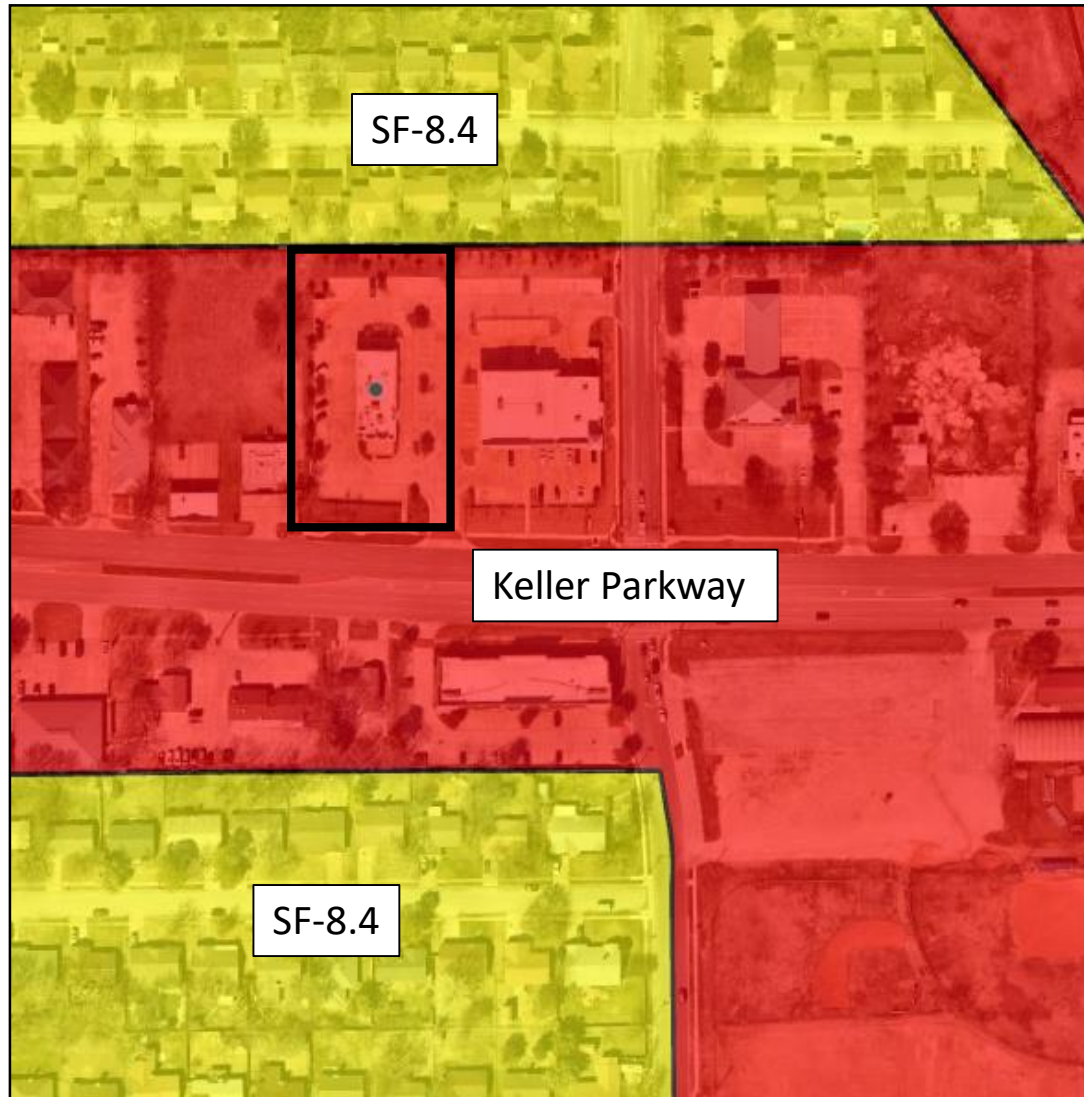


## Item H-1

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Las Palapas to occupy a 4,065 square-foot restaurant with drive-thru, situated on a 1.16-acre tract of land, located on the north side of Keller Parkway (FM 1709), approximately 250 feet northwest of the intersection of Cindy Street and Keller Parkway, being Lot 1, Block A, Southwest LTC Addition, zoned Retail (R), located at 455 Keller Parkway. Crista Hubbard, owner. Las Palapas Keller, applicant. (SUP-21-0022)

# Item H-1

Zoning Map



Aerial Map



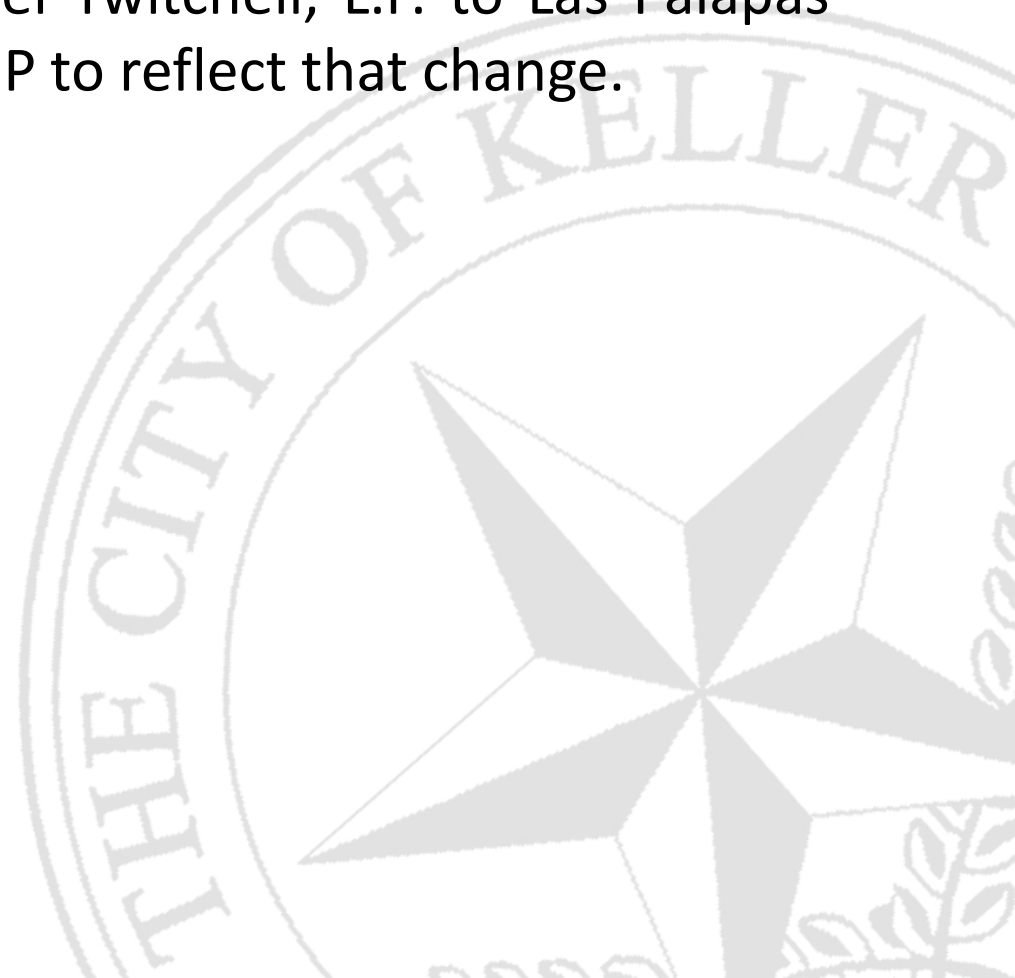
Zoned:  
Retail





## Item H-1

Las Palapas was approved on January 5, 2021, to occupy the site at 455 Keller Parkway. Due to an ownership change from Michael Twitchell, L.P. to Las Palapas Keller, the new owner is requesting to amend the SUP to reflect that change.



## Item H-1



### **Hours of Operation:**

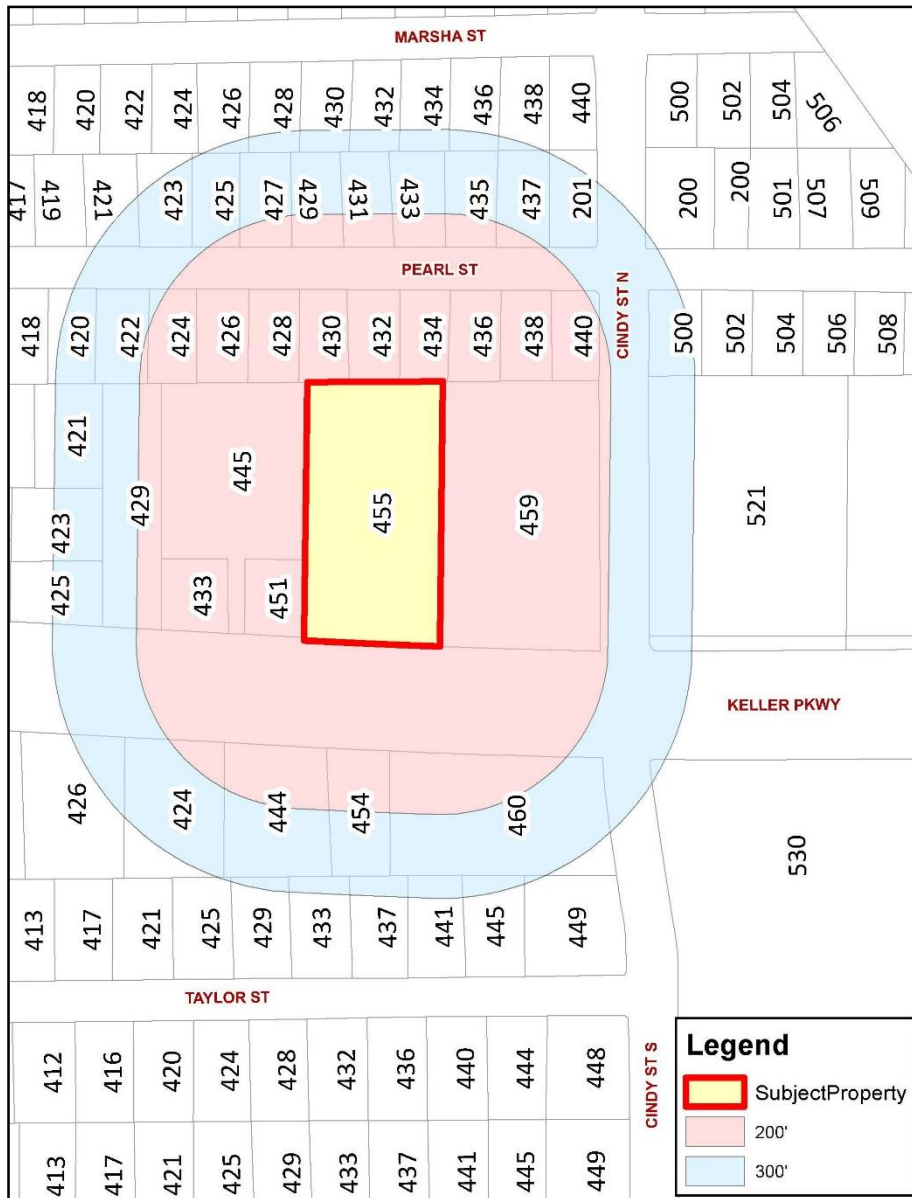
Sunday through Thursday 6 a.m. to 10 p.m.

Friday through Saturday 6 a.m. to midnight

### **Employees:**

The maximum number of employees per shift will average around 15.

# Item H-1



- On June 24, 2021, the city mailed 54 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 posted on the site on July 1, 2021.
- As of today, staff has not received any comments either in support or opposition from the public.

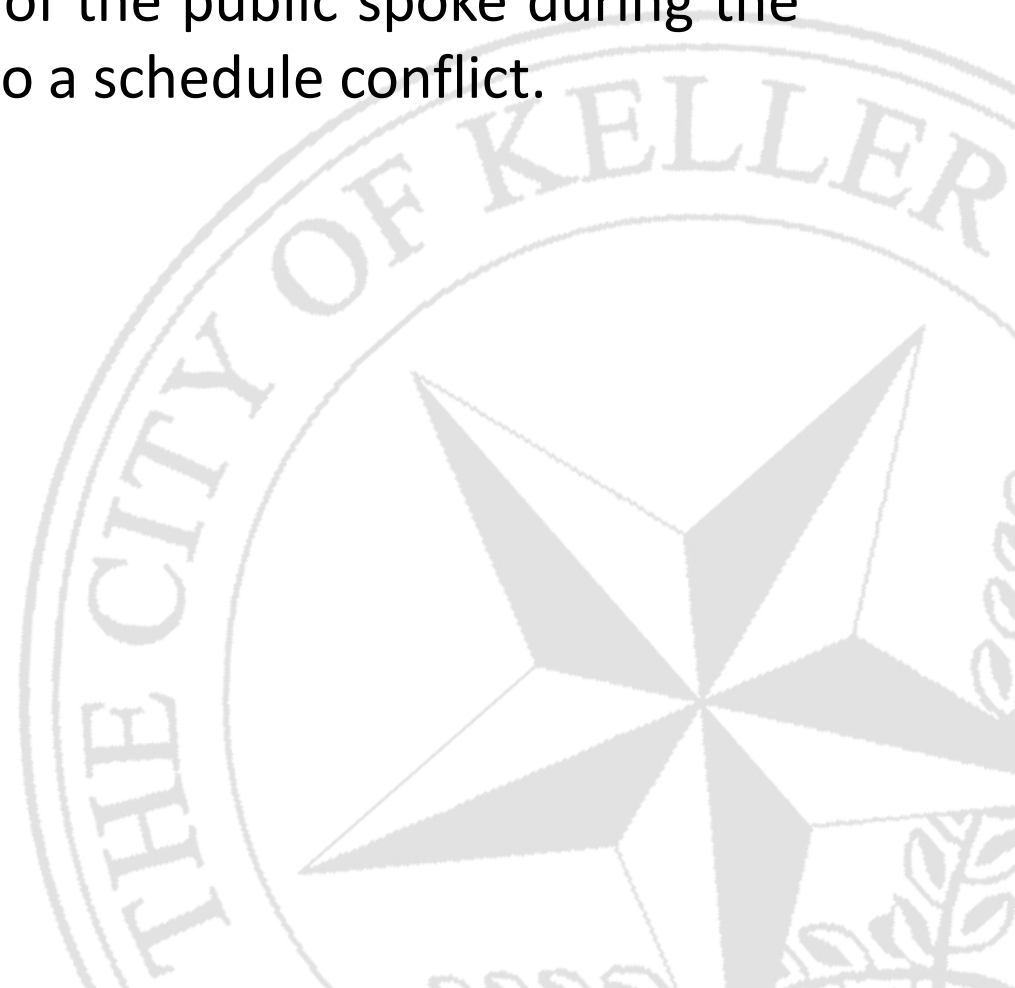
## Item H-1

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.

## Item H-1

On July 13, 2021, the Planning and Zoning Commission unanimously recommended approval of the item. No members of the public spoke during the public hearing. The applicant was not present due to a schedule conflict.





## Item H-1

The City Council has the following options when considering a Specific Use Permit:

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





**Questions?**  
**Trish Sinel**  
**817-743-4129**

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