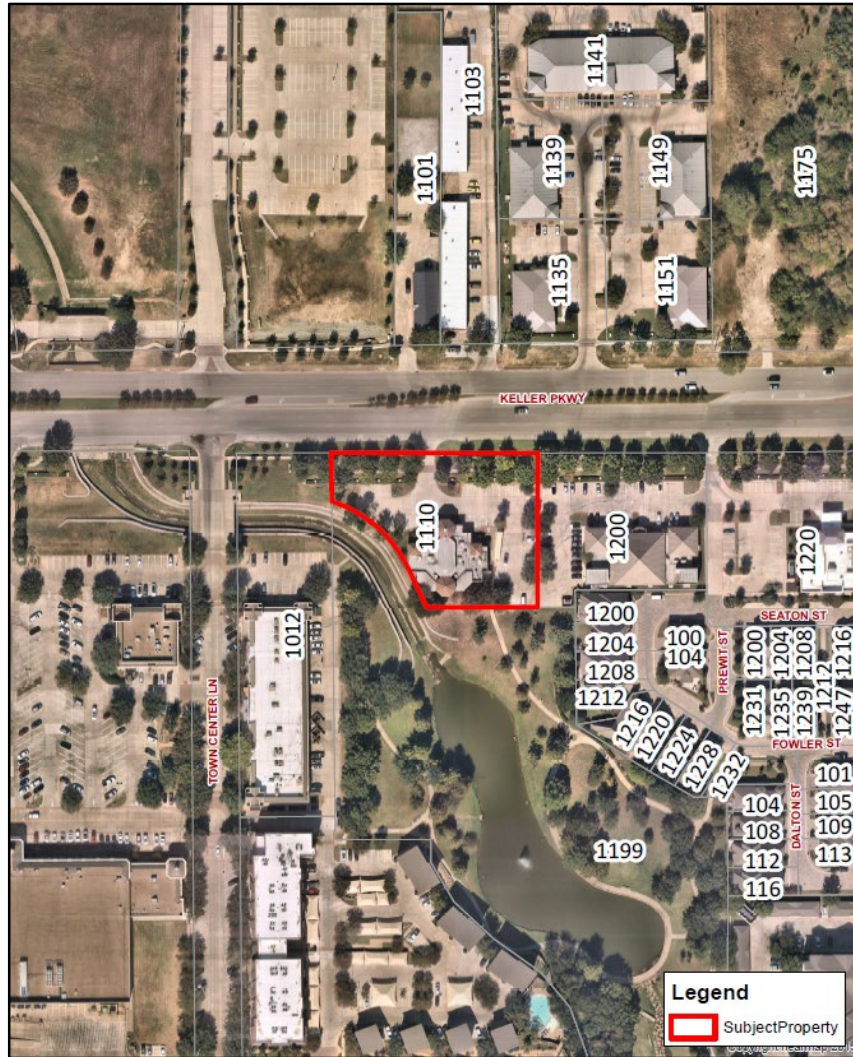


## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for a grocery store/restaurant on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center (TC) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner; Srinivas Chigullapalli, Applicant. (SUP-22-0036)

# Item H-2

## Aerial Map



## Zoning Map



## Item H-2

### Background

- The Applicant proposes to open an Indian food market and eatery named Desi Adda in an existing 7,182-square-foot building.
- An SUP is required to operate a grocery store or food market in the Town Center Zoning District.



Applicant rendering of north façade

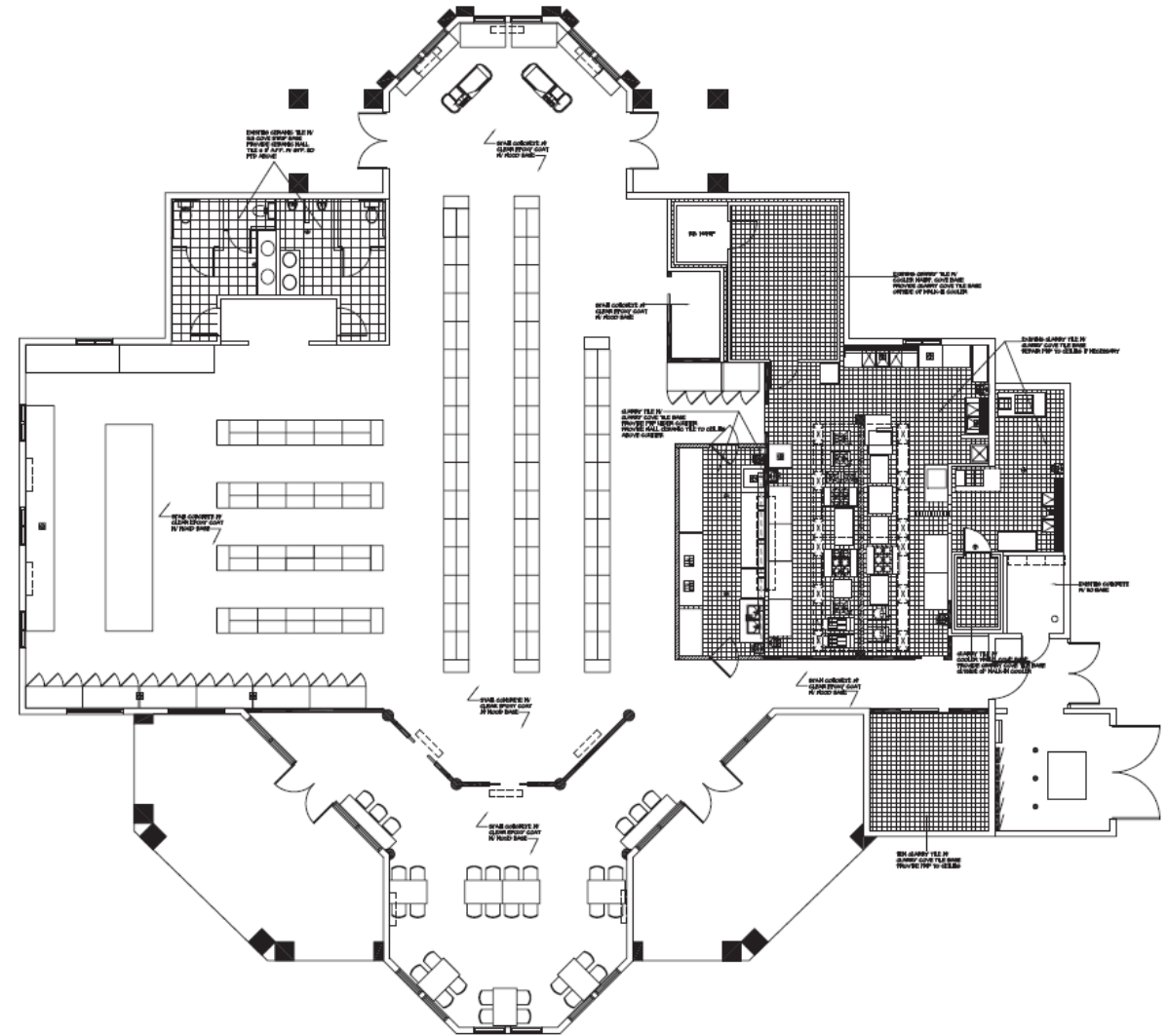
# Item H-2

## Business (Desi Adda) Details

- Grocery sales (apx. 3,760 square feet)
- Kitchen (apx. 960 square feet)
- Office, storage and restrooms (apx. 1,680 square feet)
- Indoor-only seating and self-service dine-in eating space (apx. 700 square feet)

### Proposed Hours of Operation

Monday – Sunday: 10 a.m. – 10 p.m.



# Item H-2

## Site Design

The site must meet current code, so the Applicant will be supplementing the existing landscaping.

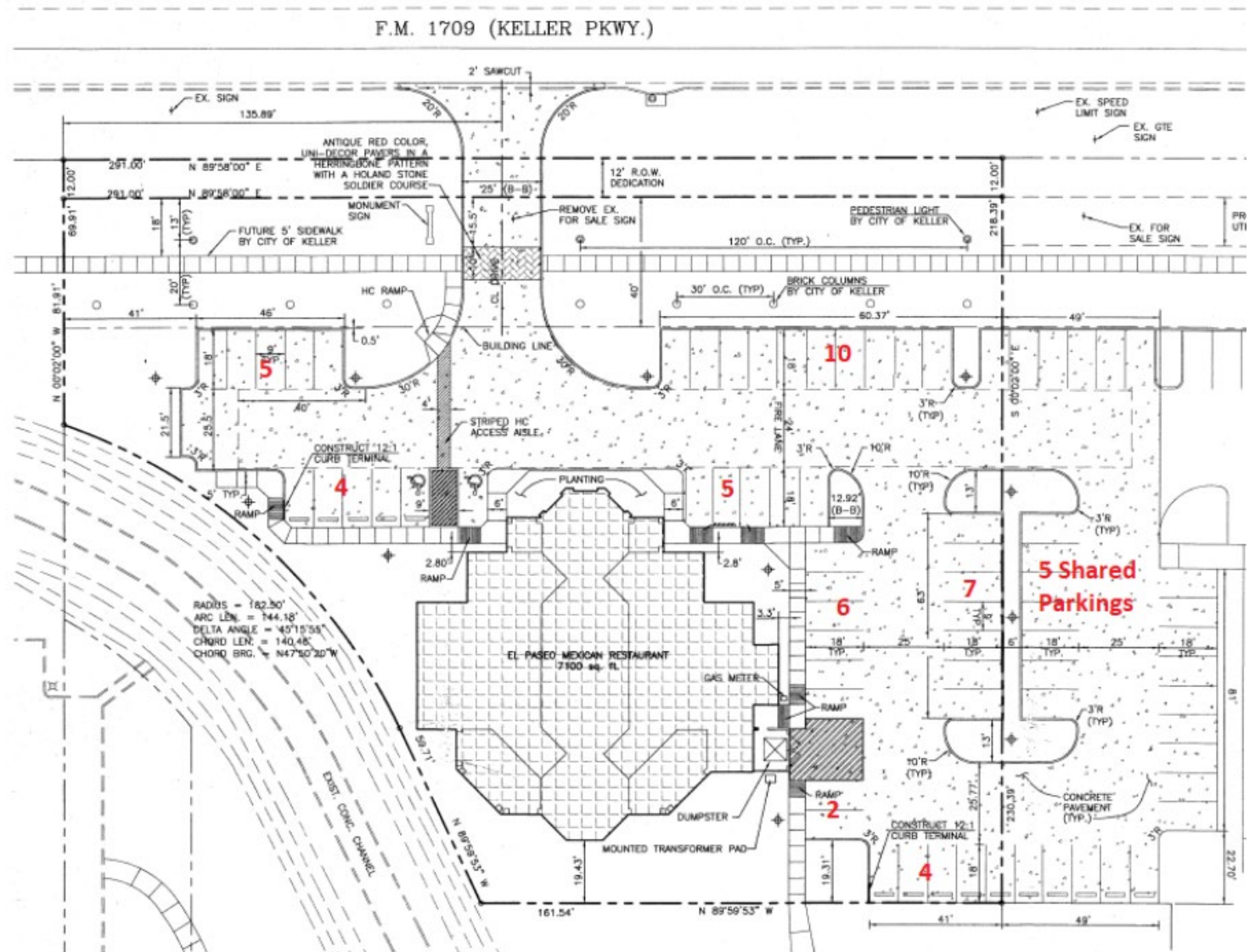


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# Item H-2

## Parking

- Total parking requirement: 48 spaces
- Total parking provided: 43 spaces + 2 accessible spaces
- Shared parking agreement: 5 spaces (to be included with variance request during site plan approval process)



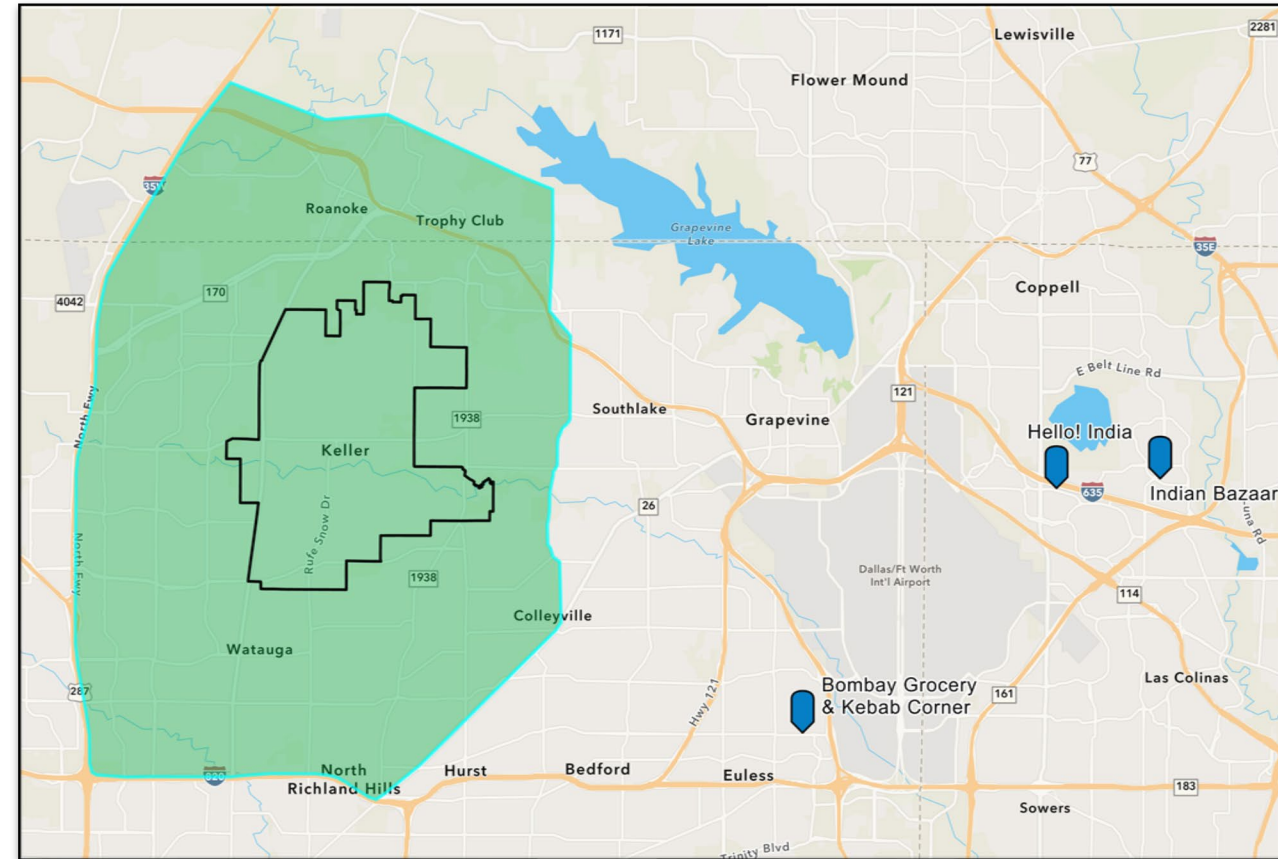
## Item H-2

# Economic Development

There are no other Indian grocers or restaurants within the city.

Two similar businesses located 15+ miles away:

- Hello! India – Irving, TX (4,055 sf)
  - ~Avg visitors/mo. = 2,100
  - Mobile Data Analysis shows 7% of visitors were from Keller's secondary retail trade area.
- Indian Bazaar – Irving, TX (12,150 sf)
  - ~Avg visitors/mo. = 25,000
  - Mobile Data Analysis shows 15% of visitors were from Keller's secondary retail trade area.



## Item H-2

### Economic Development cont.

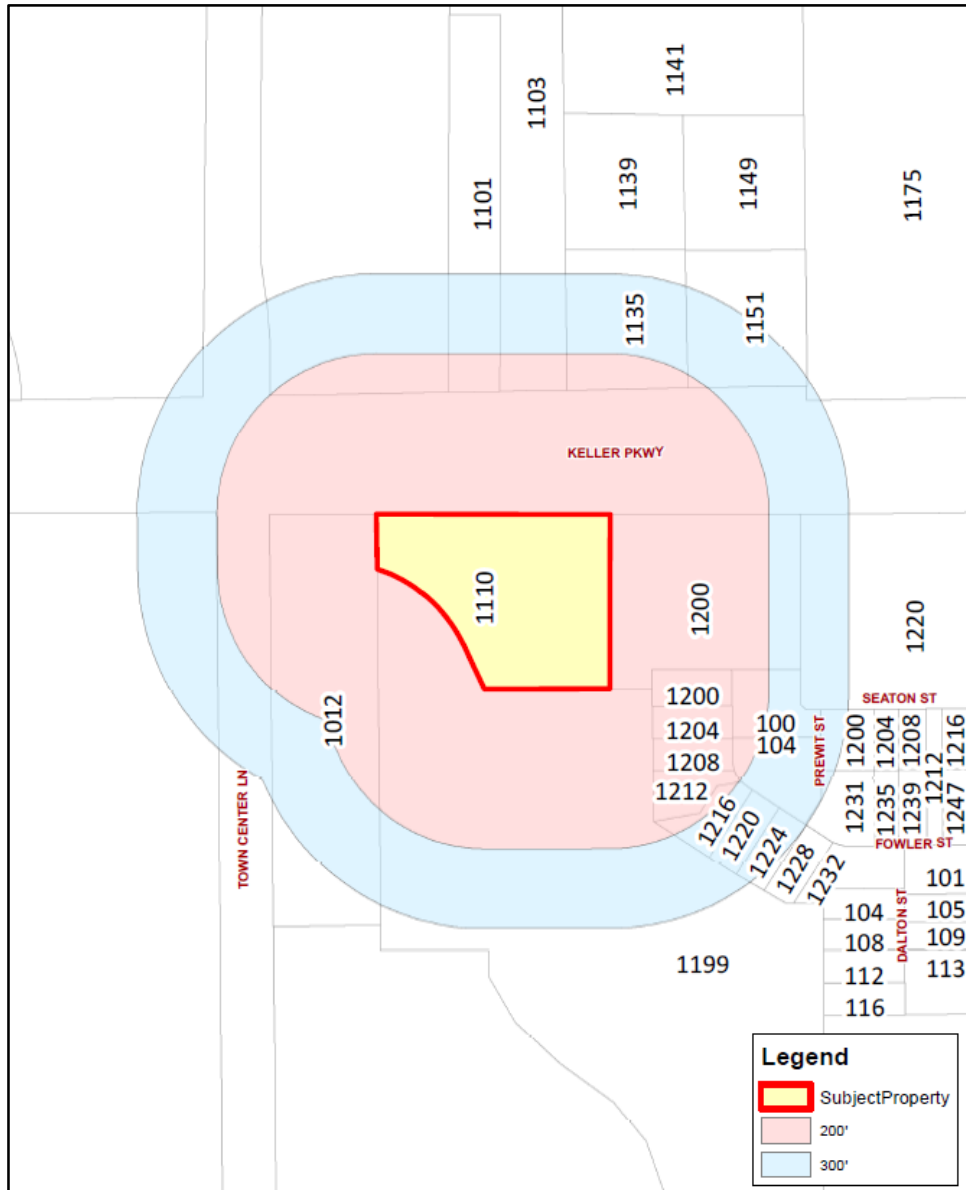
Sales tax generated from a grocery store does not provide a significant benefit.

The average limited-service restaurant in Keller generates about \$15,900 in sales tax revenue annually.

No change to ad valorem tax.



## Item H-2

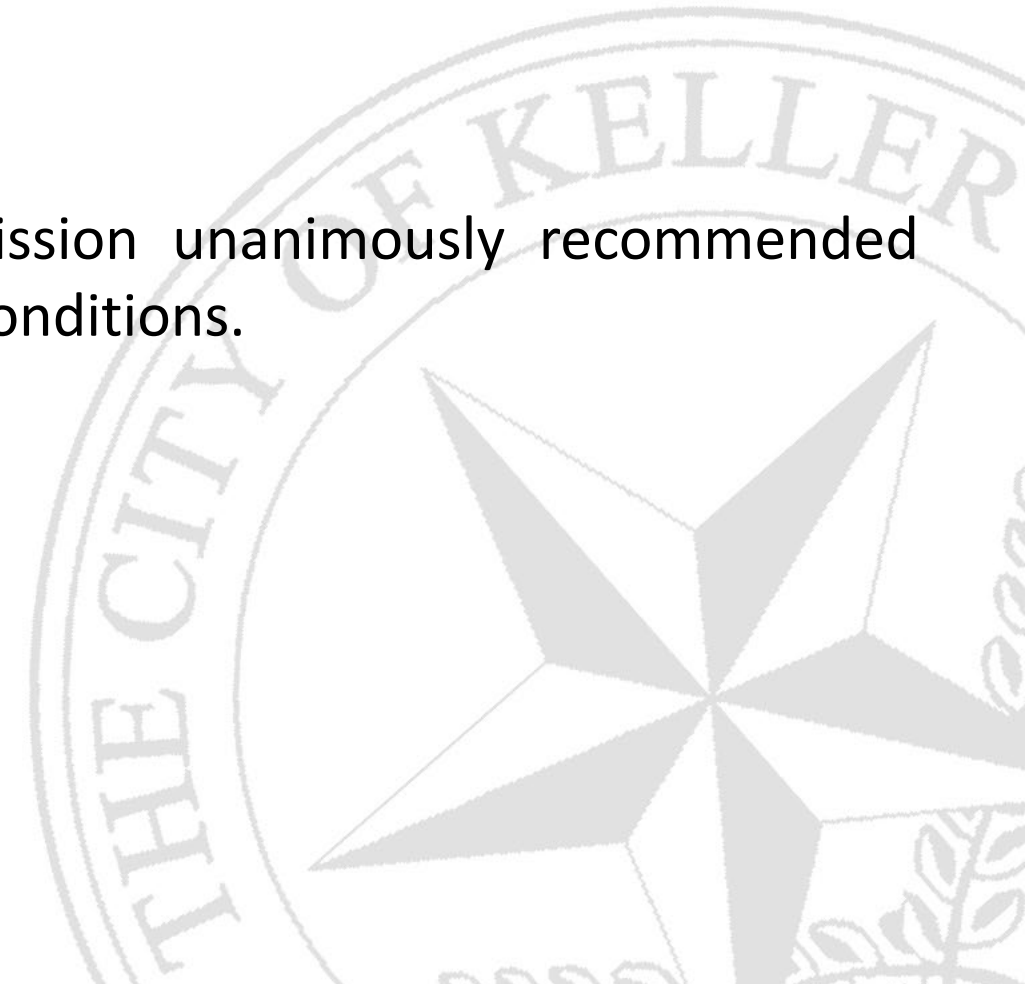


- On Dec. 2, 2022, the City mailed 31 Letters of Notification to all property owners within three-hundred feet (300'). A public hearing notice sign was posted on the site.
- As of today, staff has received one written response from a resident in the neighborhood southeast of the subject property with concerns about noise, odors, security, and inquiries about the nature of the business. Four residents spoke at the Planning and Zoning Commission Public Hearing and expressed concerns about potential light, security and noise issues.

# Item H-1

## Planning and Zoning Recommendation:

On Jan. 10, 2023, the Planning and Zoning Commission unanimously recommended approval of the SUP request with no modifications or conditions.



## Item H-2

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-2

### **SUP Request:**

1. To operate a grocery store/restaurant in the Town Center Zoning District.

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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