

Item H-1

PUBLIC HEARING: Consider approving an ordinance for a Specific Use Permit (SUP) for Panera Bread, a proposed 3,500 square-foot restaurant with drive-thru, on an approximately 1.291-acre tract of land, located on the north side of Keller Parkway (F.M. 1709), approximately 150 feet northwest of Country Brook Drive, at 1241 Keller Parkway, being a portion of Tract 2E out of the Pamela Allen Survey, Abstract No. 28, and zoned Town Center (TC). Greenway-Keller, L.P., owner. Panera Bread, applicant/developer. (SUP-20-0002)

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Zoned: Town Center (TC)

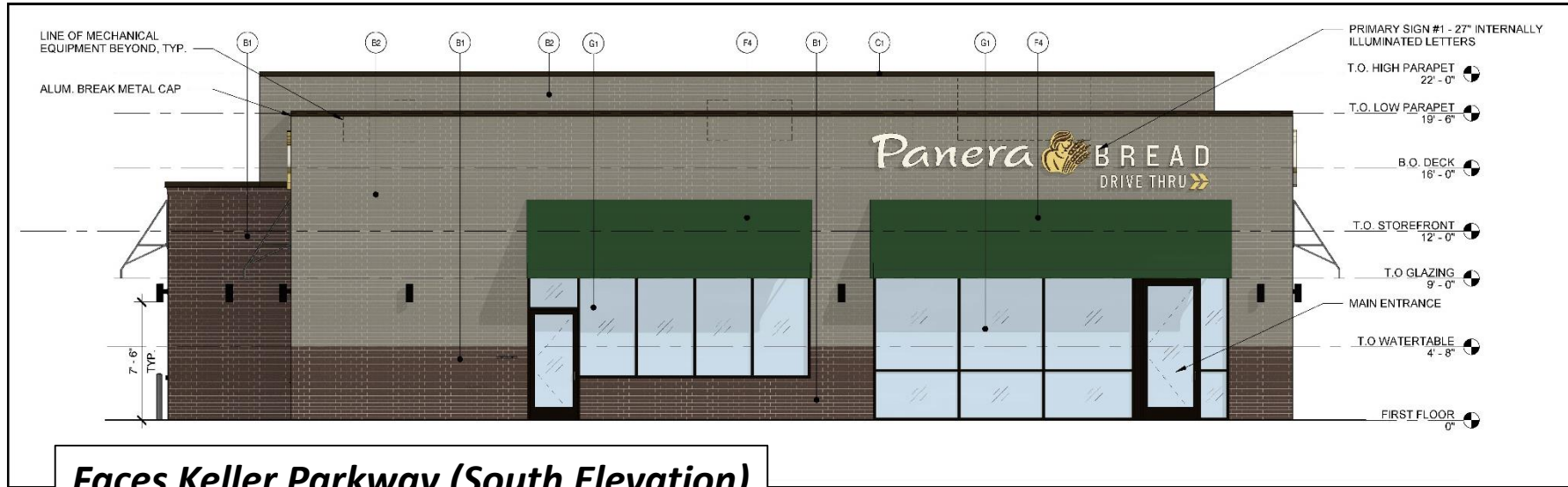
Braum's 6,000
square-foot building

Proposed Panera Bread
3,500-square-foot
building



1. An SUP to allow the structure to be less than the required 6,000 square-foot requirement set in Town Center (TC) zoning district (3,500sf).
2. An SUP to allow the structure to have a drive-thru in the Town Center (TC) zoning district.

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Hours of Operation:

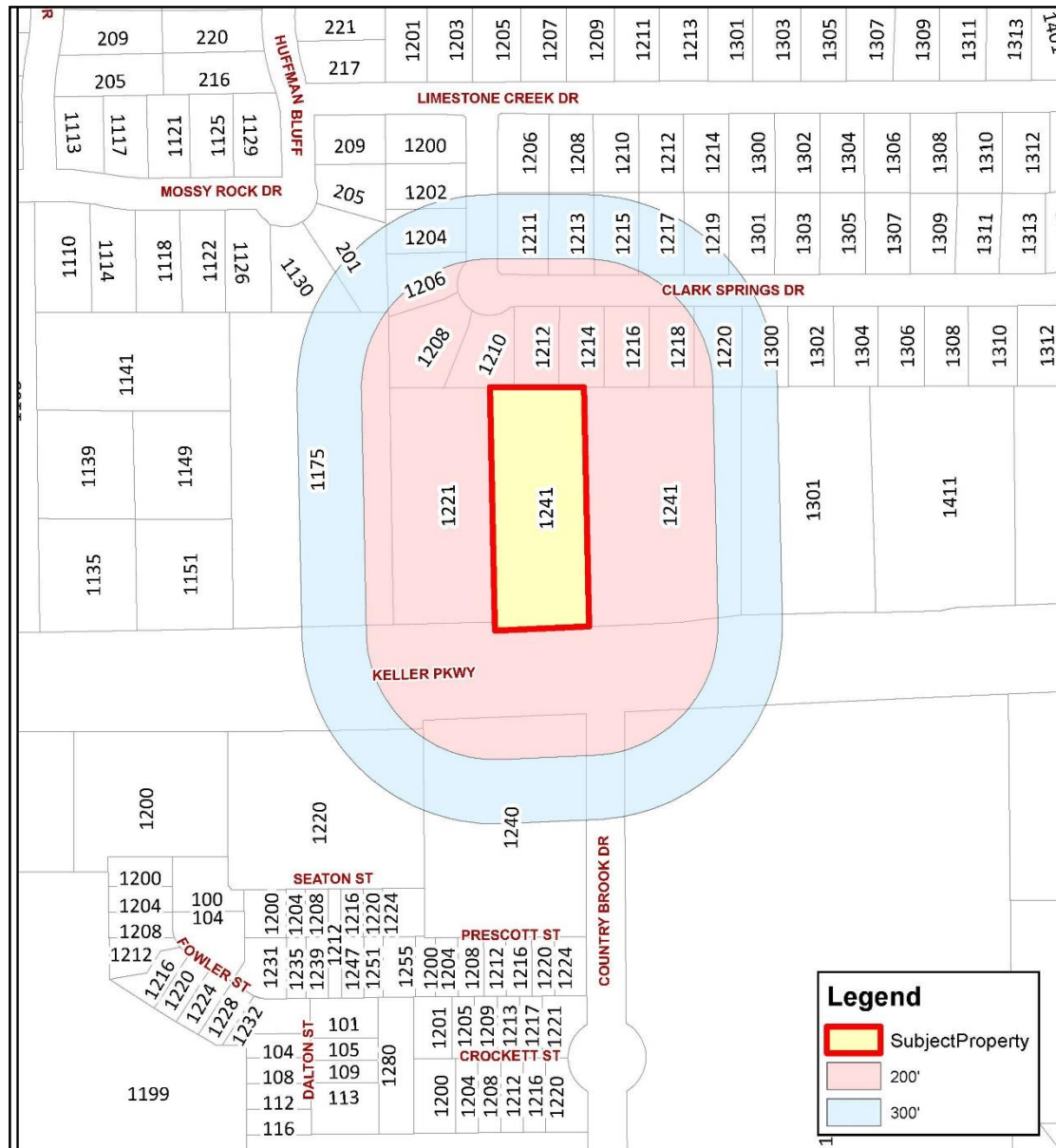
Monday - Friday: 6:30 AM - 9:00 PM

Saturday & Sunday: 7:00 AM - 9:00 PM



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- On January 10, 2020, the Applicant mailed out letters to the surrounding property owners within 300-feet.
- On January 17, 2020, the City mailed out 25 letters.
- On January 28, 2020, during the public hearing at the Planning and Zoning meeting no one came forward to speak.
- As of today, Staff has not received any letters written in either support or in opposition from the public.

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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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.

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On January 28, 2020, Planning and Zoning Commission made a unanimous recommendation to approve the two SUPs with the following modifications:

1. Realign the drive-thru farther north so the parking will not be bisected with drive-thru traffic; and
2. Relocate the walkway to a centralized location for pedestrian traffic.

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The City Council has the following options when considering two Specific Use Permits:

1. An SUP to allow the structure to be less than the required 6,000 square-foot requirement set in Town Center (TC) zoning district (3,500sf).
 2. An SUP to allow the structure to have a drive-thru in the Town Center (TC) zoning district.
- Approve as submitted
 - Approve with additional modifications or condition(s)
 - Table the agenda item to a specific date with clarification of intent and purpose
 - Deny



Questions?
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