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January 03, 2020

RE: New Panera Café
Keller Parkway
Keller, TX 76248

To Whom It May Concern:

We are sending you this letter to notify you that Panera Café would like to construct a new 3,500 sf restaurant with a drive-thru on a to be platted lot on Keller Parkway near the cross street of Country Brook Drive.

The hours of operation for this facility will be 6:30AM-9:00PM, Monday-Friday and 7:00AM-9:00PM Saturday-Sunday.

The new building will be one-story and 22'-0" to the highest parapet with 80 interior seats and 30 exterior patio seats. The majority of the exterior material will be a clay brick masonry veneer.

The sitework will consist of 53 parking spaces to include the required number of accessible spaces, drive aisles, walks (internally on the site and to the existing public walk along Keller Parkway), a refuse area for only Panera use and landscape areas. Panera intends to keep the existing curb cut on Keller Parkway in place for access to this site and also cross access for the existing commercial development along the west property line.

This site has all existing utilities directly adjacent to the site that will serve the new building. Stormwater will be captured by structures/pipes and be carried to a new detention system along the northern property line before it is discharged into the existing storm sewer main.

This proposed development will comply with the City of Keller landscaping and screening requirements.

We hope that you will be pleased with this news and are asking for your support.

Sincerely,

Chris Wilson
Project Manager