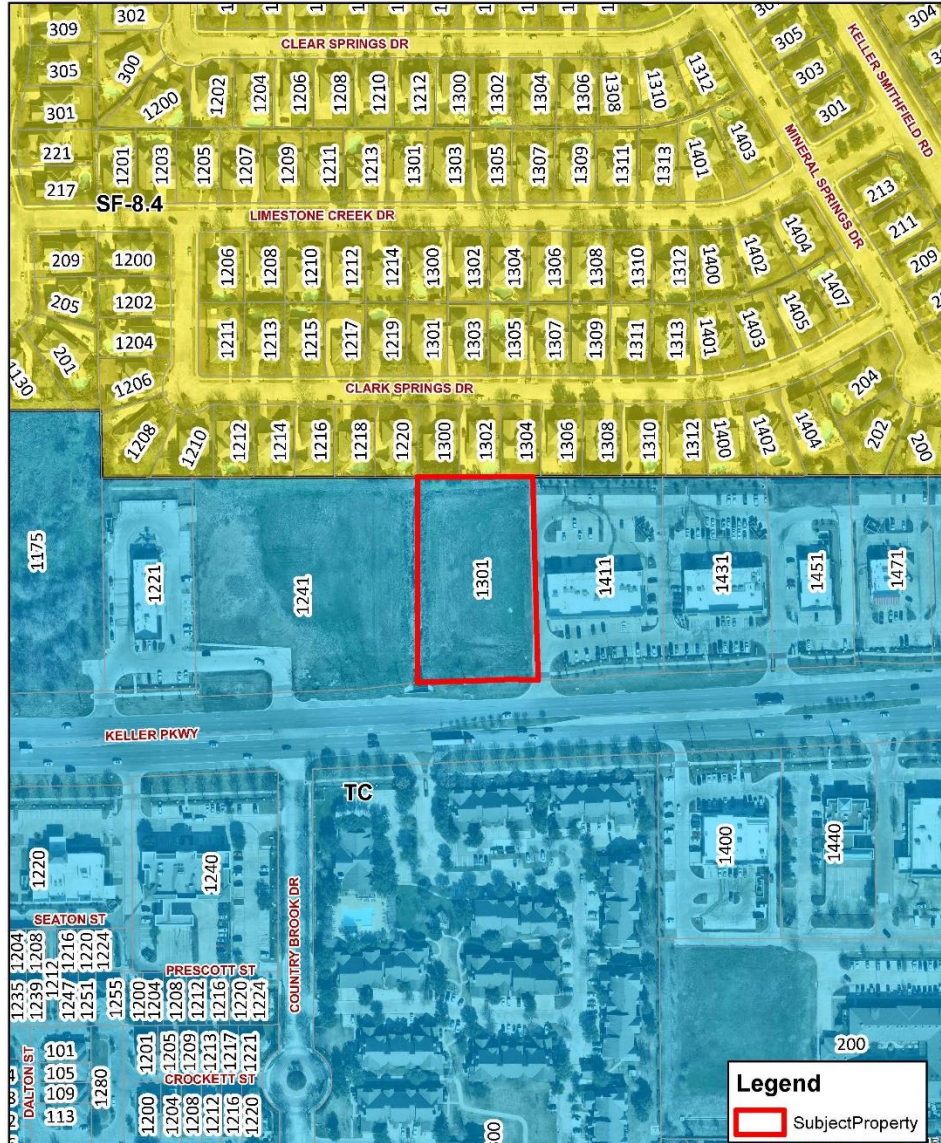


## Item F-2

**PUBLIC HEARING:** Consider approving an ordinance for a Specific Use Permit (SUP) for Keller Town Center Addition, to construct a single-story, 9,755 square-foot multi-tenant building (rather than two-story structure), located on a 1.49-acre tract of land, on the north side of Keller Parkway, approximately 1000' west of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 6, Block G, Greenway Keller Addition, at 1301 Keller Parkway, and zoned TC (Town Center). Chapps Investments Keller, owner/applicant. (SUP-20-0003)

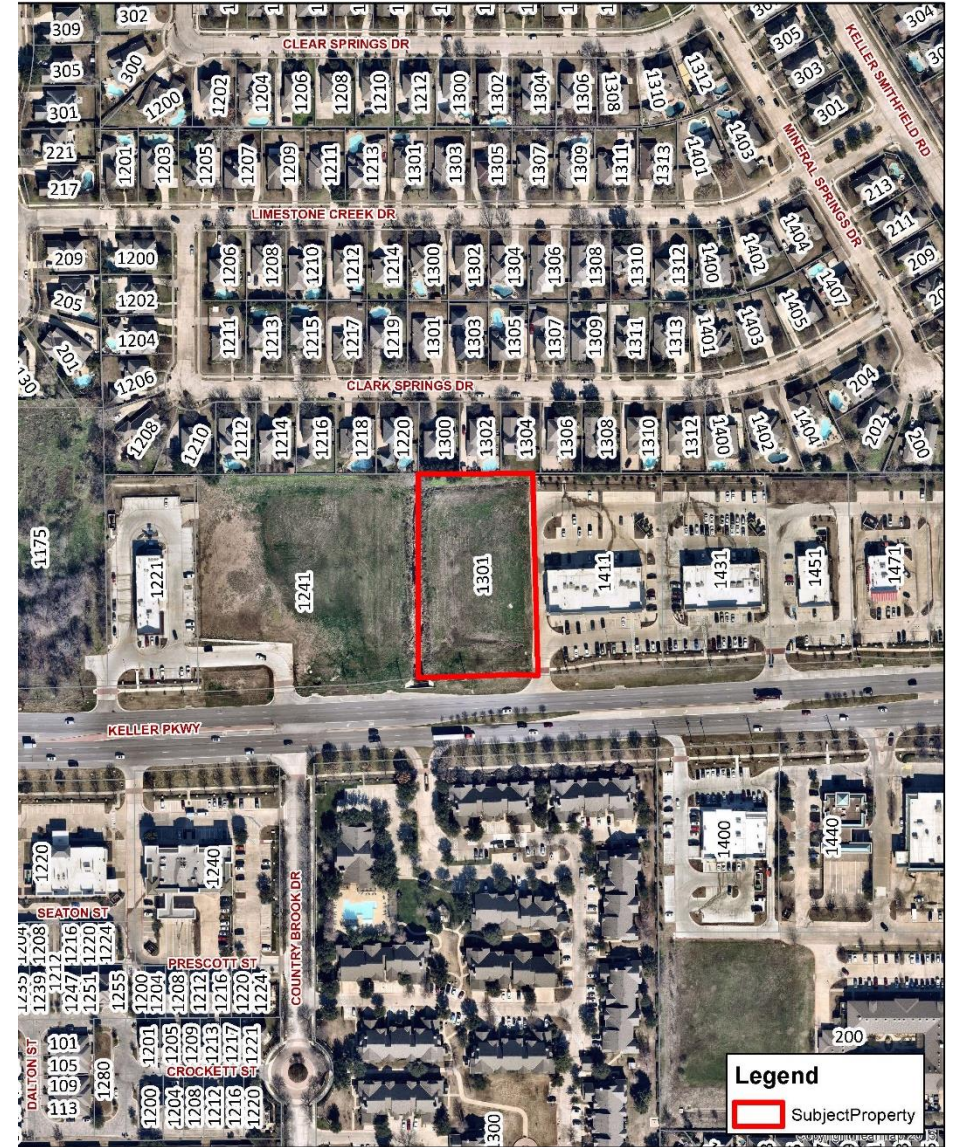


# Item F-2 Zoning Map



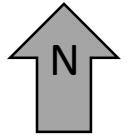
TC

# Item F-2 Aerial View





# Item F-2 - SUP Request



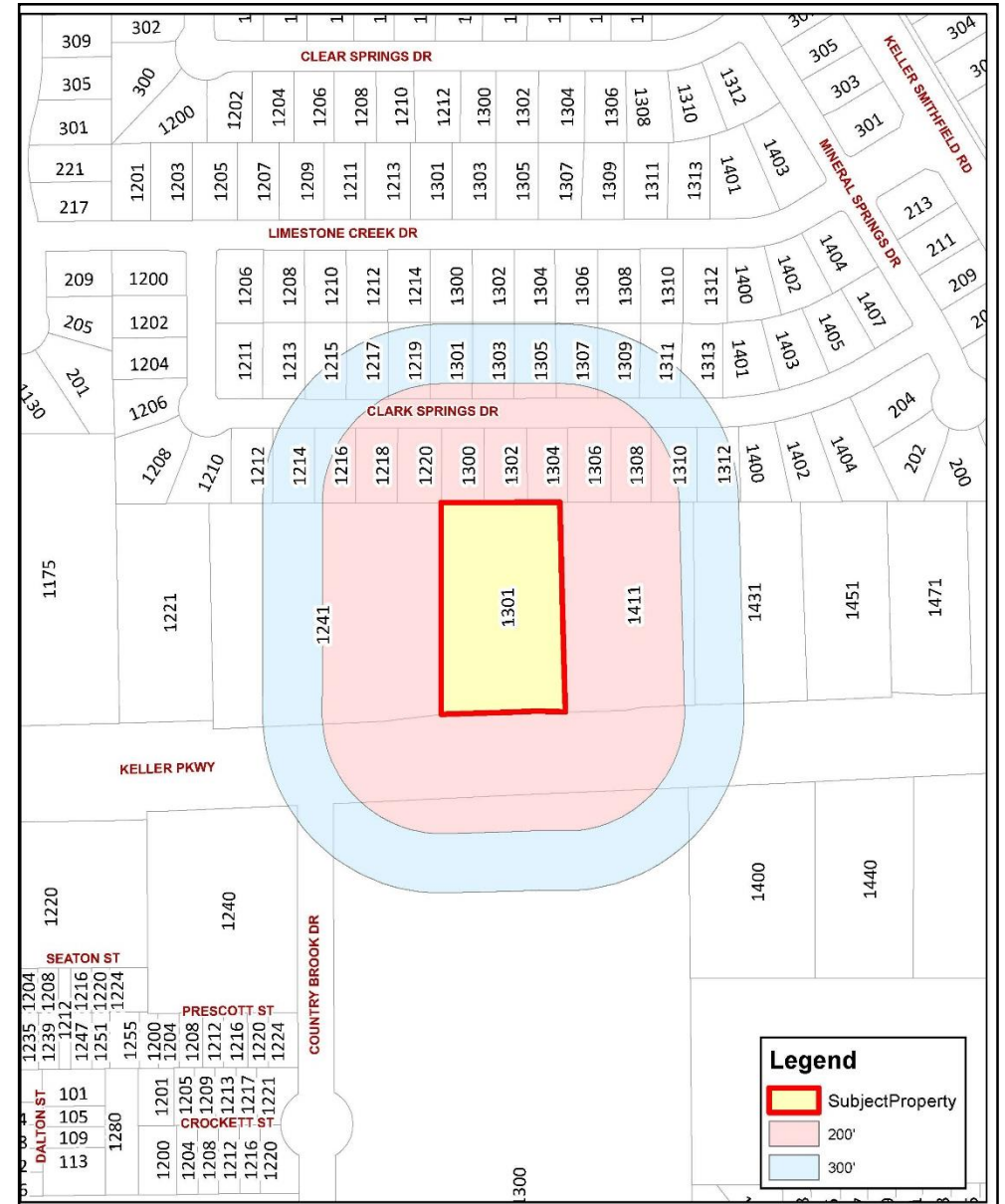
Allow a single-story building to be constructed in Town Center.



Street View from Keller Parkway

# Item F-2

- On March 29, 2020, the City advertised the public hearing notice 15 days prior to the scheduled City Council meeting date.
- On April 3, 2020, the City mailed out 30 notification letters and posted a sign on site.
- Staff has not received any responses either in opposition or support.



## Item F-2

Section 8.02 (F.2.a) of the UDC states that when considering a Specific Use Permit 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 properties are being upheld.

## Item F-2

The **Planning and Zoning Commission** has the following options when considering a Specific Use Permit:

- Recommend approval as submitted
- Recommend approval with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Recommend denial

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

- Approve of SUP as submitted
- Approve with modified or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny

## Item F-3

Consider a recommendation and to approve a resolution for a site plan with six variances for Keller Town Center Addition, a 9,755 square-foot multi-tenant building, located on a 1.49-acre tract of land, on the north side of Keller Parkway, approximately 1000' west of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 6, Block G, Greenway Keller Addition, at 1301 Keller Parkway, and zoned TC (Town Center). Chapps Investments Keller, owner/applicant. (SP-20-0001)



## Item F-3

The TC (Town Center) zoning district requires all Site Plans to be submitted for a detailed review. The purpose of this Site Plan review is to ensure that development within the district is in conformance with design guidelines for Town Center and that:

- 1) The proposed development is architecturally compatible with other development in the surrounding areas.
- 2) The proposed development is within the character of the Town Center concept as a community focal point with quality development having a pedestrian orientation, suitable amenities, and an overall design theme.



## Item F-3

- Like the other Keller Market Place developments at 1411, 1431, and 1535 Keller Parkway, the Developer proposes to follow the same architectural theme. In order to match surrounding developments, six variances would need to be granted (flat roofs, potted plants instead of foundation plants, no glass on the north side of the buildings, etc.).
- Similar variances to these were previously granted to the surrounding properties including Phases I and II of Keller Market Place immediately to the east.

# Item F-3



Subject Site

Keller Market Place Phase II

Keller Market Place Phase I

# Item F-3



NORTH ELEVATION

**Variance 1:**  
No windows on the north (rear) façade.



# Item F-3

## Variance 2:

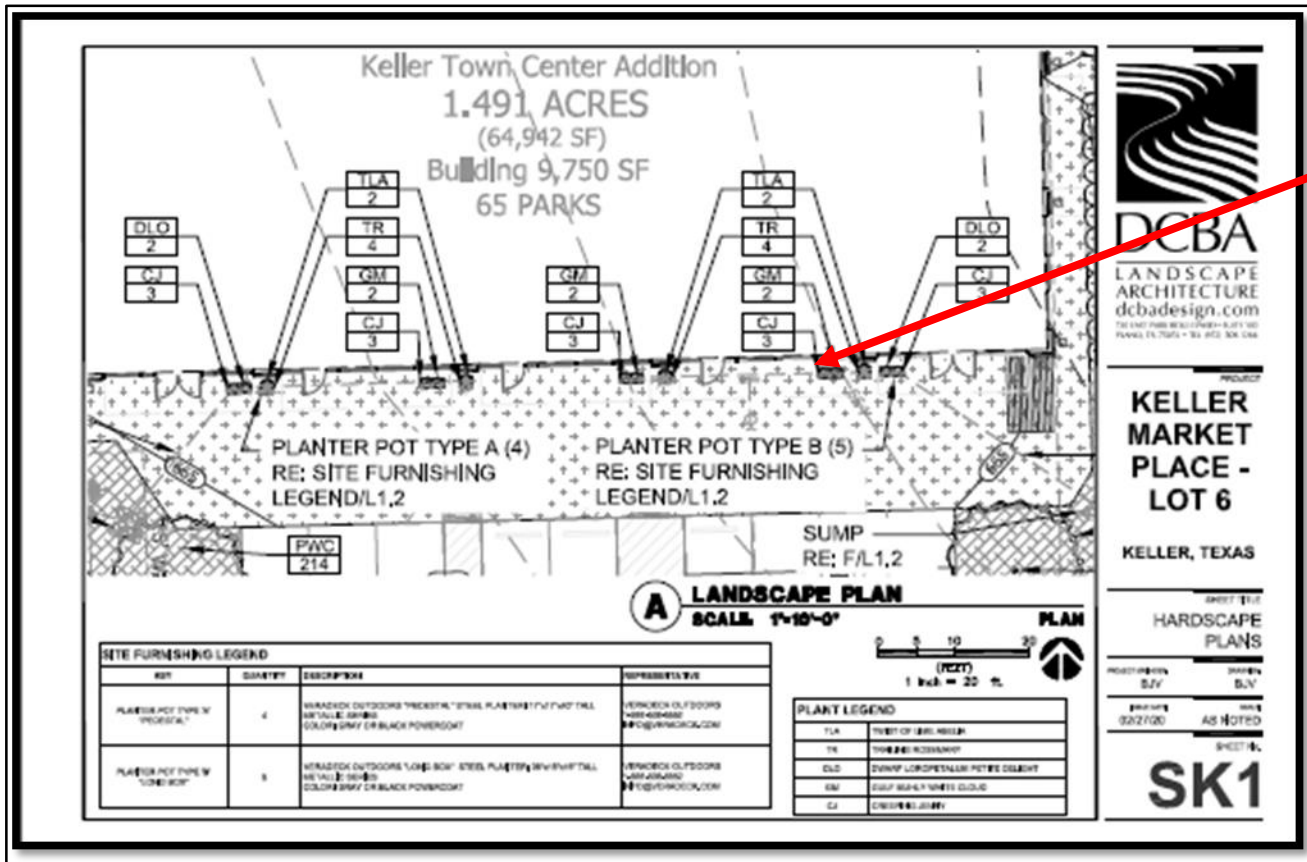
Allow a flat roof in lieu of a pitched roof.



# Item F-3

## Variance 3:

Eliminate the foundation planting requirement on the front and sides of building. Developer will provide a minimum of five, irrigated planter pots along the front façade.





# Item F-3





# Item F-3

## Variance 4:

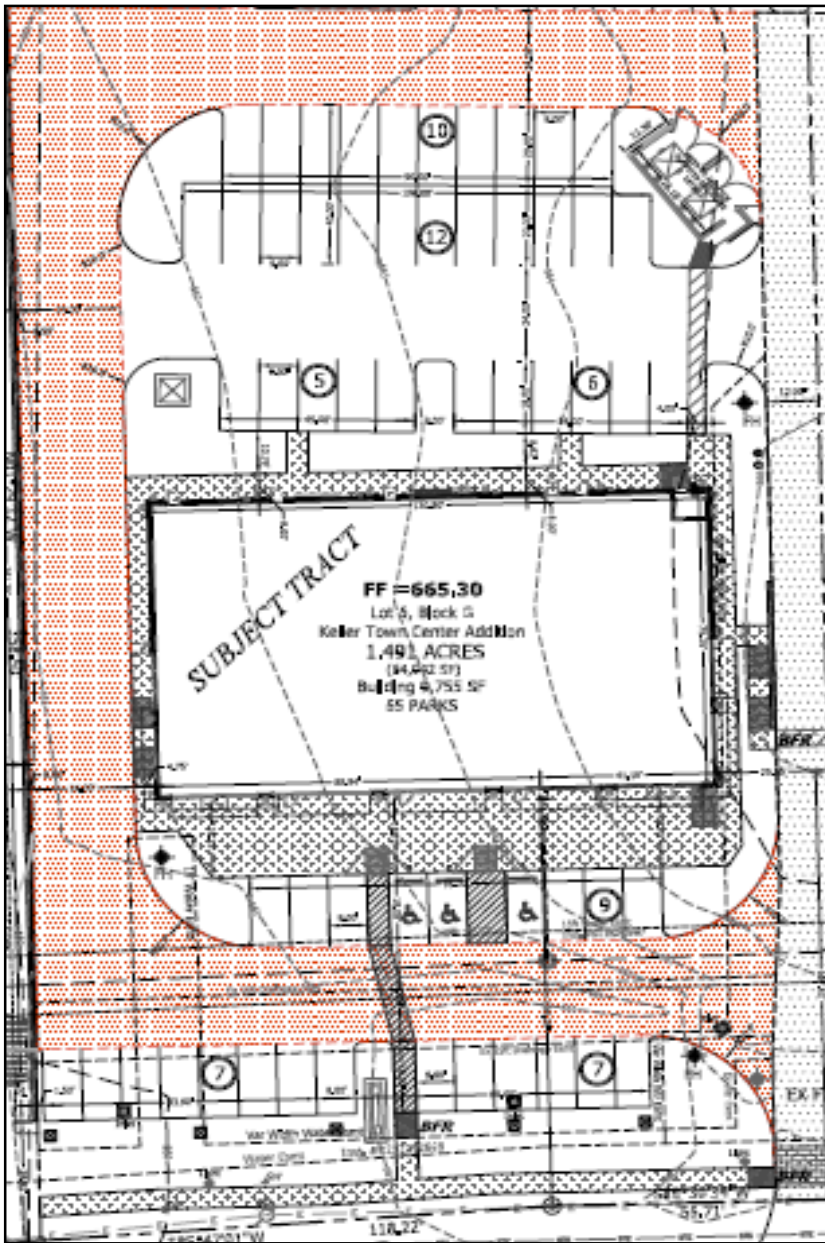
Allow end-cap tenants to have a second wall sign on the side of the building in addition to the front sign.



## Item F-3

### Variance 5:

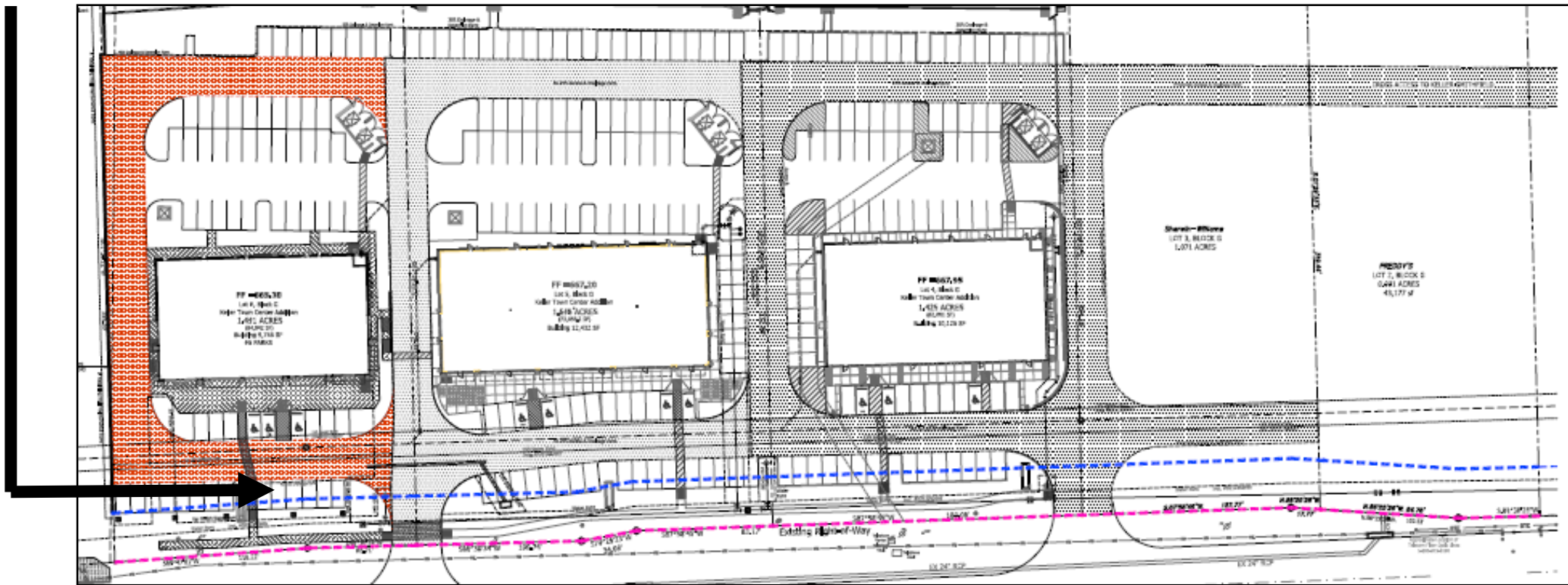
Reduce the required parking by two spaces. Though 64 parking spaces PLUS 3 handicap spaces are required, the handicap spaces are not considered when calculating the required parking. With the handicap spaces, the developer is proposing a total of 65 spaces.



# Item F-3

## Variance 6:

Reduce the landscape buffer along Keller Parkway from thirty feet (30') to twenty-four feet (24') due to the variable-width ROW.





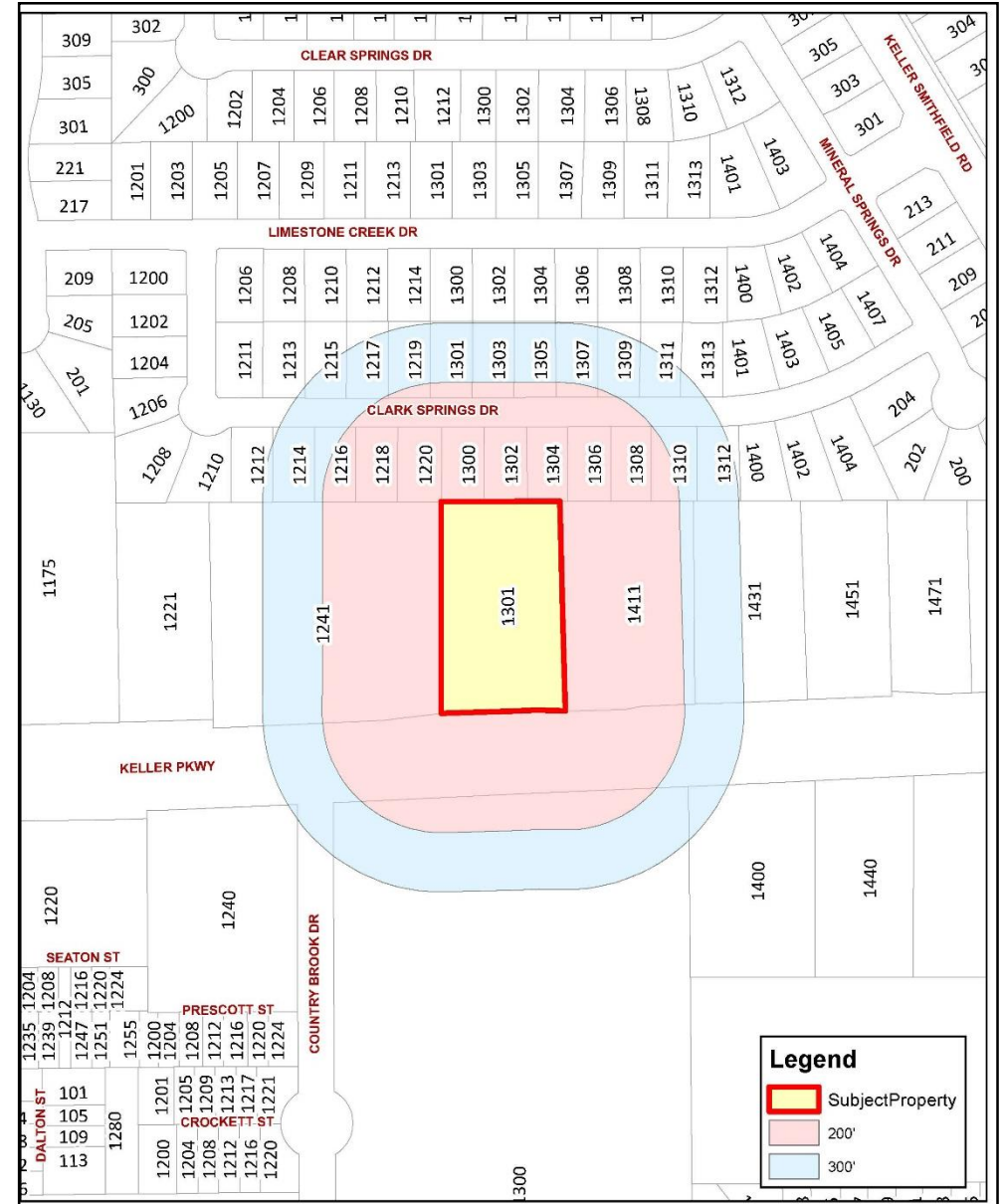
## Item F-3

### Summary of Variance Requests:

- 1) No windows on the north (rear) façade.
- 2) Allow a flat roof in lieu of a pitched roof.
- 3) Eliminate the foundation plantings on the front and sides of building. Provide a minimum of five, irrigated planters along the front façade.
- 4) Allow end-cap tenants to have a second wall sign on the side of the building in addition to the front sign.
- 5) Reduce parking by two spaces for a total of 62. Three handicapped parking spaces will also be provided but not included in the required parking count.
- 6) Reduce the landscape buffer along Keller Parkway from thirty feet (30') to twenty-four feet (24') due to variable-width ROW.

# Item F-3

- Staff has received one email in opposition of the request to reduce the number of parking spaces from the required amount. The resident does not live within the 300' buffer.





## Item F-3

The **Planning and Zoning Commission** has the following options when considering a site plan application with variances:

- Recommend approval as submitted
- Recommend approval with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Recommend denial

The **City Council** has the following options when considering a site plan application with variances:

- Approval of Site Plan as submitted (with requested variances)
- Approval with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny

## Item F-2, F-3

### FOR CONSIDERATION:

1. Approve a SUP to construct a one-story, 9,755-square-foot, multi-tenant building in lieu of the two-story requirement for the Town Center Zoning District.
2. Approve a Site Plan with six variances for a one-story, 9,755-square-foot, multi-tenant building located in the Town Center.





**Questions?**

**JP Ducay, Planner I**

**Julie Smith, Community Development Director**

**817-743-4129**

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