

1. PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) for Braum's, a proposed 5,990 square-foot restaurant with drive-thru, on an approximately 1.45-acre tract of land, located on the north side of Keller Parkway (F.M. 1709), approximately 1,000 east of Town Center Lane, at 1221 Keller Parkway, being a portion of Tract 2E out of the Pamela Allen Survey, Abstract No. 28, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Braum's Ice Cream, applicant/developer. (SUP-17-0001)

Michele Berry, Senior Planner, came forward to give staff's presentation and recommendation. Gordon Pulis, applicant, gave a brief presentation.

Chairperson Ponder opened the public hearing.

Rodrigo Celis, 1208 Clark Springs Dr. Keller, TX 76248, spoke in opposition citing lack of privacy and noise.

Leslie McReynolds, representing McReynolds Orthodontics at 1151 Keller Parkway Keller, TX 76248, spoke in opposition.

Rod Harding, 1214 Clark Springs Dr. Keller, TX 76248, spoke in opposition.

Ignacio DiDiego, 1210 Clark Springs Dr. Keller, TX 76248, spoke in opposition.

Jordan Zongol, representing Saddlebrook Investments at 1175 Keller Parkway Keller, TX 76248, spoke in support.

Commissioner Reid moved to close the public hearing for Item F-1. Commissioner Page seconded and the motion carried unanimously (7-0).

Discussion was held concerning economic impact of the drive-thru on the business, the proliferation of drive-thru's prior to the SUP requirement being adopted, concerns with residential adjacency, feasibility of the goals of the Town Center zoning district, and potential to look elsewhere in Keller.

Commissioner Reid moved to deny Item F-1 as presented. Commissioner Page seconded and the motion carried (5-2) with the following vote;

Aye: Sagar, Bigbee, Page, Reid, DePuma

Nay: Ponder, McCrea