



Rose-Villacorte Architecture LLC

346-498-3808

[www.rvaarch.com](http://www.rvaarch.com)

March 18, 2024

VIA: Email

Community Development

P.O Box 770

Keller, TX 76244

Re: **HTeaO – Keller, TX**  
**Special Use Permit Application (Drive-Thru)**

Dear: Plan Reviewers

Please see attached items listed below for our supporting documents per SUP application requirements. We appreciate your cooperation on this project and look forward to working together.

1. SUP Application
2. Site Plan & Exterior Elevation
3. Trip Generation Form
4. Letter of Intent
5. Walmart Approval (Email Confirmation)

If you have any questions, please email or call me.

Sincerely

A handwritten signature in black ink that reads 'Timothy P. Rose'.

Timothy Rose, Registered Architect

TX # 26947, CO # 00406141, OK # a7508, ID # AR-986903,

VT # 003.0134390, NH # 05013, ME # ARC5319, MD # 21078

Contact Number: 346-498-3808

[www.rvaarch.com](http://www.rvaarch.com)



## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION

**Please Print or Type**

Applicant/Developer: L4CE LLC (c/o Jonathan and Allison Lovelace - owners)  
Street Address: 1145 Maxwell Road  
City: Haslet State: TX Zip: 76052  
Telephone: [REDACTED] Fax: [REDACTED] E-mail: [REDACTED]  
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 - c/o Dan Avnery  
Street Address: 4851 LBJ FRWY, 10TH FLOOR  
City: Dallas State: TX Zip: 75244  
Telephone: [REDACTED] Fax: [REDACTED] E-mail: [REDACTED]

<u>[Signature]</u>	<u>[Signature]</u>	Jonathan Lovelace
Signature of Applicant	Signature of Owner	Printed Name of Owner
Date: <u>3/17/2024</u>	Date: <u>3/17/2024</u>	

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2126 Rufe Snow Drive, Keller TX 79248  
Legal Description:  
Lot(s): 2 Block(s): A Subdivision Name: \_\_\_\_\_  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: Retail Proposed Zoning: Retail  
Current Use of Property: Vacant lot  
Proposed Use of Property: Retail, ground up construction for HTeaO.

H-Tea-0 IS A FLAVORED TEA BAR TO BE BUILT AT 2126 RUFÉ SNOW DRIVE, KELLER, TEXAS 76248. THE PROJECT CONSISTS OF APPROXIMATELY 2,514 S.F. NEW CONSTRUCTION. PROGRAM SCOPE CONSIST OF SPACE FOR RETAIL OF SELF SERVE TEA, YETI AND PREPACKAGED FOOD. NO SIT-DOWN DINING OR WAIT SERVICE IS OFFERED. BACK OF HOUSE TO INCLUDE BREW AREA, PREP AREA, RECIVING, RO CLOSET, DRIVE THRU AREA, STORAGE, WALK-IN-COOLER.

12 MAR 2024

City of Keller, Texas

RE: **LETTER OF INTENT**  
Special Use Permit (Drive-thru)  
2126 Rufe Snow Drive, Keller TX 79248

Dear Plan Reviewers,

This letter of intent is submitted to the City of Keller Texas in regard to the Special Use Permit Application for the drive-thru of HTEAO. As you may know, HTEAO is a flavored tea bar, self-served and has no sit-down dining or wait staff. HTEAO also offers pre-packaged food and sells merchandise, e.g. t-shirts, caps, cups, tumblers, coolers etc.

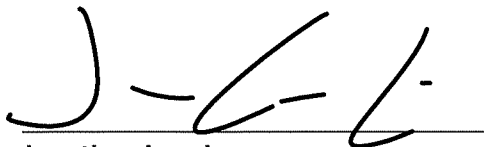
The overall HTEAO project including its drive-thru is harmonious and compatible with the surrounding existing and proposed use, that such business establishment i.e. HTEAO is normally associated with the permitted use of the base district, that the nature of HTEAO business is reasonable and appropriate in the immediate area, that no negative impact on the surrounding area and that any additional conditions of HTEAO will ensure that the intent of the district purposes will be upheld.

As such intent of use is within normal business environment which HTEAO focusses on selling flavored tea. Along with this letter includes additional documentation e.g. site layout and other architectural plans for your reference and review.

Please let us know if you have any further questions concerning our intent to build a ground-up construction for this HTEAO location and its drive-thru feature.

Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read 'J-L-L', is written over a horizontal line.

**Jonathan Lovelace**  
HTEAO – Keller, TX  
L4CE LLC  
1145 Maxwell Road  
Haslett, TX 76052

cc: RVA Permitting Department









RE: EXT: Rufe Snow/Keller HTeaO Prelim Review Request

---

From: David McAnally Jr. [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Date: Monday, February 19, 2024 at 12:40 PM CST

---

Good Afternoon,

This email will serve as approval of attached site plan. Thanks!

**With Regards,**  
**David Keith McAnally**

**David McAnally, J.D.**  
Senior Manager, Real Estate and Portfolio Management  
Email: [REDACTED]  
Cell: (870) 679-9031  
[Real Estate Approval Request](#)

---

**From:** Allison Lovelace [REDACTED]  
**Sent:** Monday, February 19, 2024 12:10 PM  
**To:** David McAnally Jr. [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: EXT: Rufe Snow/Keller HTeaO Prelim Review Request

**EXTERNAL:** Report suspicious emails to **Email Abuse**.

David -

I apologize for the wait. Attached is the plans with the stop signs requested for your review.

Thank you,  
Allison

On Jan 24, 2024, at 4:36 PM, David McAnally Jr. [REDACTED] wrote: