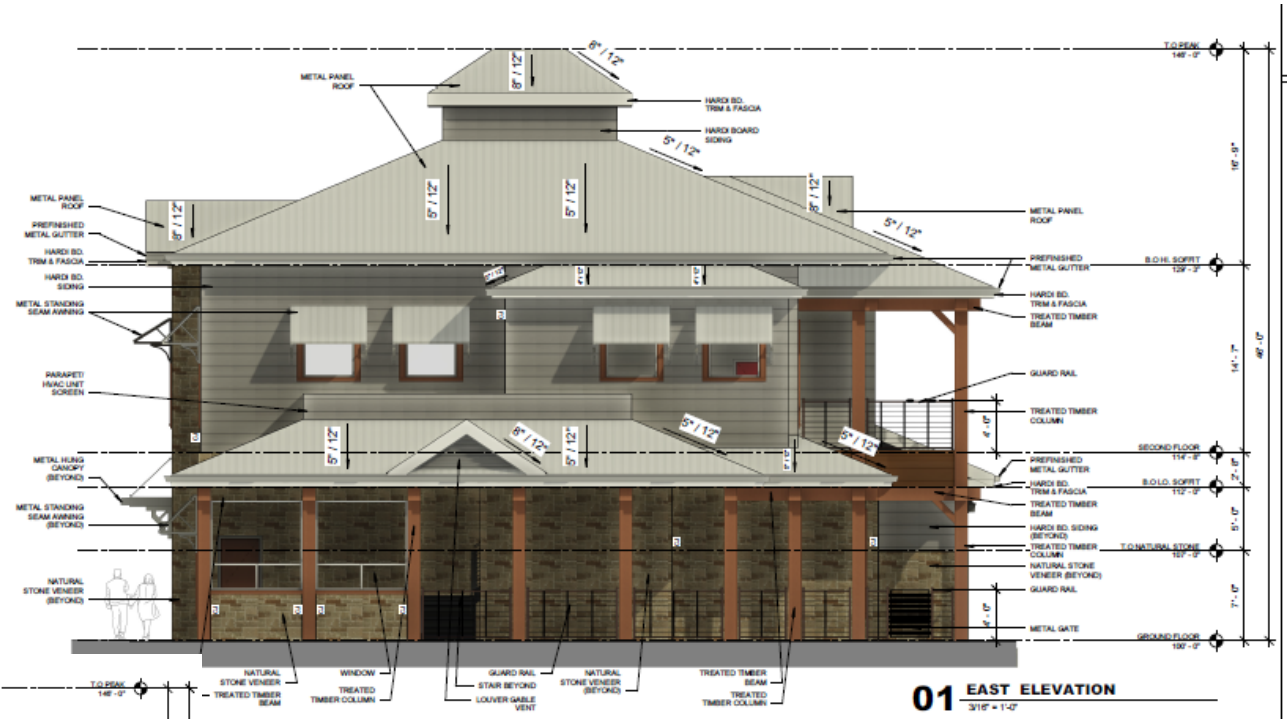
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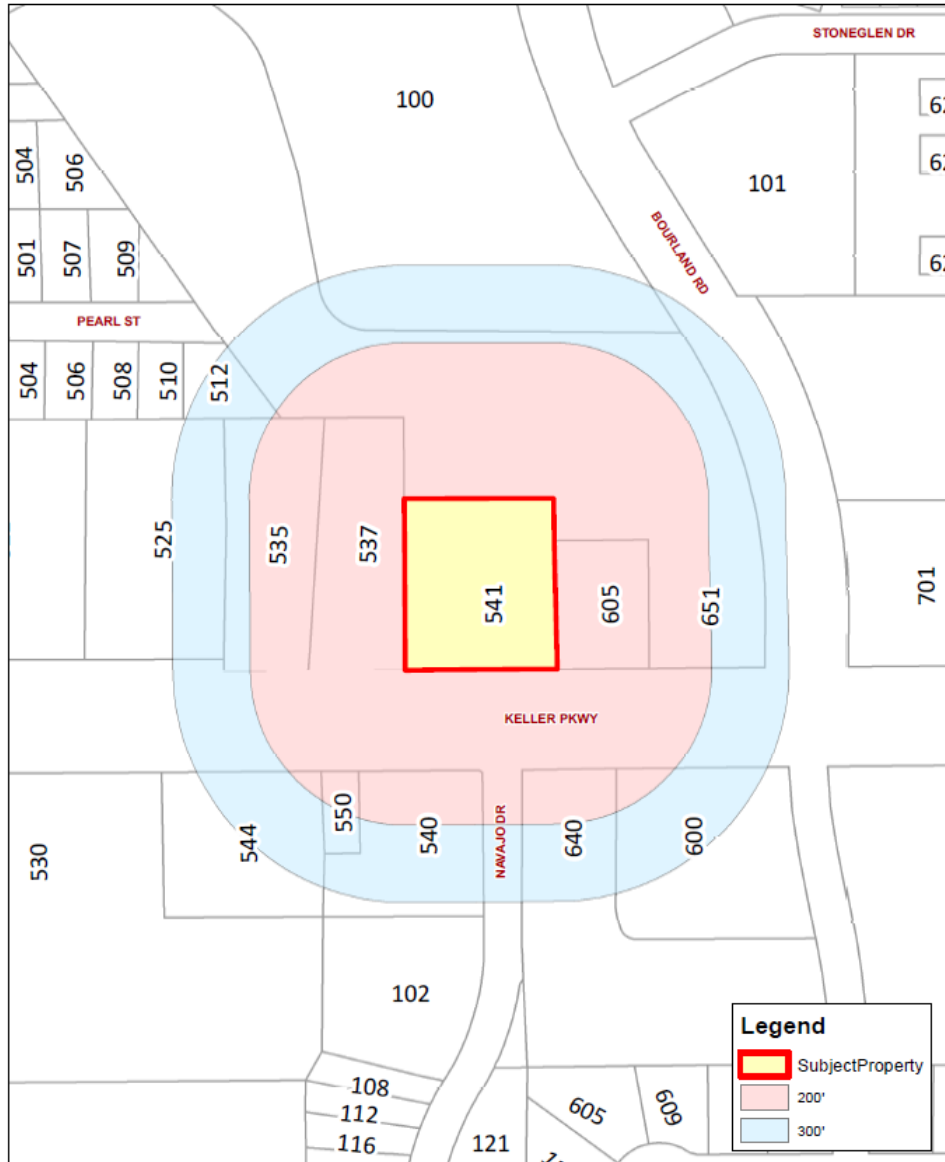
Item H-3

Elevations

The restaurant concept is intended to be reminiscent of a large Louisiana-style home that includes a porch and balcony overlooking the water directly north of the property.



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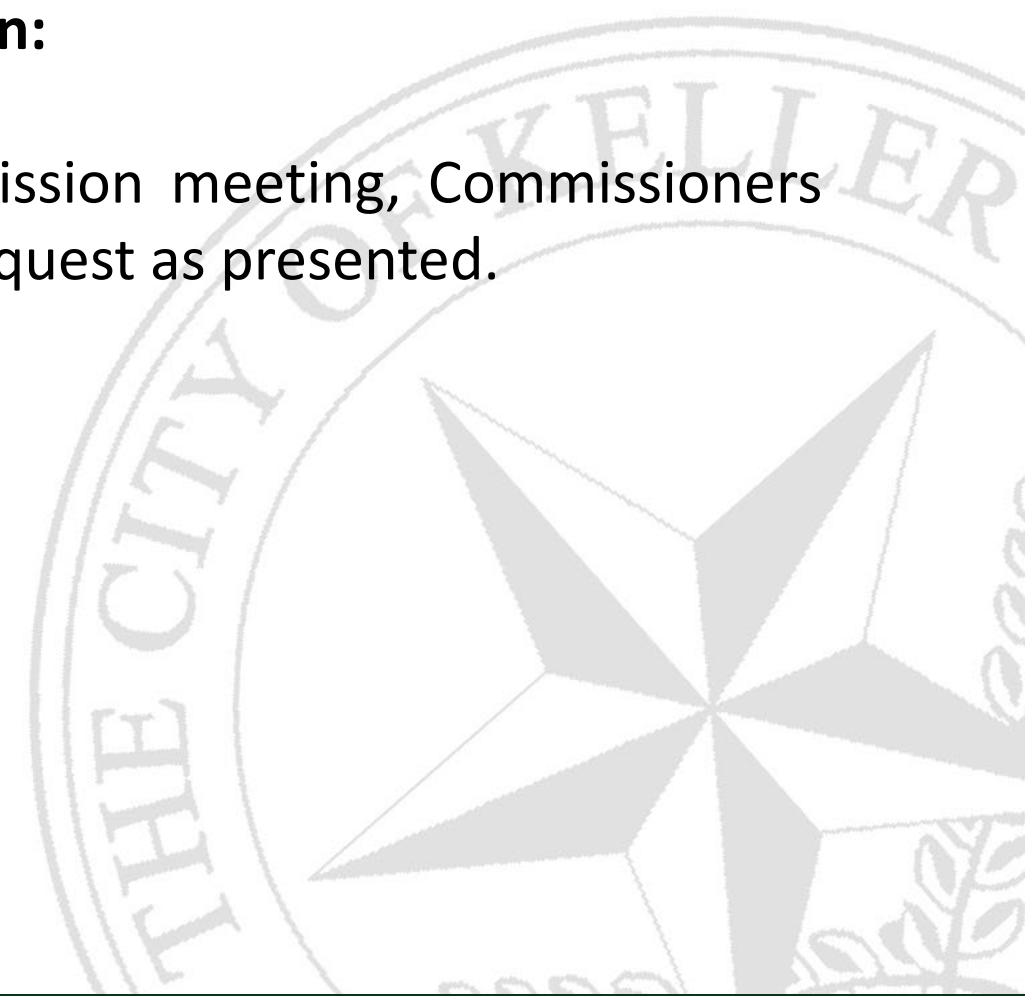


- On July 27, 2023, the City mailed 11 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.
- Staff has received no response from the public on this SUP request.

Item H-3

Planning and Zoning Commission Recommendation:

At the Aug. 8, 2023, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



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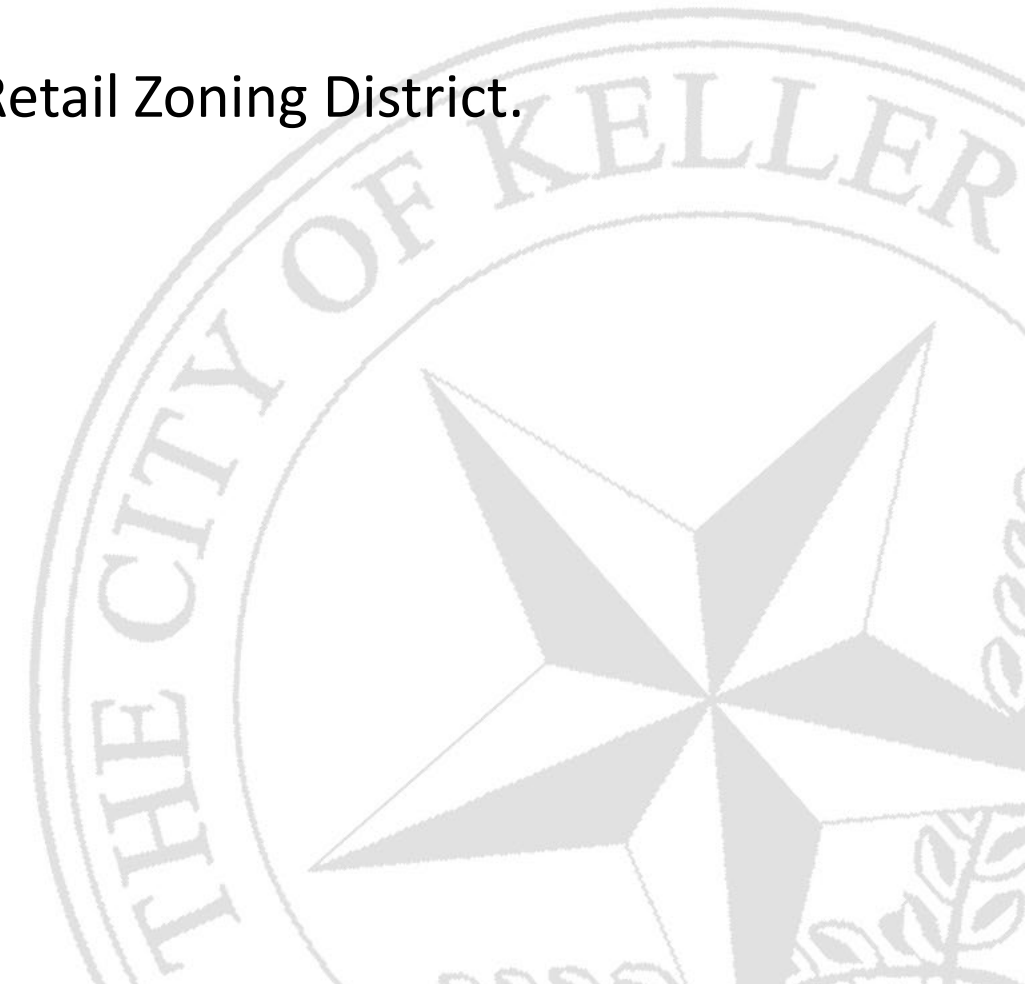
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item H-3

SUP Request:

1. To operate a restaurant with a drive-thru in the Retail Zoning District.



Item H-3

The City Council has the following options when considering a Specific Use Permit (SUP) request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?
Sarah Hensley
817-743-4130**

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