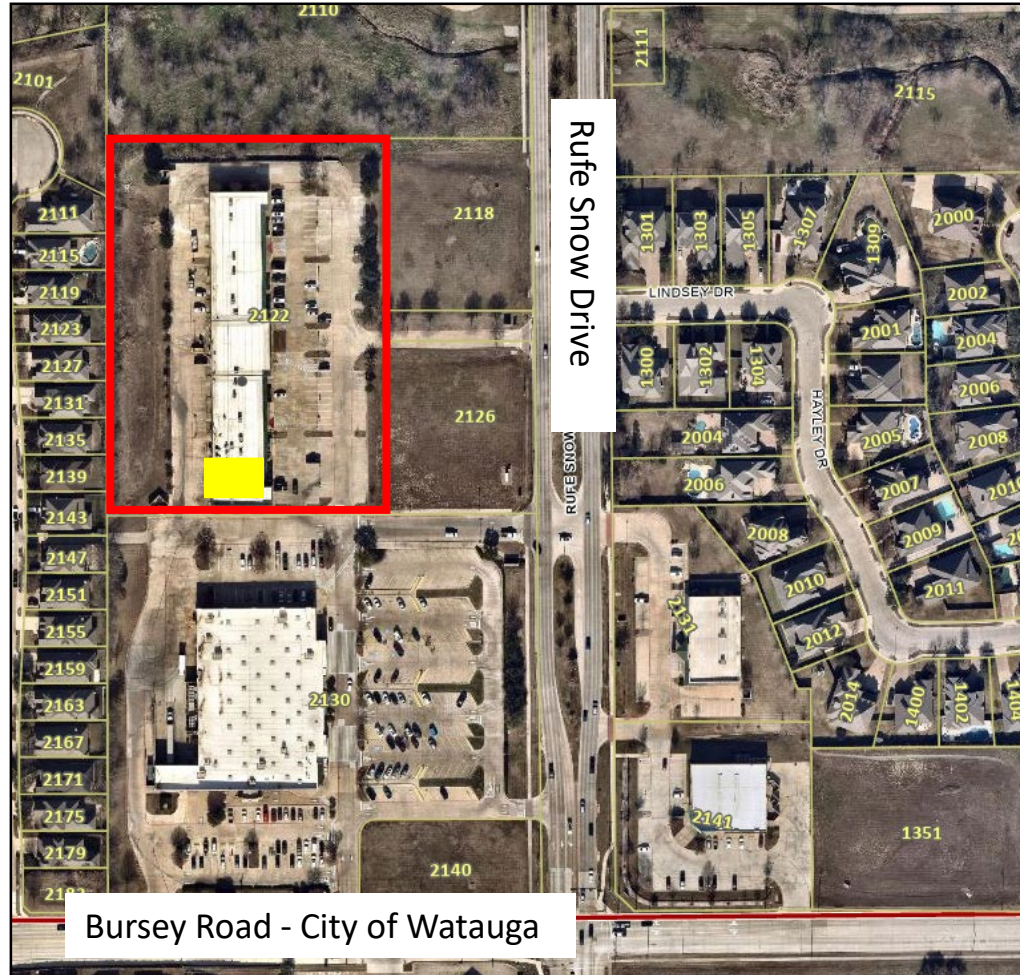


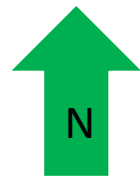
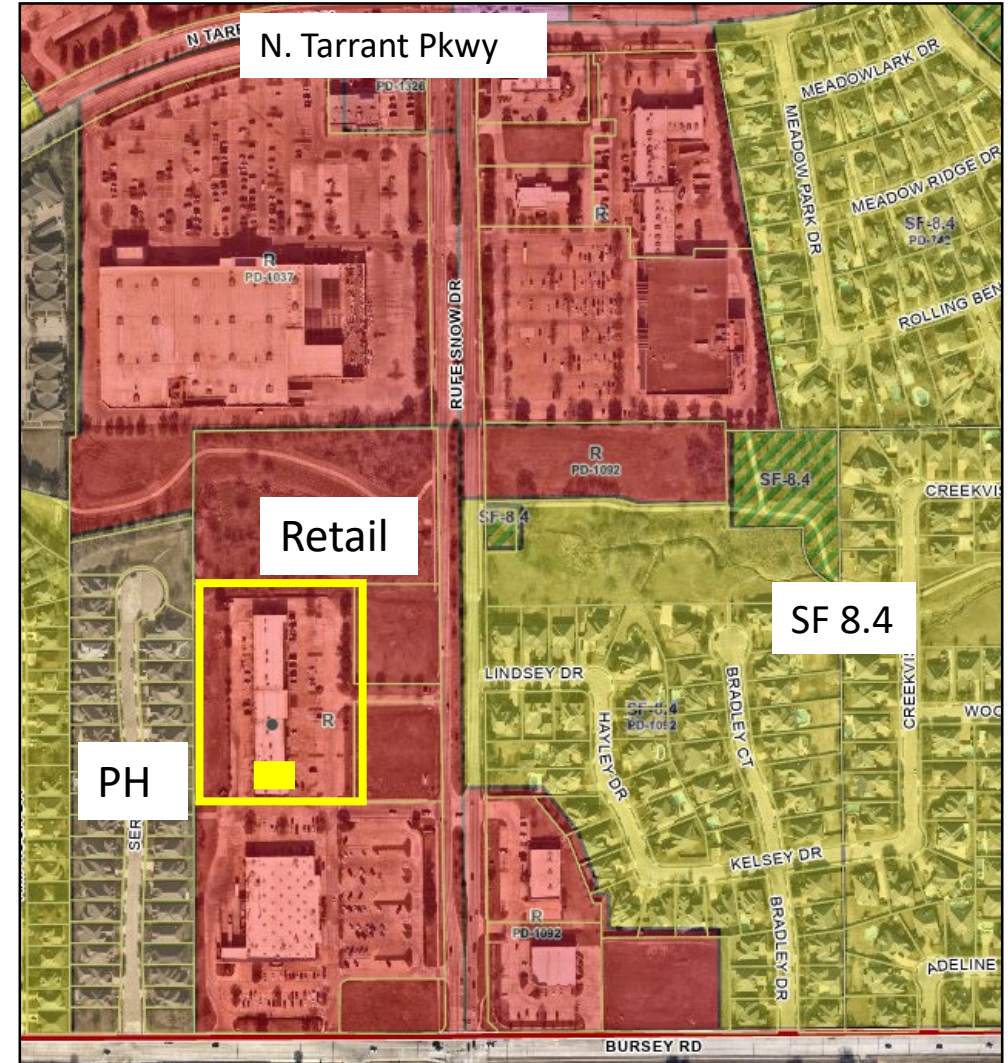
Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the addition of a drive-thru for Jeremiah's Italian Ice, on an approximately 4.5 acre tract of land on the west side of Rufe Snow Drive, approximately 780 feet northwest from the intersection of Bursey Road and Rufe Snow Drive, legally described as Lot 1, Block A of Keller Commons Addition, zoned Retail (R) and addressed 2122 Rufe Snow Drive, Suite 102. Retail Opportunity Keller, LLC., Owner/Applicant. (SUP-22-0019)

Item H-3 Aerial Map



Item H-3 Zoning Map



Zoned:
Retail

Item H-3

Background:

The Applicant proposes to create the addition of a drive-thru on the south side of the multi-tenant building for Jeremiah's Italian Ice, an ice cream, Italian ice and gelati shop with four other locations in North Texas.



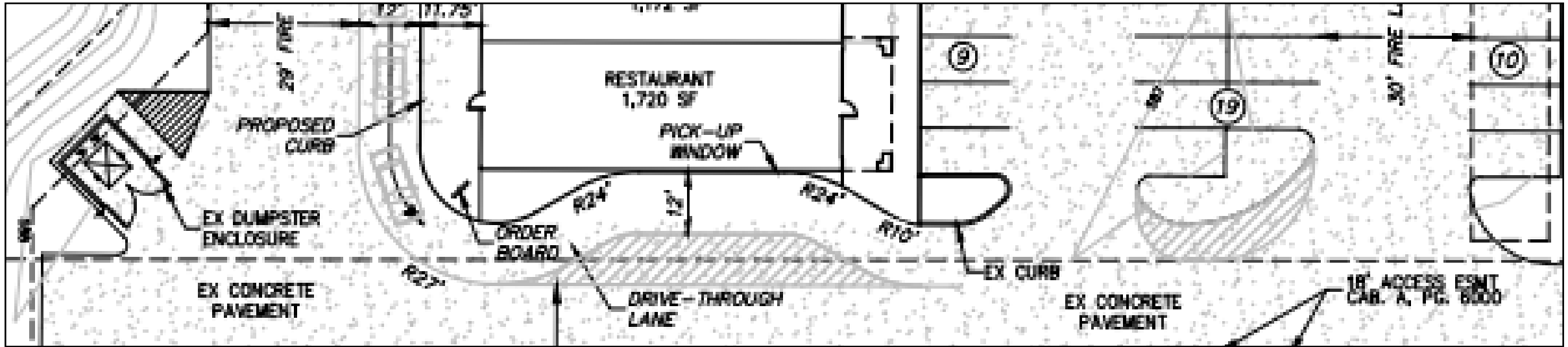
Item H-3

Site Design:

- Most recently a dry cleaner with a side door used for drive-up service.
- The door will be replaced with a drive-thru window.
- No impact on the existing fire lanes.
- Approximately 8 parking spots will be removed to accommodate the drive-thru.
- There would be 183 remaining parking spaces, including 6 accessible spaces. This meets current parking requirements.

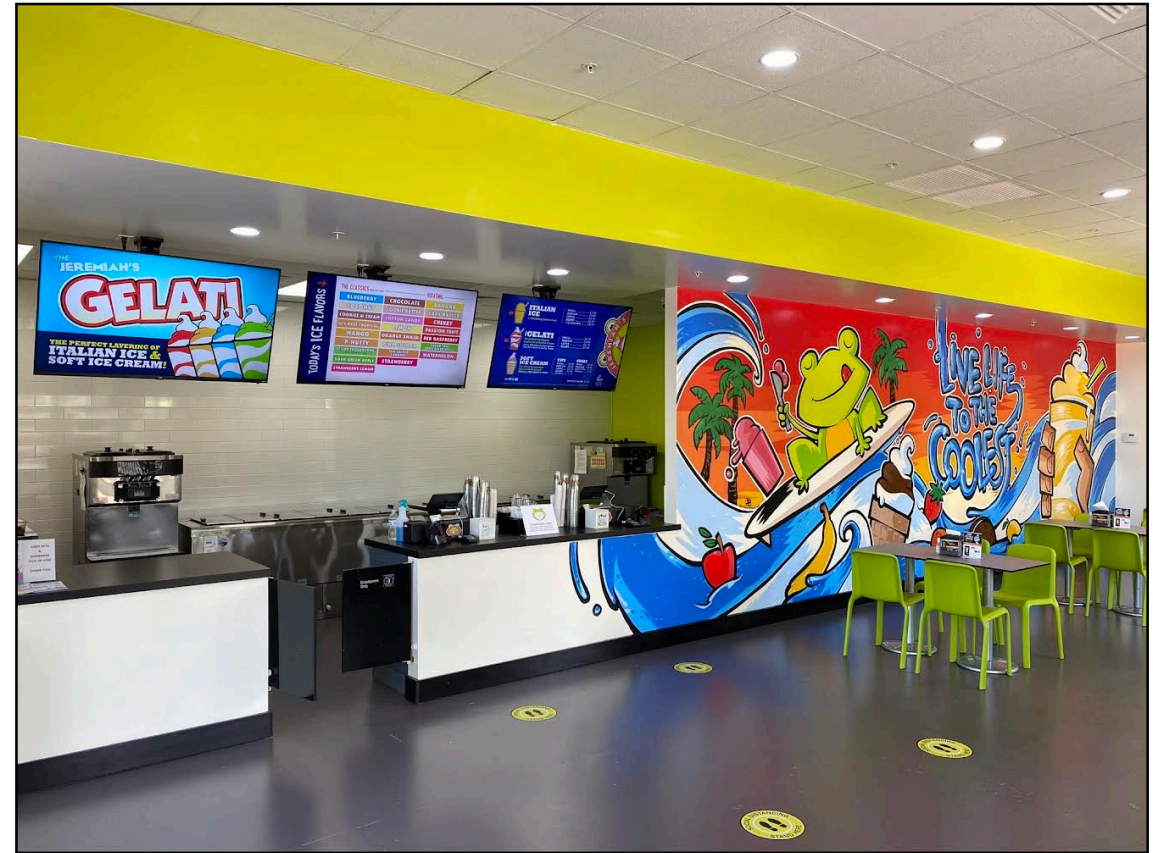


Item H-3



- A vehicular lane will be added to provide the required stacking.
- The business will replace the landscaping that will be removed for the drive-thru.

Item H-3



Item H-3

Hours of Operation:

Noon to 10 p.m. Sunday through
Thursday

Noon to 11 p.m. Friday and Saturday



Item H-3

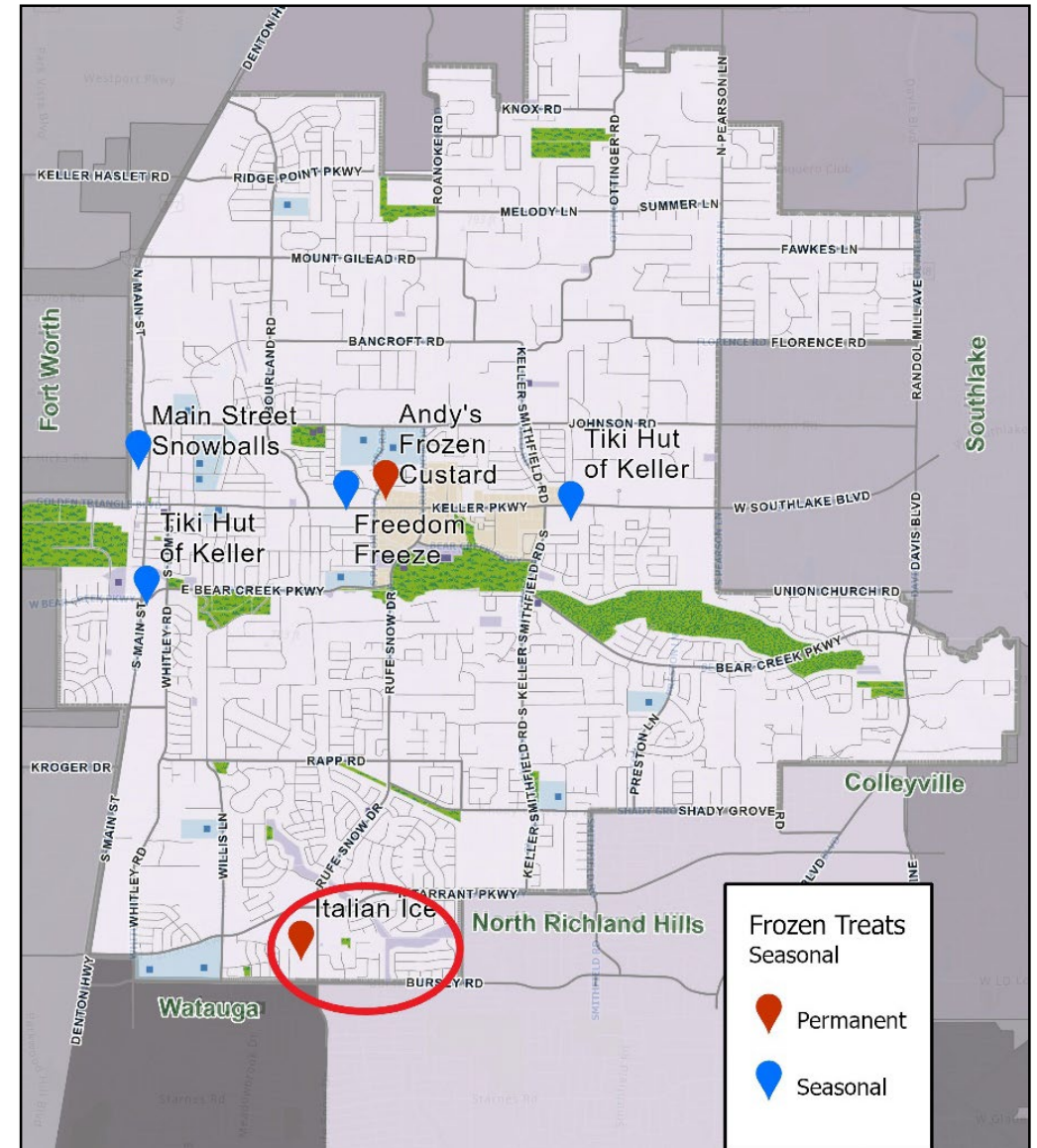
- Jeremiah's Italian Ice expects to hire 20-25 employees. During the busiest shifts, there will be seven employees expected on-site.
- Staff has no concerns about parking.



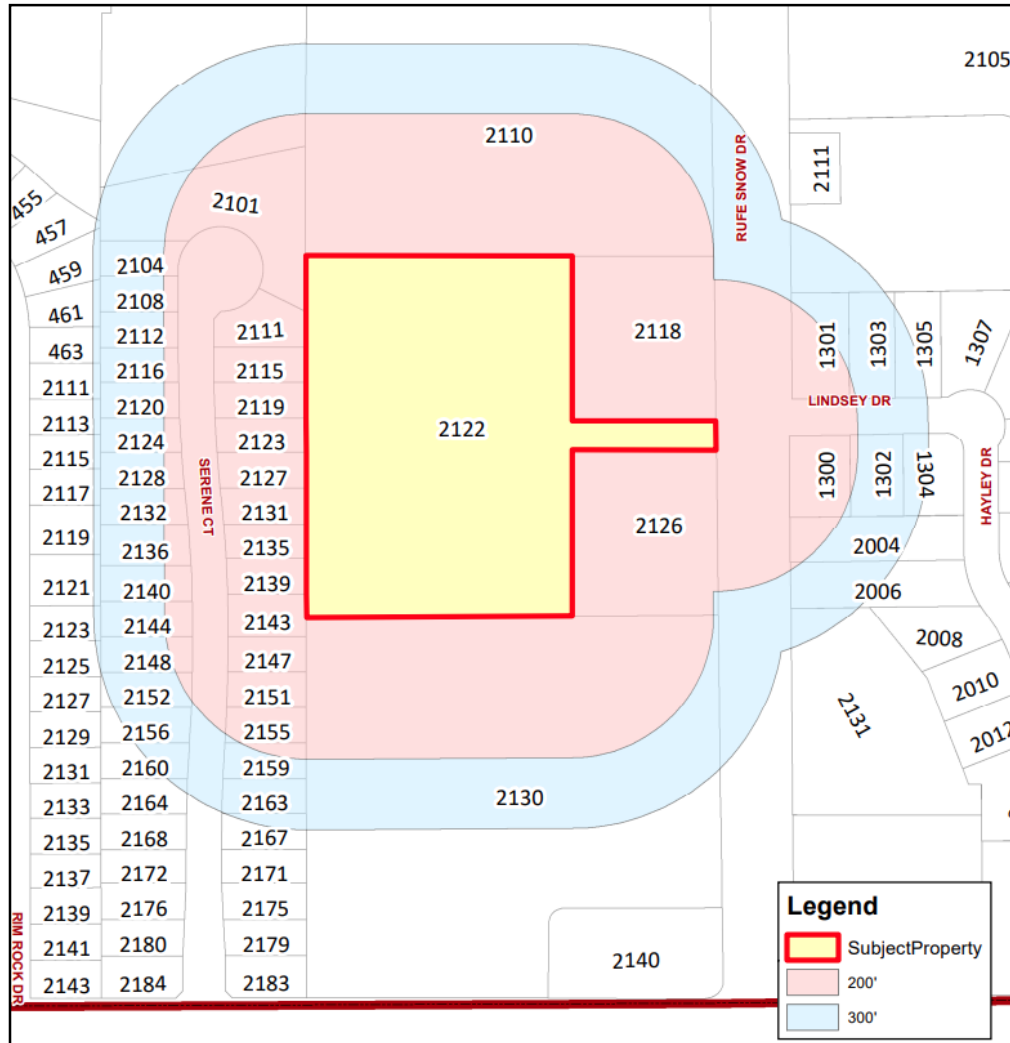
Item H-3

Economic Impact:

- Five frozen treat businesses exist in Keller (four operate seasonally).
- A location at 2122 Rufe Snow Drive would be the only frozen treat business in the city's southern commercial area.
- Gross sales in 2021 by 29 existing Jeremiah's Italian Ice locations averaged \$617,268.



Item H-3



- On June 16, 2022, the City mailed 57 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 also posted on the site.
- As of today, staff has received no opposition or support to this SUP request.

Item H-3

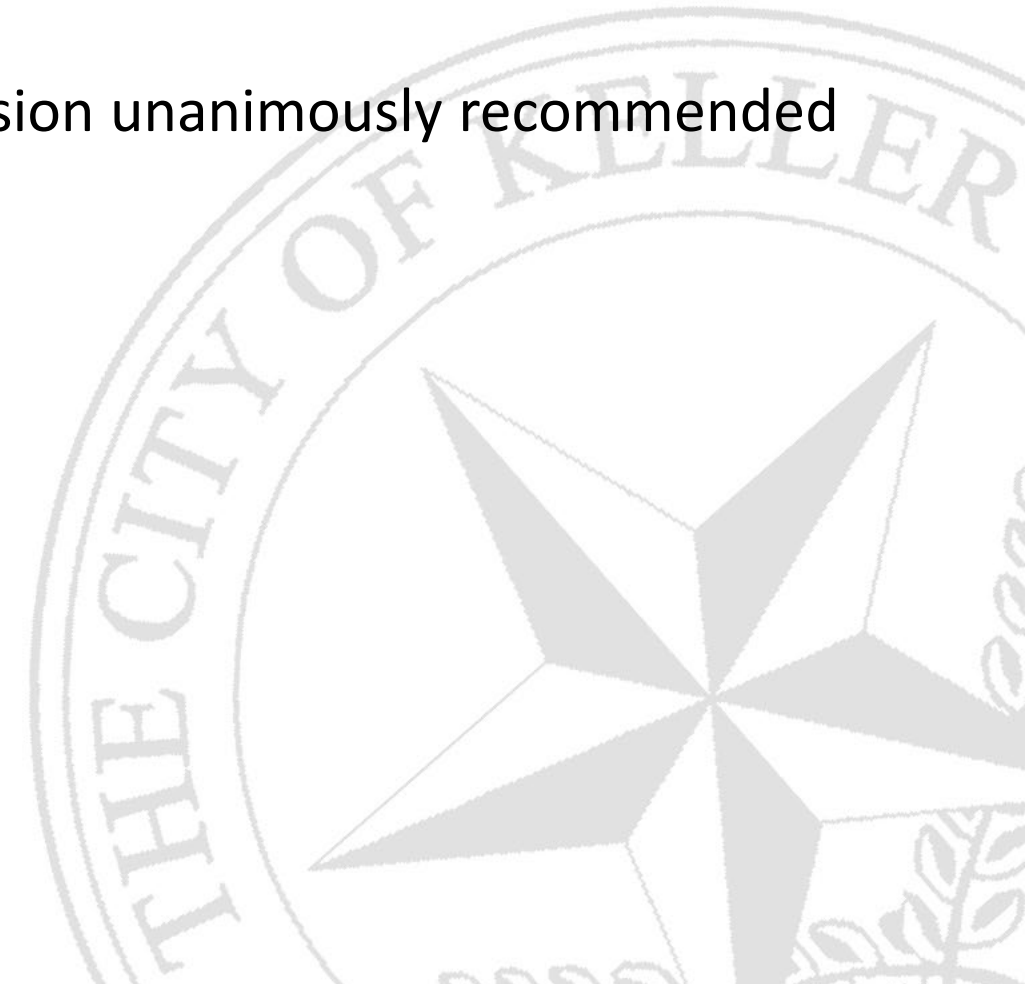
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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

Planning & Zoning Commission Recommendation:

On June 28, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



Item H-3

SUP Request:

- To create the addition of a drive-thru on the south side of the multi-tenant building for Jeremiah's Italian Ice.

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

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



Questions?
Julie Smith
817-743-4130