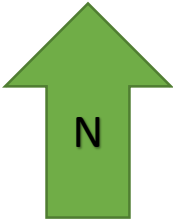
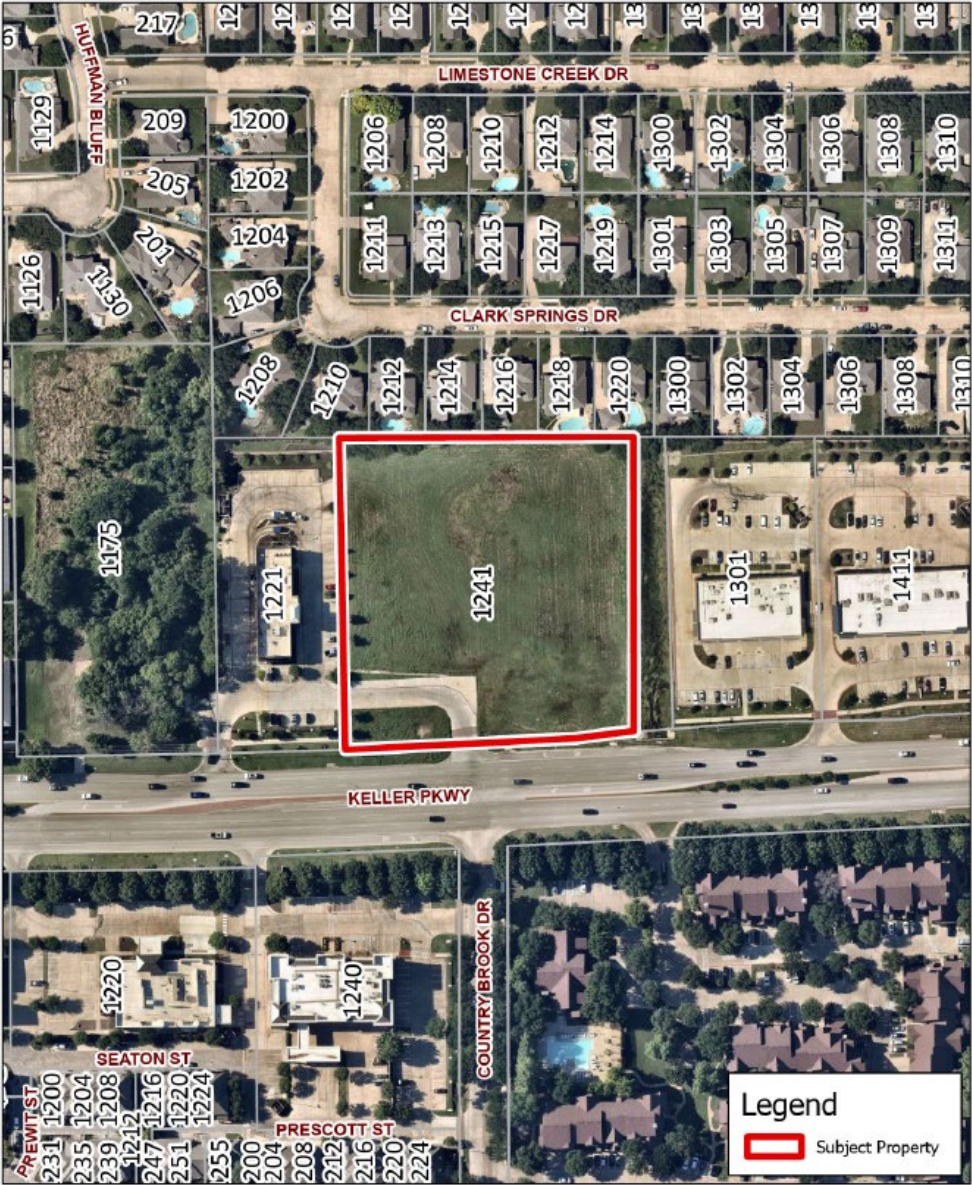


Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a proposed 5,000 square-foot multitenant building, to allow a one-story building, to allow a proposed structure to be less than 6,000 square-feet, to allow a restaurant with drive-thru, and to allow one tenant to be a bank with drive-thru ATM, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. (SUP-2410-0009)

Item H-2

Aerial Map



Zoned:
Town
Center (TC)

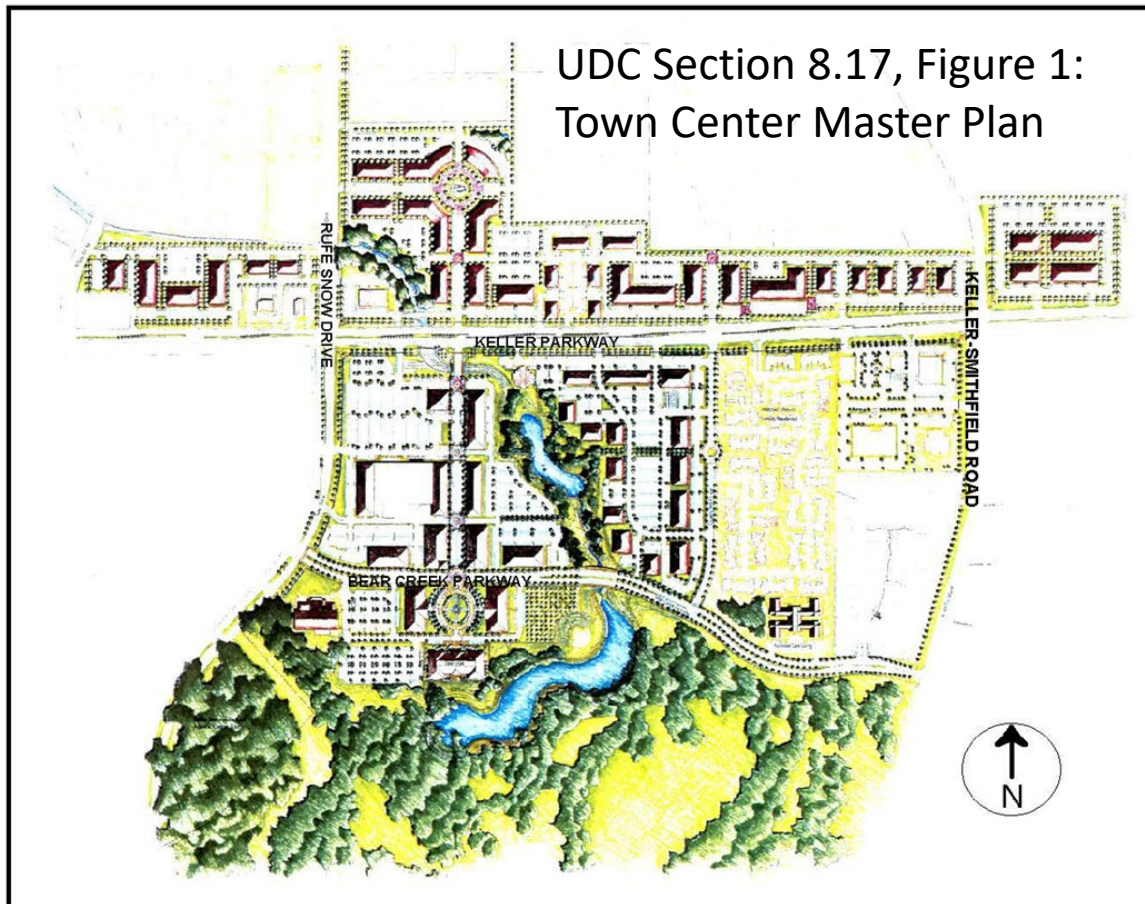
Zoning Map



Items H-2

Background:

The Applicant intends to construct two multitenant buildings at 1241 Keller Pkwy., which is currently an undeveloped lot in the Town Center zoning district.

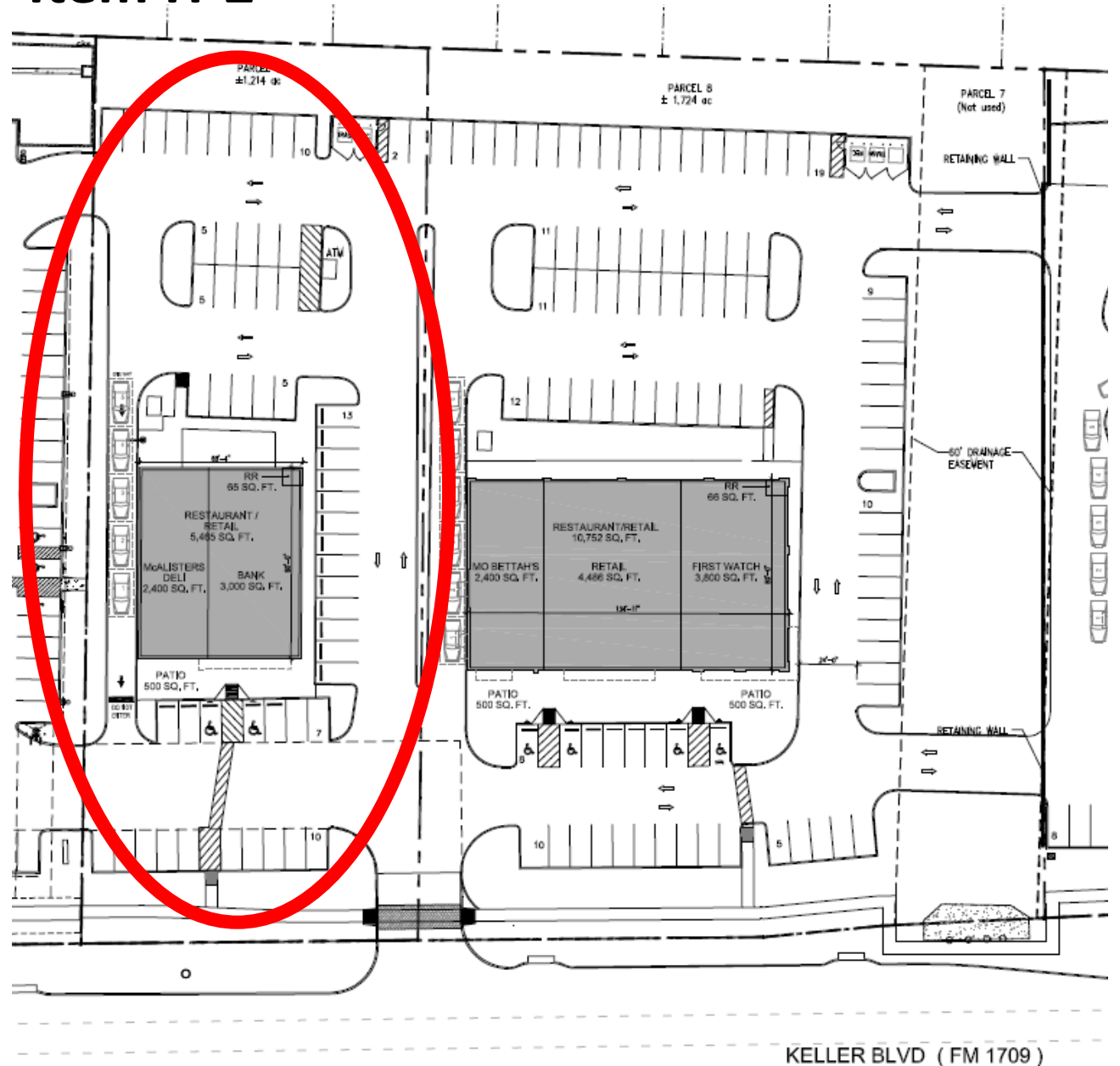


Item H-2

Proposed Uses:

The western-most lot, Parcel 9 includes a drive-thru restaurant (McAlister's Deli) and a bank with drive-thru ATM.

McAlister's Deli is a restaurant and sandwich shop with operating hours generally from 10 a.m. to 10 p.m. daily.

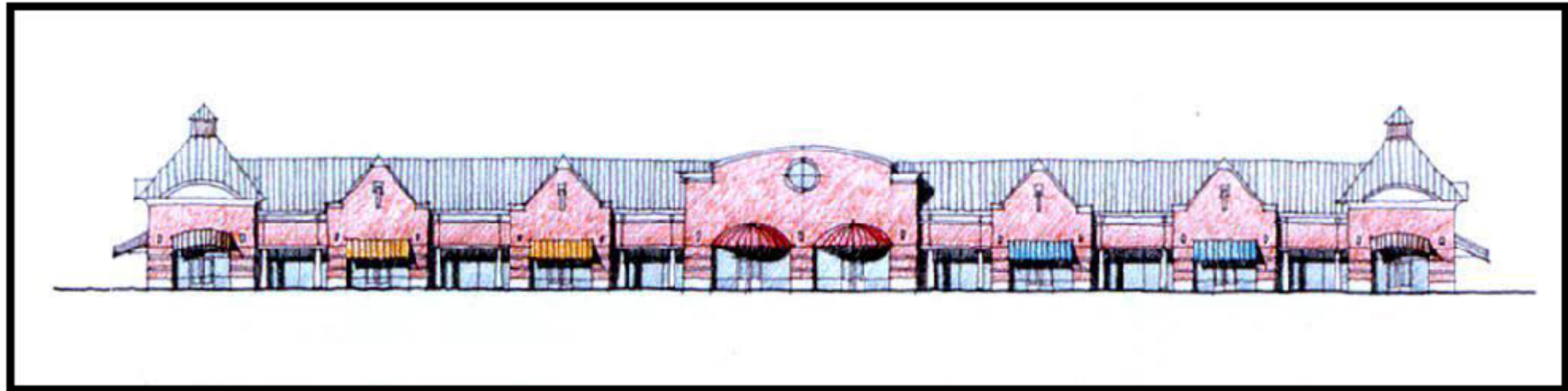


Item H-2

Site Design:

The proposed structure for Parcel 9 is a one-story, approximately 5,000-square-foot building with two tenant spaces.

UDC Section 8.17(4)(B)(1) states *“the building height in the Town Center district shall be two (2) stories, not to exceed thirty-five (35) feet.”* UDC Section 8.17(4)(b)(2) states *“No building footprint in Town Center shall be less than six thousand (6,000) square feet of air-conditioned space. Building footprints less than six thousand (6,000) square feet may be approved by Specific Use Permit.”*



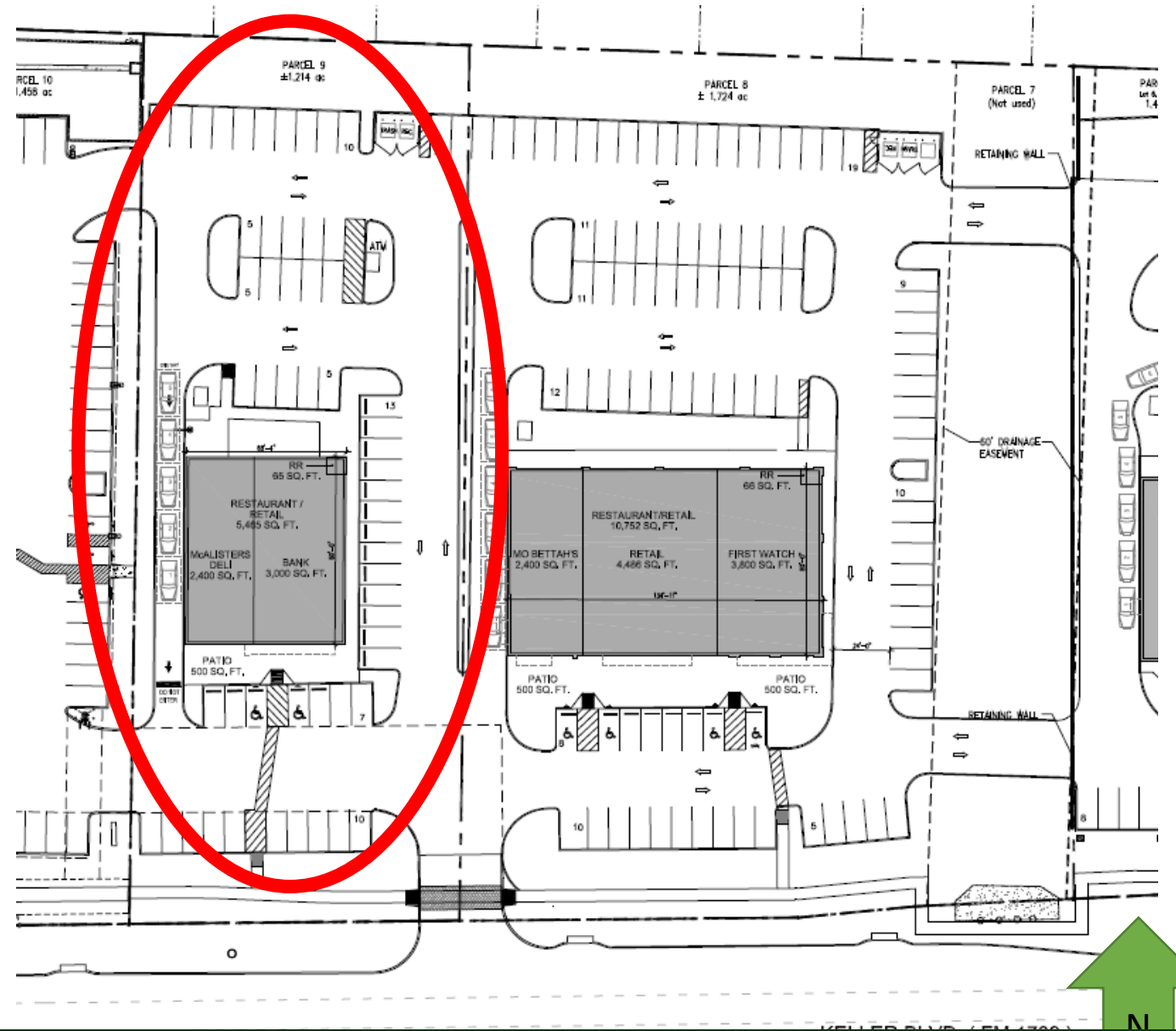
UDC Section 8.17, Figure 2: Single Story Building Elevation

Item H-2

Background:

For Parcel 9, there are four SUP requests:

1. An SUP is requested to allow a one-story building.
2. An SUP is requested to allow a building footprint of less than 6,000 square feet.
3. An SUP is requested to allow a restaurant with drive-thru.
4. An SUP is requested to allow a bank with a drive-thru ATM.



Item H-2



1 EAST ELEVATION



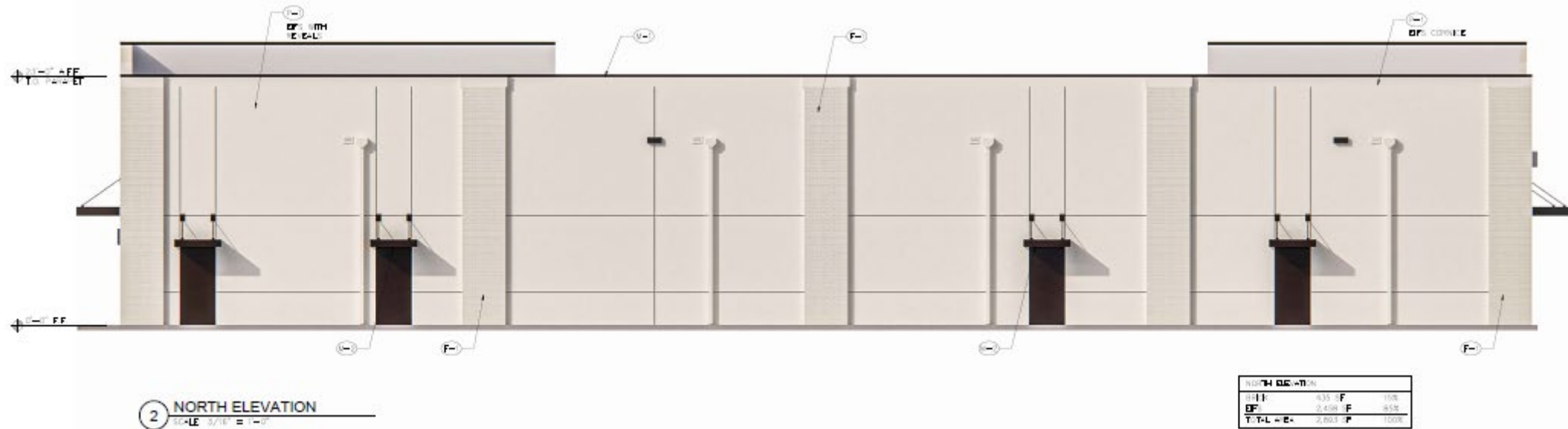
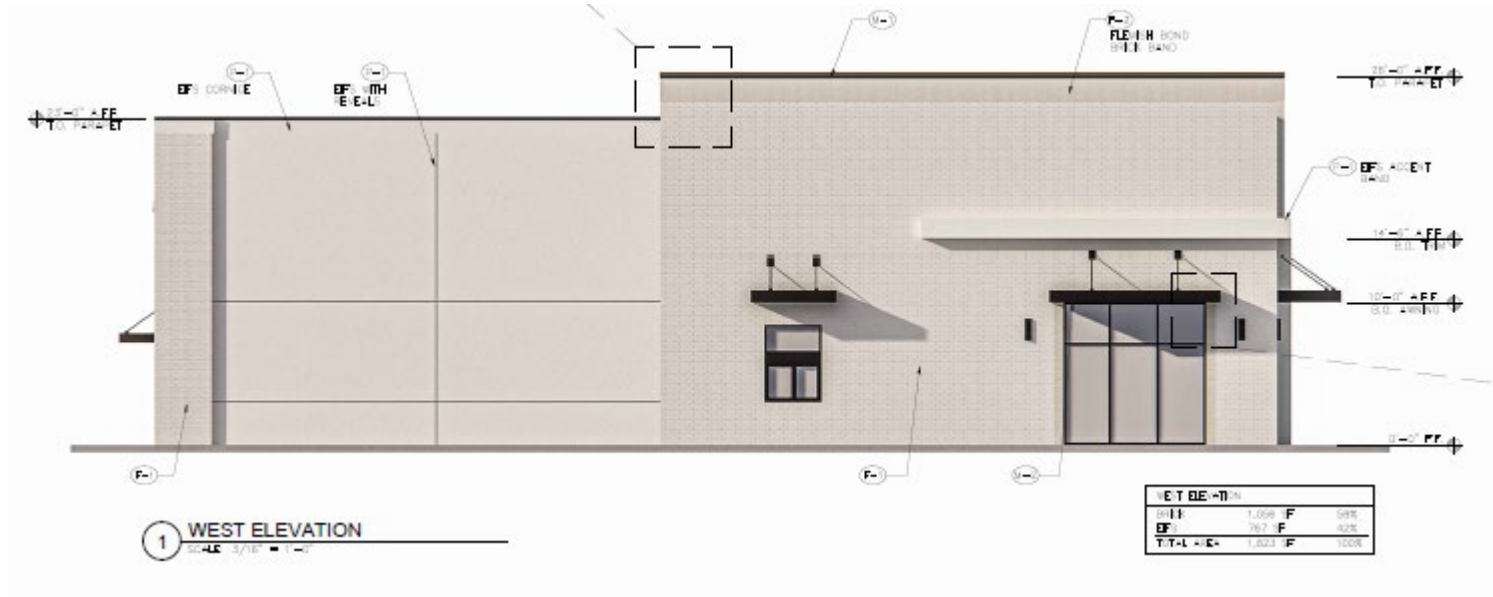
2 SOUTH ELEVATION

SCALE 3/16" = 1'-0"

SOUTH ELEVATION		
BRICK	2,392 SF	85%
EIFS	3,000 SF	100%

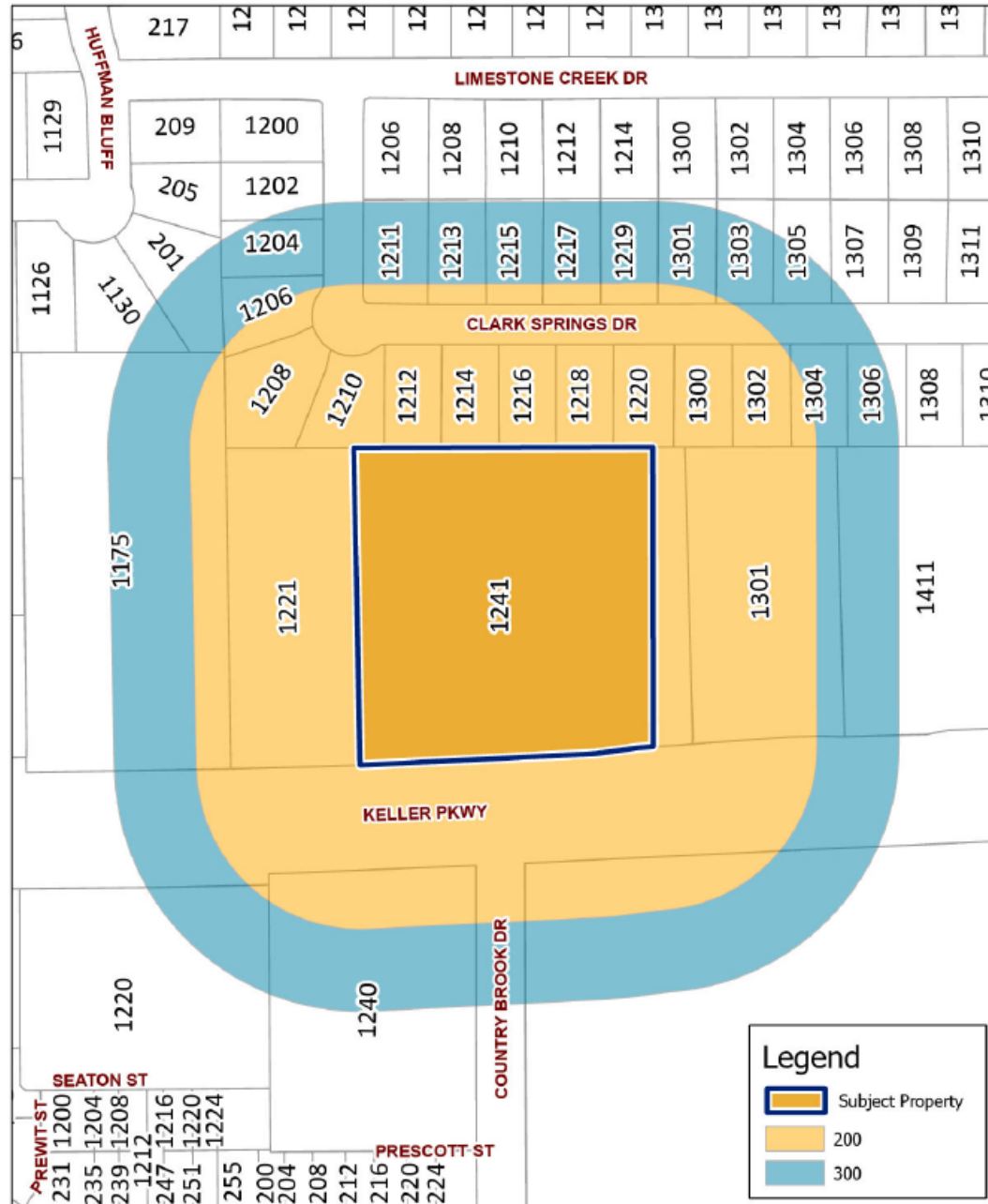
Excellence • Integrity • Service • Creativity • Communication

Item H-2



Excellence • Integrity • Service • Creativity • Communication

Item H-2

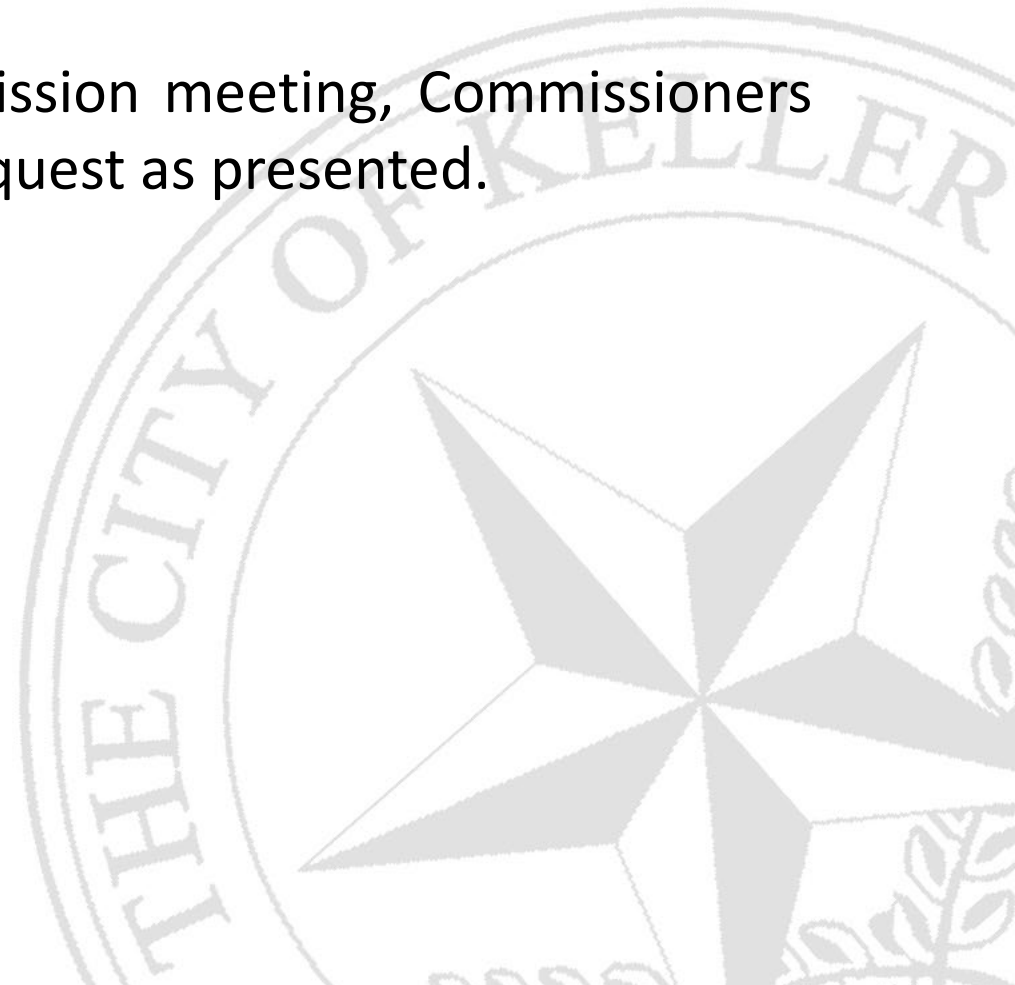


- On Oct. 31, 2024, the city mailed 34 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

Item H-2

Planning and Zoning Commission Recommendation:

At the Nov. 12, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-2

Section 8.02 (F)(2)(a) of the UDC states that when considering an 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-2

The City Council has the following options when considering a Specific Use Permit (SUP) request:

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



Questions?
Sarah Hensley
817-743-4130

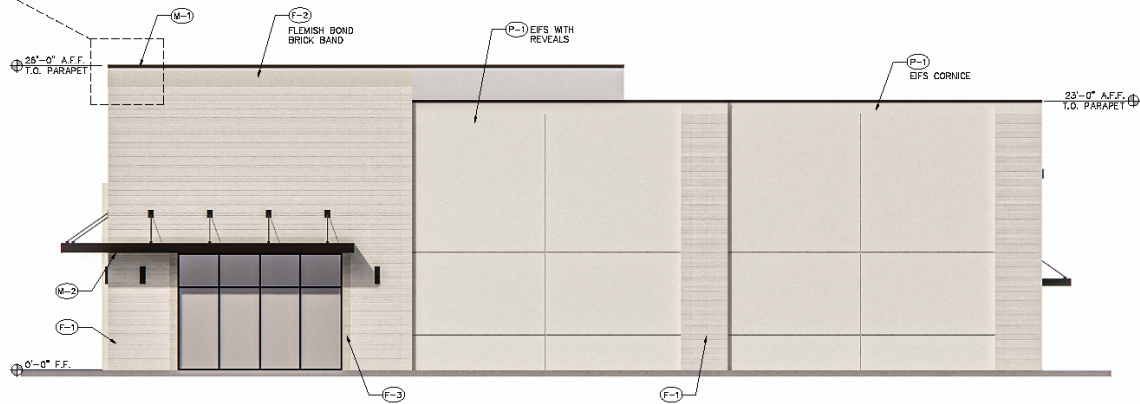




FLEMISH BOND COURSING BAND

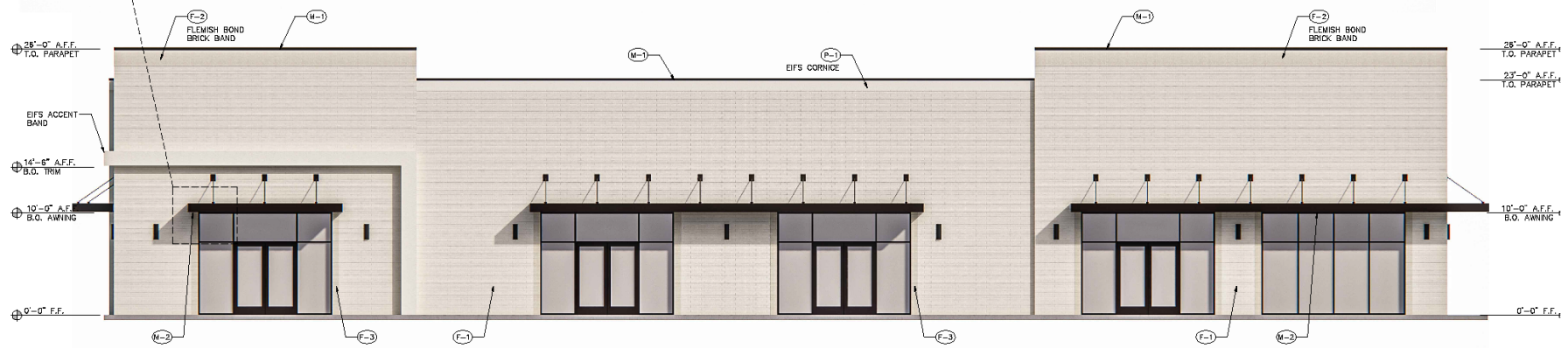


ROWLOCK COURSING AT 9' WINDOWS



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION			
BRICK	706 SF	40%	
EIFS	1,056 SF	60%	
TOTAL AREA	1,762 SF	100%	



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION			
BRICK	2,392 SF	95%	
EIFS	133 SF	5%	
TOTAL AREA	2,525 SF	100%	

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
(F-2) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
(F-3) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
(P-1) PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
(M-1) PREFINISHED METAL COPING	MED BRONZE	BEST SOURCE	-
(M-2) PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAMMEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOULTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
EIFS		PAROX OR EQUAL	SANDBLAST FINISH

*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. O.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAC BARTON 817.874.3194 BRAC@BLACKSONBRICK.COM

FINISH LEGEND

BRICK

EIFS

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

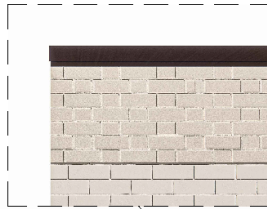
FRANZ
architects

1709 Belknap Parkway
Keller, Texas 76248
(817) 397-8800
www.franzarchitects.com

SHELL BUILDING
FM 1709 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions:			
File Name/Date:	ALD		
Project Title:	24082		
Date:	11/07/24	JLB	11
Drawn By:			
Checked By:			

A2.0
EXTERIOR

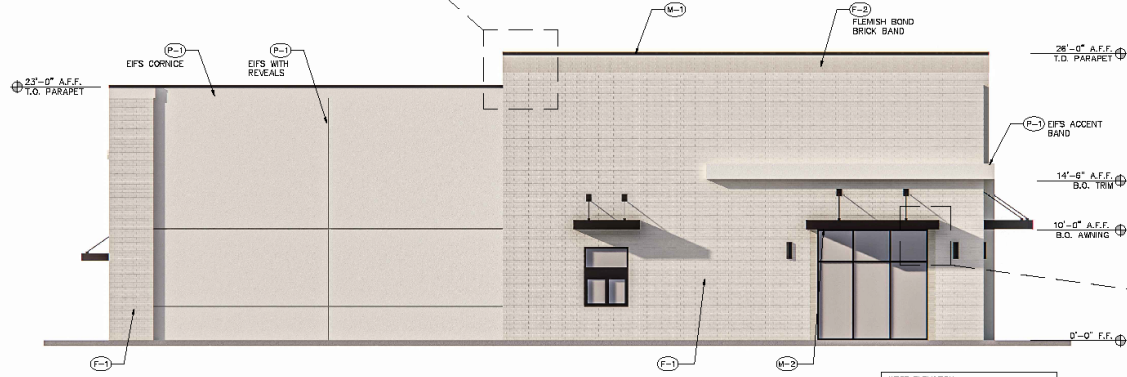
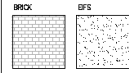


FLEMISH BOND COURSING BAND

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
F-1) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
F-2) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
F-3) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
P-1) PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
M-1) PREFINISHED METAL CORING	MED BRONZE	BEST SOURCE	-
M-2) PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOULTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
DFS	-	PARCEX OR EQUAL	SANDBLAST FINISH

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRIAN BARTON 817.874.3194. BRIAN@BLACKSONBRICK.COM

FINISH LEGEND

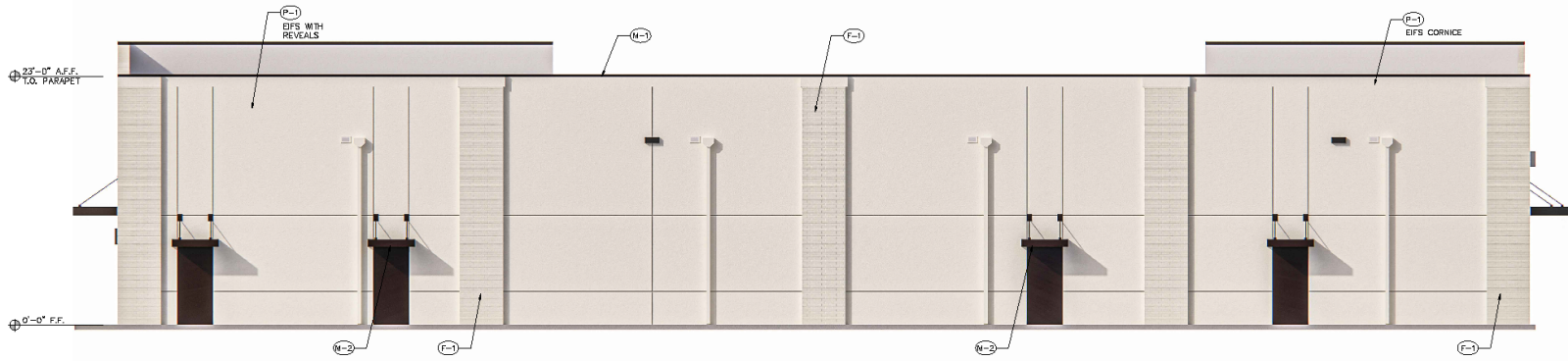


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST ELEVATION		
BRICK	1,096 SF	58%
EPS	787 SF	42%
TOTAL AREA	1,883 SF	100%



ROWLOCK COURSING AT SF WINDOWS



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH ELEVATION		
BRICK	435 SF	15%
EPS	2,458 SF	85%
TOTAL AREA	2,893 SF	100%

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION



SHELL BUILDING
FM 1709 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions

File Name: A2.1	2/2/22	11/11/24	4/8	11
Project No:	Date:	Drawn By:	Checked By:	

SHEET
A2.1
EXTERIOR
ELEVATIONS

The background is a dark teal color with a repeating pattern of various Hawaiian-themed icons and symbols. These include palm trees, hibiscus flowers, geckos, a volcano, a car, a hand making the 'shaka' gesture, and various geometric patterns like triangles and diamonds. The text 'MO BETT' is visible in a stylized font within the pattern. The main logo text 'MO' BETTAHS' is centered in a large, bold, red font. A thick yellow horizontal bar is positioned below the red text. Below the bar, the words 'HAWAIIAN STYLE FOOD' are written in a white, bold, sans-serif font. A small registered trademark symbol (®) is located to the right of the red text.

MO' BETTAHS[®]

HAWAIIAN STYLE FOOD





THE MO' BETTAHS MENU STAYS TRUE
TO THE HAWAI'I WE KNOW AND LOVE
WELCOME TO OUR "BACKYARD."

MO' BETTAHS



HAWAII STATE FLAG

We hang the Hawai'i state flag in our stores to pay homage to our heritage.



PLANTATION-STYLE TIN ROOFS

Look above at the plantation-style tin roofs that mimic our grandparents' home on Kauai where we'd spend our summers as kids.



Jason's deli

BODYBAR
PILATES

ZOOK & CHARLIE'S
BARBER CO.