

SUP-22-0019

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Suite 102

Applicant/Developer: Retail Opportunity Keller LLC
Street Address: 4851 LBJ Freeway, 10th Floor
City: Dallas State: TX Zip: 75244
Telephone: 469-231-7171 Fax: - E-mail: _____
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
Street Address: 4851 LBJ Freeway, 10th Floor
City: Dallas State: TX Zip: 75244
Telephone: 469-231-7171 Fax: - E-mail: _____

[Signature] Signature of Applicant Date: 5/17/2022
[Signature] Signature of Owner Printed Name of Owner: Dan Avnery Date: 5/17/2022

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2122 Rufe Snow, Keller, TX 76248
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: Keller Commons
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: R-Retail Proposed Zoning: R-Retail
Current Use of Property: Various commercial
Proposed Use of Property: Various commercial

SPECIFIC USE PERMIT (SUP) AMENDMENT APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> • the paving of streets, alleys and sidewalks, • means of ingress and egress to public streets, • provisions for drainage, • adequate off-street parking, • screening and open space, • heights of structures, • compatibility of buildings, • hours of operation, and • time limits. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> 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.
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> • topography and boundary of SUP area; • physical features of the site; • existing streets, alleys and easements; • location of future public facilities; • parking ratios, the final Detailed Site Plan; • building height and location, elevations; • site landscaping; • off-street parking facilities; • size, height, construction materials, and locations of buildings and the uses to be permitted; • location and instruction of signs; • means of ingress and egress to public streets; • the type of visual screening such as walls, plantings and fences; • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and; • other information to adequately describe the proposed development and to provide data for approval; • Tree survey and aerial photo with overlay of concept plan and preservation plan.
<input checked="" type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input checked="" type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee. No information requested at this time



May 18, 2022

Ms. Katasha Smithers
City of Keller
1100 Bear Creek Parkway
Keller, Texas 76248

Re: Specific Use Permit Narrative
Jeremiah's Italian Ice
2122 Rufe Snow Drive
DEC No. 10422

Dear Katasha:

Please accept this submittal package for a Specific Use permit at the project address noted above. The permit request is to allow a drive-through service window at the south end of an existing building with various commercial uses included office, retail, and restaurant. Jeremiah's Italian ice is a restaurant serving Italian ice and soft ice cream. The proposed suite in the existing building is currently a dry-cleaning use with a side door used for pull-up service. The proposed renovation would remove that pull up door and replace it with a drive-through service window. A vehicular lane would be added to provide the required stacking.

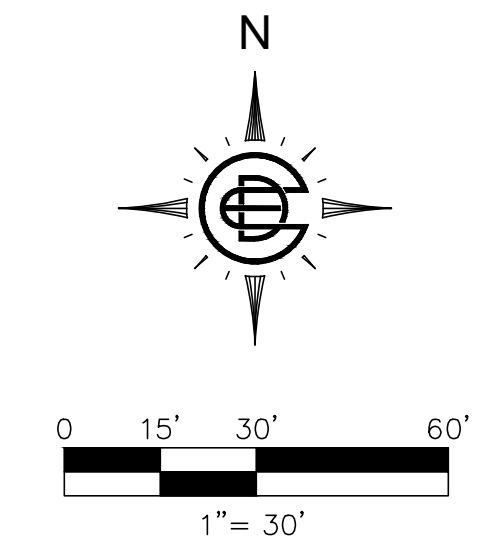
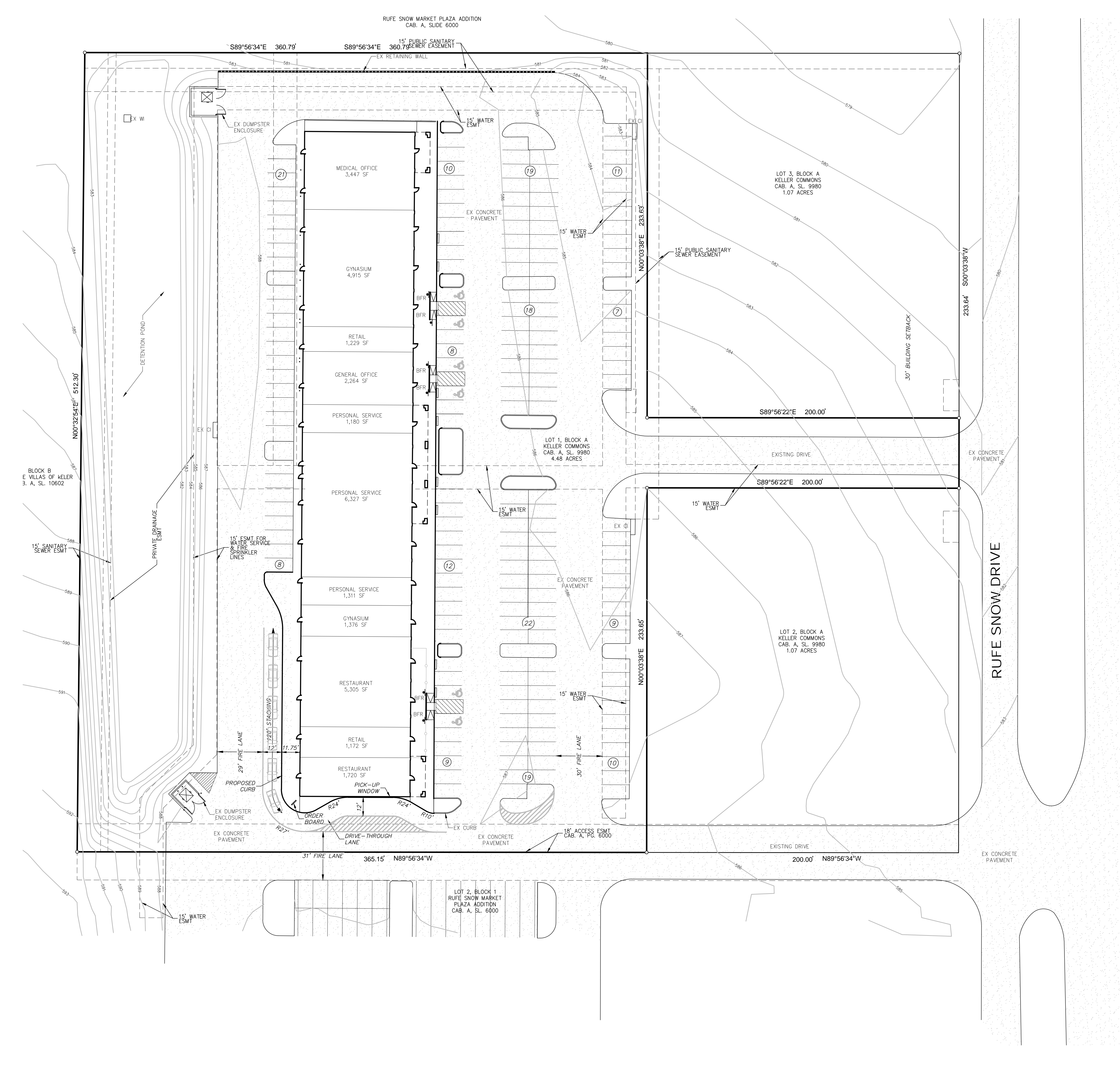
The proposed use will not have any impact on the existing fire lanes within the development. Queuing will be directed behind the building and will be screened from view of Rufe Snow. The improvements will also allow for the correction of some ineffective drainage conditions. A breakdown of the current mixed uses is shown on the site plan and the restaurant use will not cause a parking non-compliance. The drive-through lane will be placed through existing parking stalls which will result in no significant, if any, reduction in landscape area.

The proposed tenant is expected to be a wonderful addition to the center and will compliment the existing tenants as well as the surrounding community. The hours of operation are expected to be 12:00 noon to 10:00 pm Sunday through Thursday and 12:00 noon to 11:00 pm on Friday and Saturday. There will be no change to perimeter landscaping or site lighting. Please contact my office with any questions or comments you may have.

Sincerely,

A handwritten signature in blue ink that reads 'Daniel Stewart'.

Daniel Stewart
Project Manager
Development Engineering Consultants, LLC




SITE DATA	
LOT AREA:	4.48 ACRES (194,942 SF)
ZONING:	R (RETAIL)
CURRENT USE:	VARIOUS COMMERCIAL
PROPOSED USE:	VARIOUS COMMERCIAL W/ DRIVE THROUGH
BUILDING AREA:	30,246 SQ. FT.
FLOOR/AREA RATIO:	0.15
PARKING REQUIRED:	168 SPACES (1/181)
GYMNASIUMS:	32 (5/1,000)
GENERAL OFFICE:	7 (1/350)
MEDICAL OFFICE:	18 (1/200)
PERSONAL SERVICE:	45 (1/200)
RETAIL:	12 (1/200)
RESTAURANT (FULL SERVICE):	36 (1/150)
RESTAURANT (DRIVE-THRU):	18 (1/100)
PARKING PROVIDED:	183 (6 ACCESSIBLE)

SUP SITE PLAN

KELLER COMMONS

2122 RUFE SNOW DRIVE

CITY OF KELLER, TARRANT COUNTY, TEXAS

LEGAL DESCRIPTION LOT 1, BLOCK A KELLER COMMONS ADDITION	DESIGN  5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060 TBPE FIRM NO. 20255	
	ISSUE DATE 05/18/22	DEC FILE NO. 10422
CITY FILE NO. -	SHEET NO. C1	

Trip Generation Data Form (Part I)

Land Use/Building Type: ¹ SERVICE - SPECIALTY DRIVE W/ DRIVE THROUGH	ITE Land Use Code: 937	
Source: —	Source No. (by ITE): — N/A	
Name of Development:	Day of the Week: N/A	
City: KELLER	State/Province: TX	Zip/Postal Code: 76248
Country:	Day:	Month: Year:
	Metropolitan Area: N/A	

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area: <input type="checkbox"/> (1) CBD <input checked="" type="checkbox"/> (3) Suburban (Non-CBD) <input type="checkbox"/> (5) Rural <input type="checkbox"/> (2) Urban (Non-CBD) <input type="checkbox"/> (4) Suburban CBD <input type="checkbox"/> (6) Freeway Interchange Area (Rural) <input type="checkbox"/> (7) Not Given				Detailed Description of Development:³ Part of Strip Retail Center. Will add drive-through to facility.	
Independent Variable: (Include data for as many as possible)²					
	Actual	Estimated		Actual	Estimated
_____ (1) Employees (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (10) Parking Spaces (#)	<input type="checkbox"/>	<input type="checkbox"/>
_____ (2) Persons (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (11) Occupied Beds (#)	<input type="checkbox"/>	<input type="checkbox"/>
_____ (3) Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (12) Seats (#)	<input type="checkbox"/>	<input type="checkbox"/>
_____ (4) Occupied Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (13) Servicing Positions/Vehicle Fueling Positions _____	<input type="checkbox"/>	<input type="checkbox"/>
_____ (5) Building Area (gross sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (14) Shopping Center % Out-parcels/pads	<input type="checkbox"/>	<input type="checkbox"/>
_____ (% of development occupied _____)			_____ (15) AM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>
1,750 _____ (6) Net Rentable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (16) PM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>
_____ (7) Gross Leasable Area (sq. ft.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ (17) Other _____	<input type="checkbox"/>	<input type="checkbox"/>
_____ (8) Occupied Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (18) Other _____	<input type="checkbox"/>	<input type="checkbox"/>
_____ (9) Acres	<input type="checkbox"/>	<input type="checkbox"/>			

2. Definitions for several independent variables can be found in the Trip Generation User's Guide.

3. Please provide all pertinent information that helps to describe the subject project. If necessary, attach a detailed report.

Other Data: Vehicle Occupancy (#) N/A _____ AM _____ PM _____ 24-hour % Percent by Transit: _____ AM % _____ PM % _____ 24-hour % Percent by Carpool/Vanpool: _____ AM % _____ PM % _____ 24-hour %		Transportation Demand Management (TDM) Information: At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) under way? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please check appropriate box/boxes, describe the nature of this TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)																	
Full-time Employees by Shift: <table border="1"> <tr> <th>Shift</th> <th>Start Time</th> <th>End Time</th> <th>Employees (#)</th> </tr> <tr> <td>First Shift:</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Second Shift:</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Third Shift:</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table>		Shift	Start Time	End Time	Employees (#)	First Shift:	_____	_____	_____	Second Shift:	_____	_____	_____	Third Shift:	_____	_____	_____	<input type="checkbox"/> (1) Transit Service <input type="checkbox"/> (5) Employer Support Measures <input type="checkbox"/> (9) Tolls and Congestion Pricing <input type="checkbox"/> (2) Carpool Programs <input type="checkbox"/> (6) Preferential HOV Treatments <input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks <input type="checkbox"/> (3) Vanpool Programs <input type="checkbox"/> (7) Transit and Ridesharing Incentives <input type="checkbox"/> (11) Telecommuting <input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements <input type="checkbox"/> (8) Parking Supply and Pricing Management <input type="checkbox"/> (12) Other _____	
Shift	Start Time	End Time	Employees (#)																
First Shift:	_____	_____	_____																
Second Shift:	_____	_____	_____																
Third Shift:	_____	_____	_____																
Parking Cost on Site: Hourly _____ Daily _____																			

Please Complete Form on Other Side

ITE Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted; Trucks = Heavy Duty Trucks & Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume																		
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time:	<i>NOT OPEN DURING AM HOURS</i>																	
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:	34	-	34	-	68	-	77	-	77	-	154	-	60	-	60	-	120	-
A.M. Peak Hour: Generator ² Time:	<i>NOT OPEN DURING AM HOURS</i>																	
P.M. Peak Hour: Generator Time:	38	-	38	-	76	-	77	-	77	-	154	-	60	-	60	-	120	-
No. of Days Counted	<i>N/A</i>																	

1, 2. Please refer to the Trip Generation User's Guide for a definition of the terms.

Detailed Driveway Volumes—Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-6:15							11:00-11:15							3:00-3:15						
6:15-6:30							11:15-11:30							3:15-3:30						
6:30-6:45							11:30-11:45							3:30-3:45						
6:45-7:00							11:45-12:00							3:45-4:00						
7:00-7:15							12:00-12:15							4:00-4:15						
7:15-7:30							12:15-12:30							4:15-4:30						
7:30-7:45							12:30-12:45							4:30-4:45						
7:45-8:00							12:45-1:00							4:45-5:00						
8:00-8:15							1:00-1:15							5:00-5:15						
8:15-8:30							1:15-1:30							5:15-5:30						
8:30-8:45							1:30-1:45							5:30-5:45						
8:45-9:00							1:45-2:00							5:45-6:00						
9:00-9:15														6:00-6:15						
9:15-9:30														6:15-6:30						

Please attach any additional site information or comments regarding special site characteristics, if available.
 Check if additional information is attached.

Survey conducted by: Name: SCOTT BOOTH
 Organization: LJA Engineering
 Address: 6060 N. Central Expressway
 City/State/Zip: Dallas, TX 75206
 Telephone #: 469-853-5614 Fax #: _____ E-mail: _____