

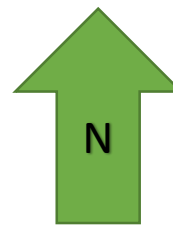
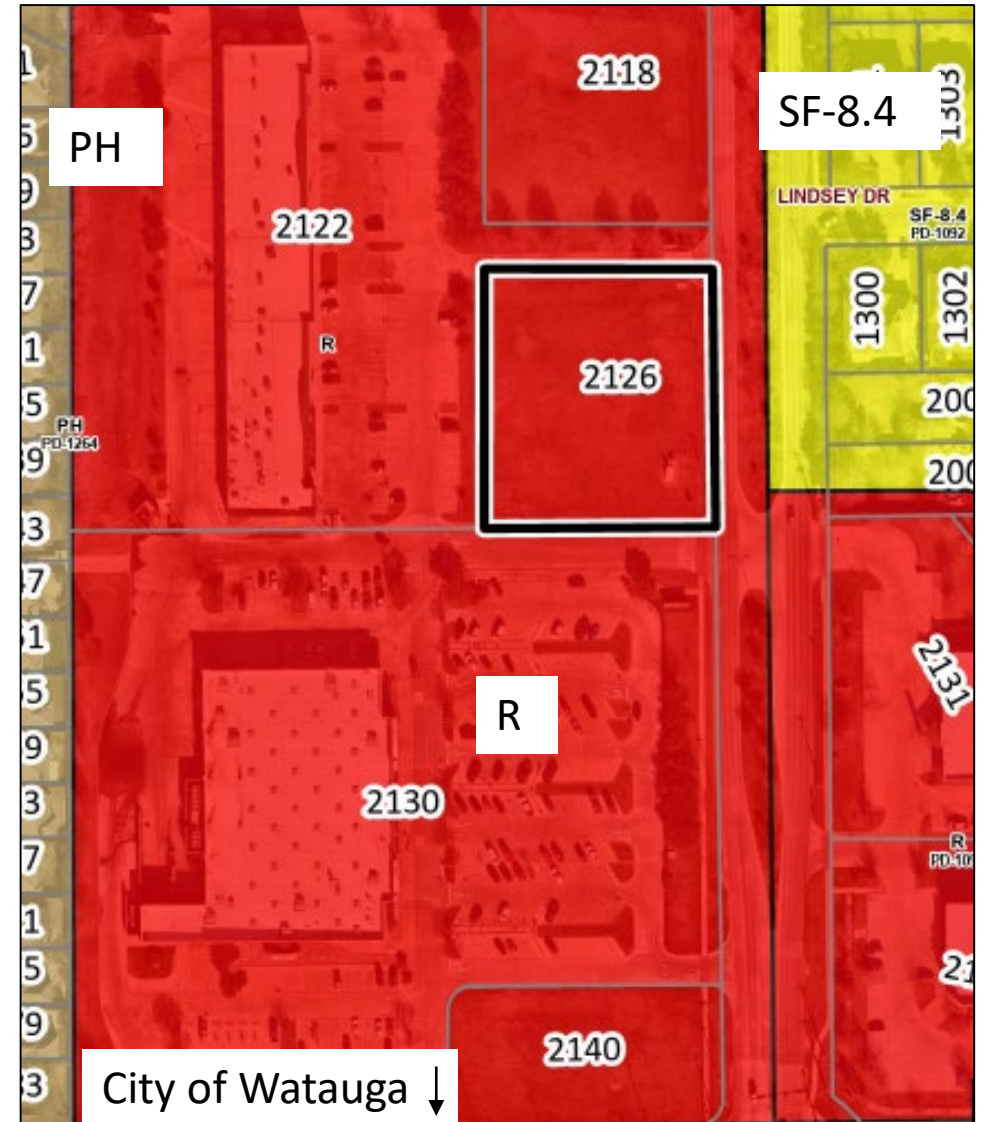
Item H-4

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a drive-thru for HTeaO, on 1.07 acres, approximately 550 feet northwest of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 2, Block A of the Keller Commons addition, zoned Retail (R) and addressed 2126 Rufe Snow Drive. L4CE LLC, Applicant. Retail Opportunity Keller LLC, Owner. (SUP-24-0008)

Item H-4 Aerial Map



Item H-4 Zoning Map



Zoned:
R

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Background:

The Applicant requests an SUP for a drive-thru for HTeaO, a Texas-based flavored tea bar. All drive-thru businesses in the city require approval of an SUP to operate.

The Applicant will be developing the site if awarded the SUP, at what would become the second HTeaO location for the franchisee.



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Surrounding Land Uses:

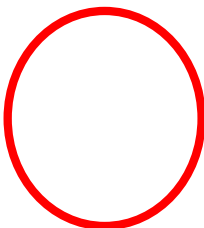
The subject property is zoned Retail and designated Retail/Commercial on the city's Future Land Use Plan (FLUP).

North: Vacant Commercial Property; City Trail and Public Open Space

South: Neighborhood Walmart; City Boundary Line with Watauga

East: Fall Creek Estates Phase II (SF-8.4 PD-1092)

West: Multi-Tenant Retail (Lupe's Comida Con Sabor, Jeremiah's Italian Ice, Salon Suites, Medical Office, General Retail.)

 Subject Property



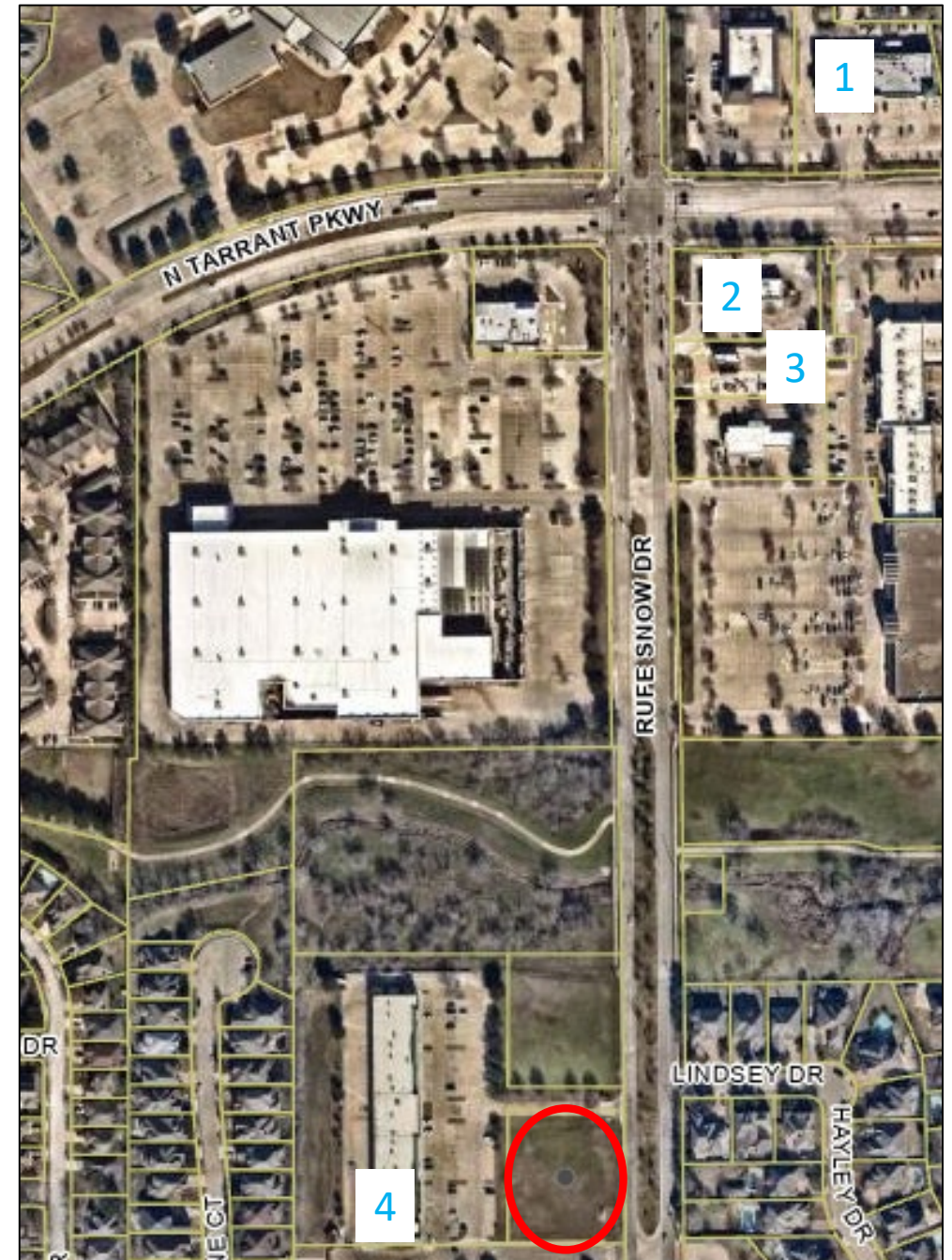
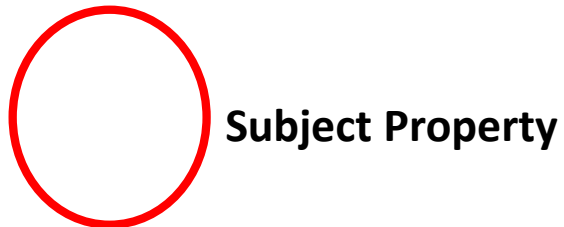
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Existing Drive-Thrus:

There are approximately 32 existing drive-thrus in the city.

Closest Drive-Thrus:

1. Bobo Bites (Formerly To Chai For) – 841 N. Tarrant Pkwy., Ste. 100
2. McDonald's – 2001 Rufe Snow Drive
3. Swig – 2021 Rufe Snow Drive
4. Jeremiah's Italian Ice – 2122 Rufe Snow Drive, Ste. 102



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Hours of Operation/Employees:

Monday through Friday: 7:05 a.m. to 8:05 p.m.

Saturday: 8:05 a.m. to 8:05 p.m.

Sunday: 11:05 a.m. to 8:05 p.m.

May-August, operating hours will extend to 9:05 p.m. nightly.

The Applicant expects to open the business with 30 employees.

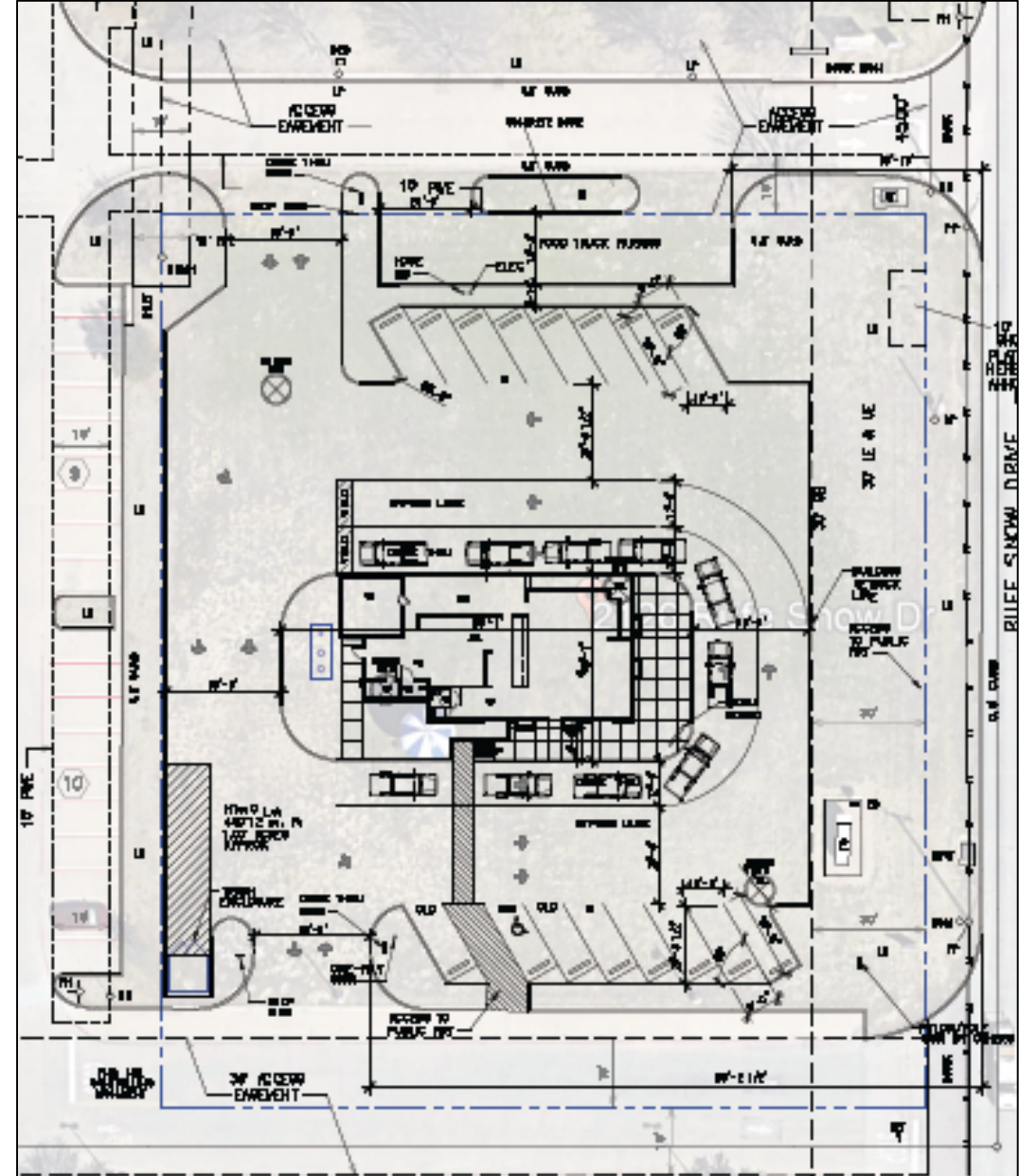


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Proposed Site Design:

As part of the SUP request, the Applicant has submitted a concept plan for the site, as an example of how it might be developed, with a 2,100-square-foot building designed for self-serve tea, YETI retail sales, and prepackaged food. There will be no sit-down dining or wait service.

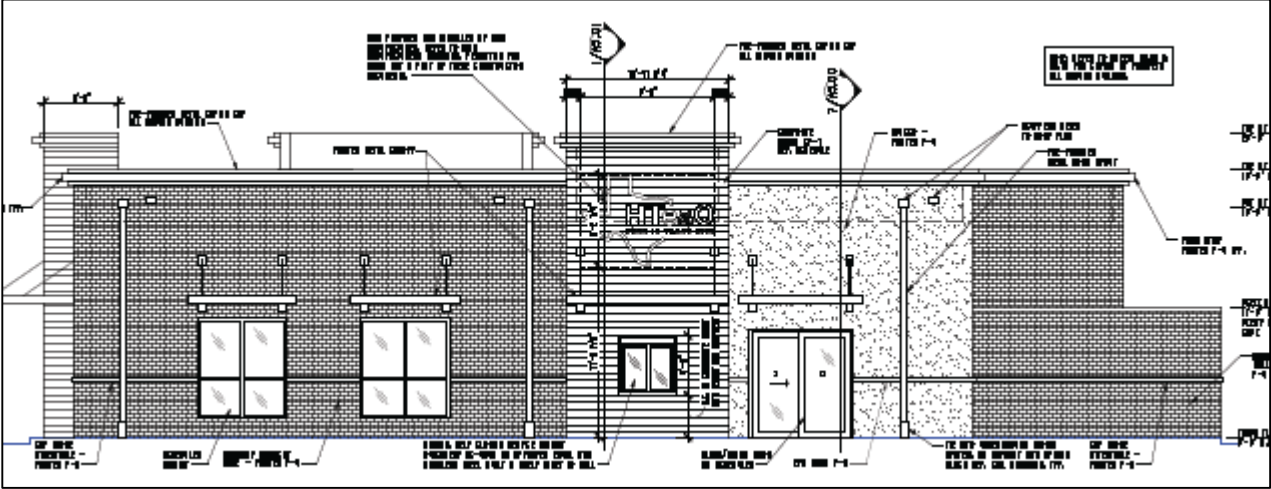
Staff will complete a formal review of site and civil plan submittals at a later date. The concept plan depicts a building style and elevations similar to other HTeaO locations.



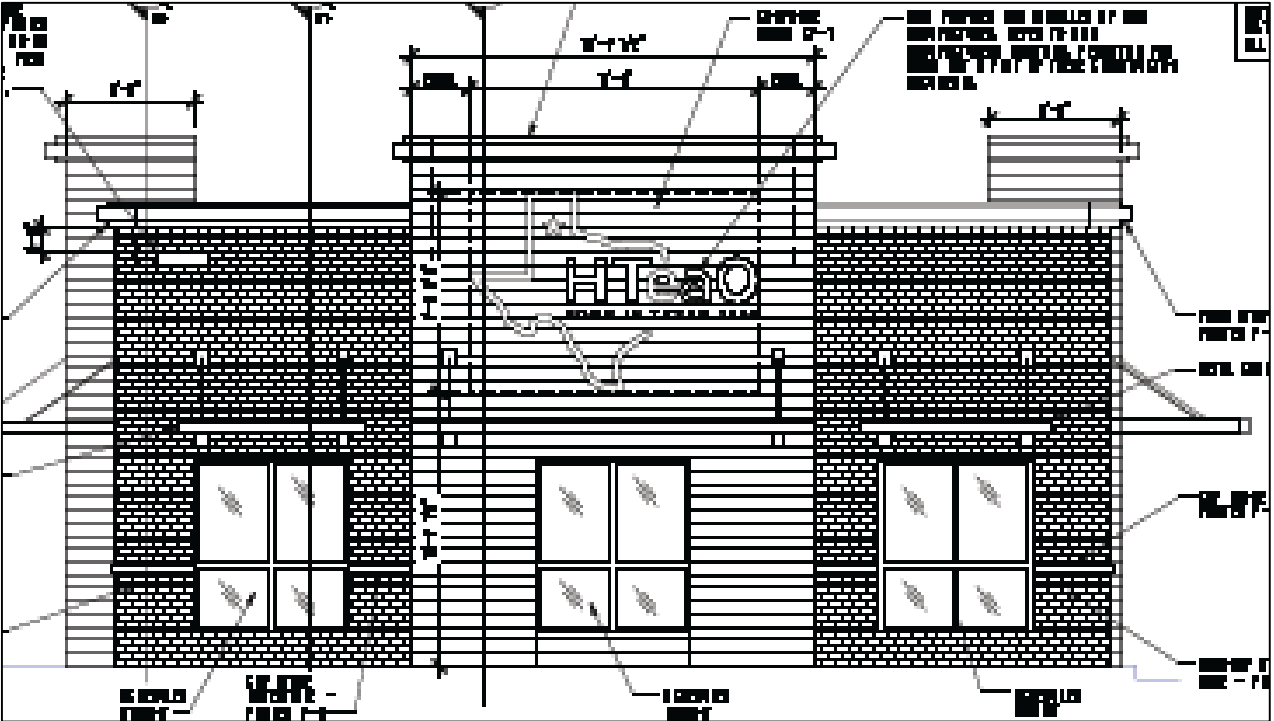
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Proposed Site Design:

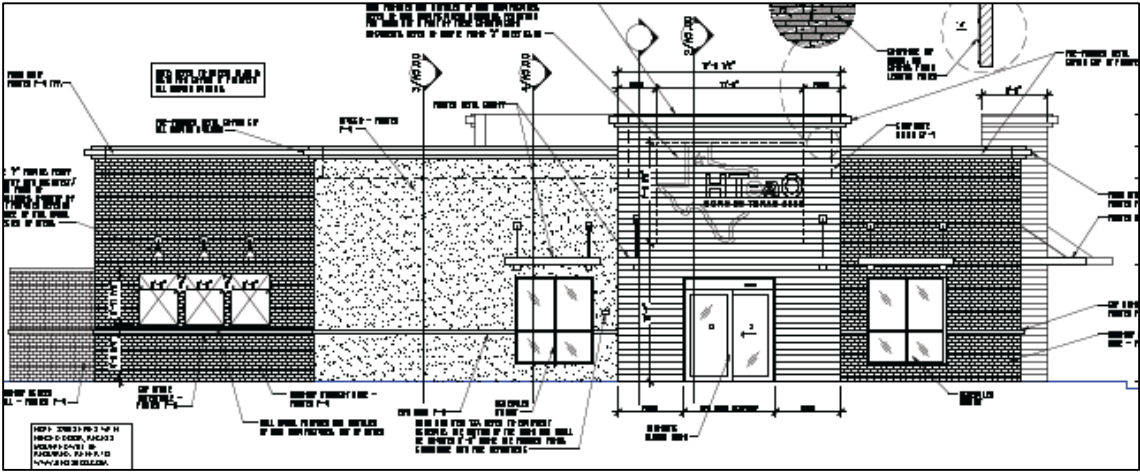
Proposed masonry calculations show the building to meet the requirements of Section 9.01 of the Unified Development Code, which requires a minimum of 75% masonry for non-residential construction. The building will comprise brick, stucco, and composite siding on an average of 79.5% of the façade.



North Elevation Concept

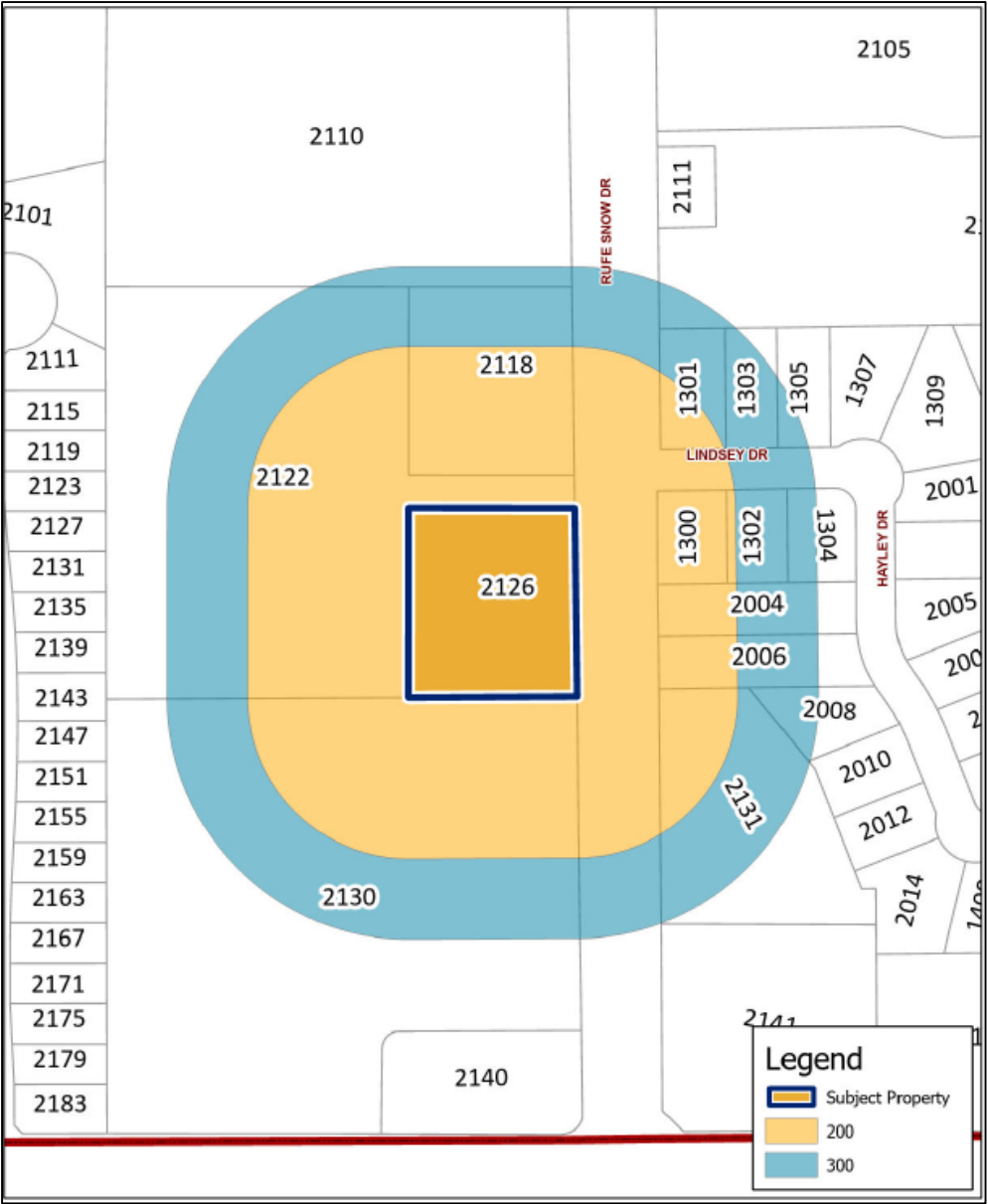


East Elevation Concept



South Elevation Concept

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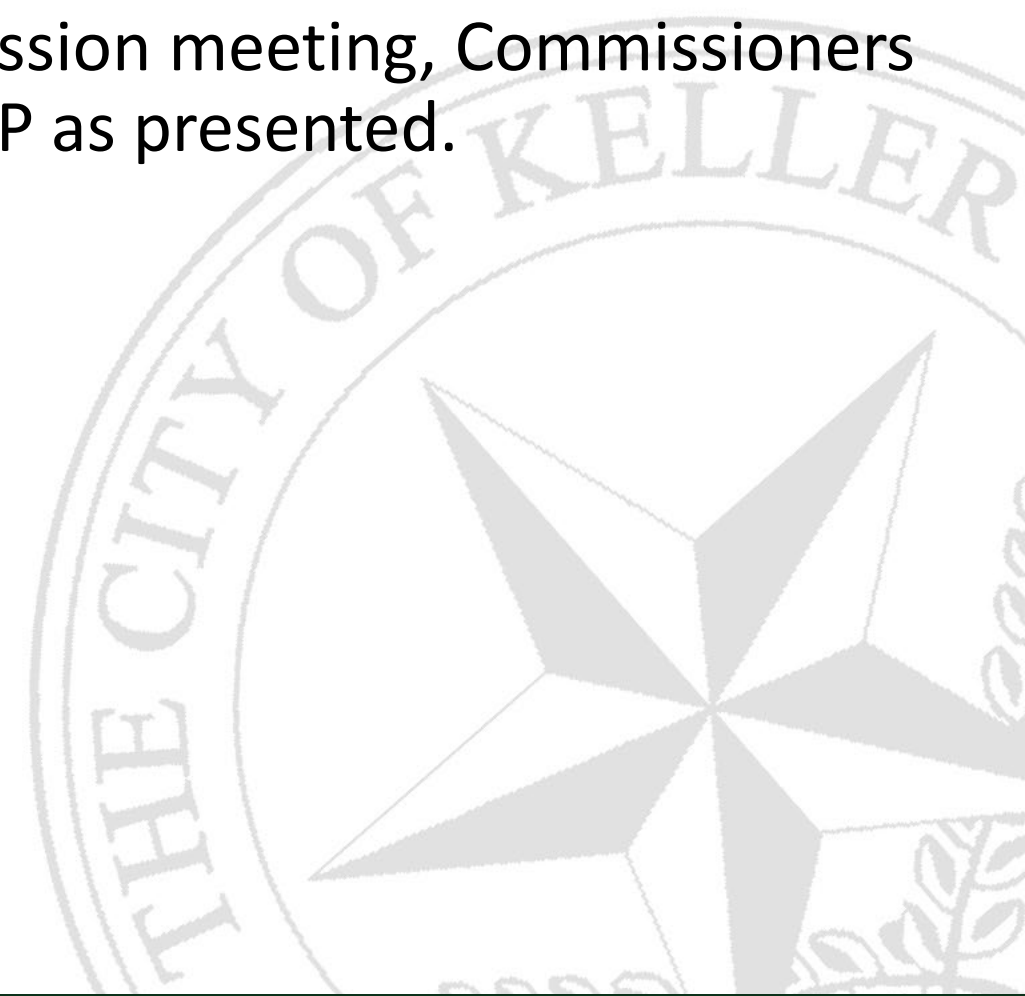


- On April 11, the city mailed 15 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

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Planning and Zoning Commission Recommendation:

At the April 23, 2024 Planning & Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP 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.

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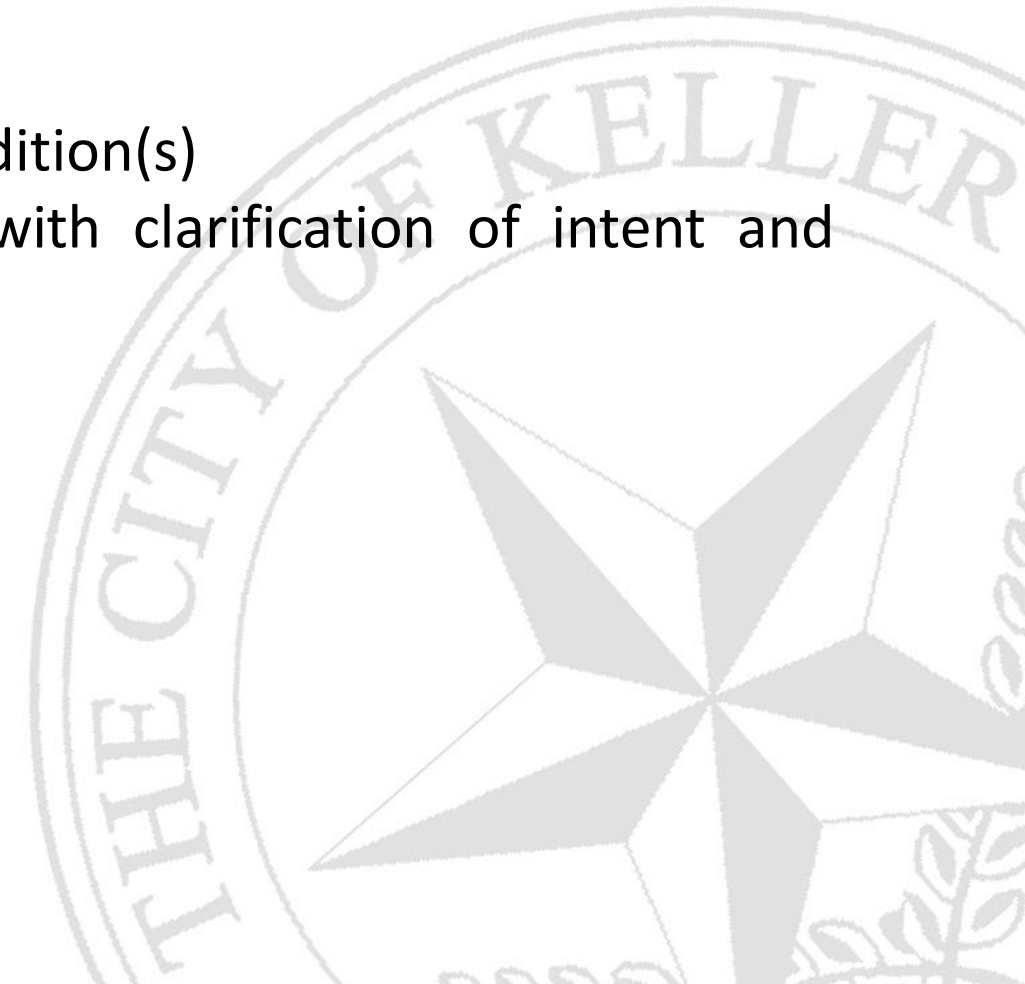
Request:

A Specific Use Permit (SUP) for a drive-thru for HTeaO in the Retail (R) zoning district.

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The City Council has the following options when considering an 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?
Amber Washington
817-743-4130