

Item D-3

Old Town Keller (OTK) Zoning District Boundary Discussion

City Council Work Session
Dec. 7, 2021

Old Town Keller Zoning District



The OTK District encompasses most of the original town site of Keller. The area is a mixture of some of the oldest buildings in Keller along with newer uses and buildings.

The OTK District is designed to transform the area into a historic focal point of the City with the character of a small Texas town of the early to middle 1900s.

Old Town Keller Zoning District



The front facades of buildings shall be located close to sidewalks to **encourage pedestrian involvement** and to provide an area for landscaping, benches, tables and other types of street furniture. Parking shall be provided at the rear of developments. Developers shall share in the cost of remote parking lots if parking cannot be provided on site.

Old Town Keller Zoning District

OTK Phase II Plans

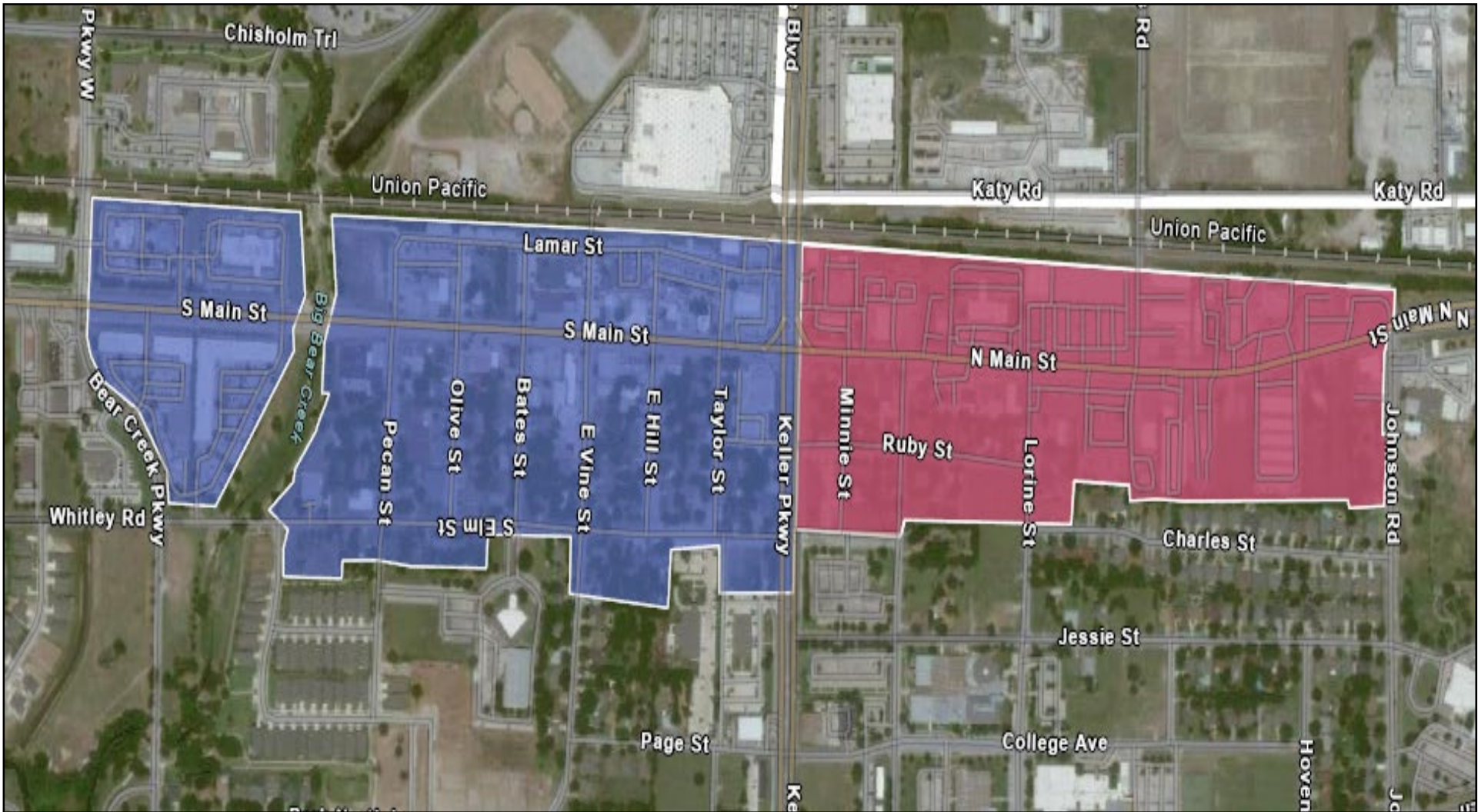


Current Boundaries



Excellence • Integrity • Service • Creativity • Communication

Old Town Keller north of Keller Parkway



Excellence • Integrity • Service • Creativity • Communication

Old Town Keller north of Keller Parkway



Excellence • Integrity • Service • Creativity • Communication

Old Town Keller north of Keller Parkway



Excellence • Integrity • Service • Creativity • Communication

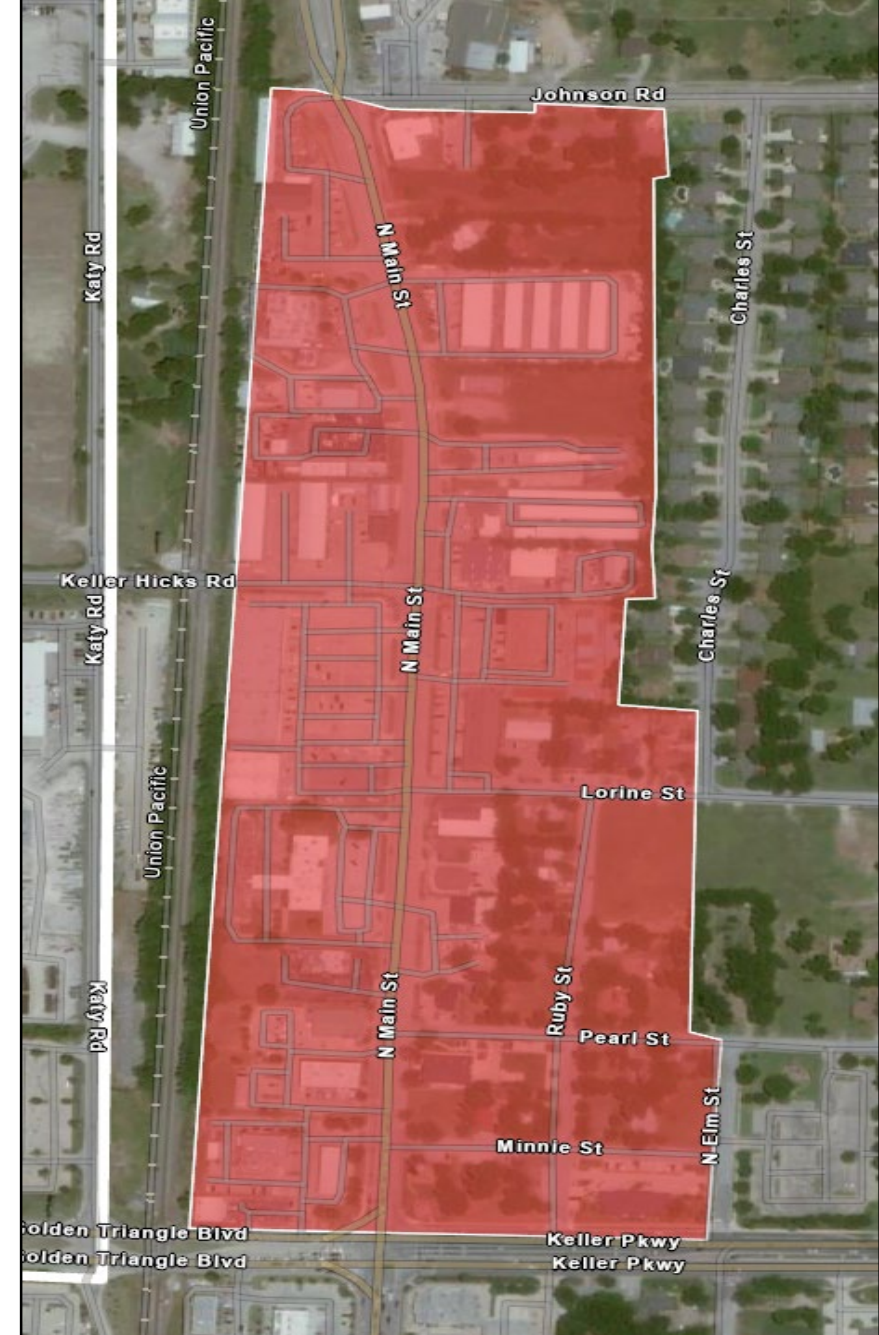
Old Town Keller north of Keller Parkway



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Retail for OTK North of Keller Parkway

The Retail District provides locations for various types of general retail trade, business, and service uses. The District promotes shopping areas or uses with a gross leasable floor area which exceeds six thousand (6,000) square feet (those not permitted in the NS District). These shopping areas should utilize established landscape and buffering requirements.



Retail (vs OTK) Zoning for Businesses North of Keller Parkway:

- Focus is not on pedestrians; recognizes car-centric nature of this part of the business corridor
- Assumes onsite parking
- Permits monument signs
- Permits businesses not allowed in OTK, i.e. Auto Service Station (SUP), Minor Medical Emergency Clinic (SUP), Restaurant with Drive-thru (SUP).
- Meets the FLUP

