

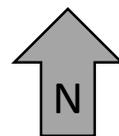
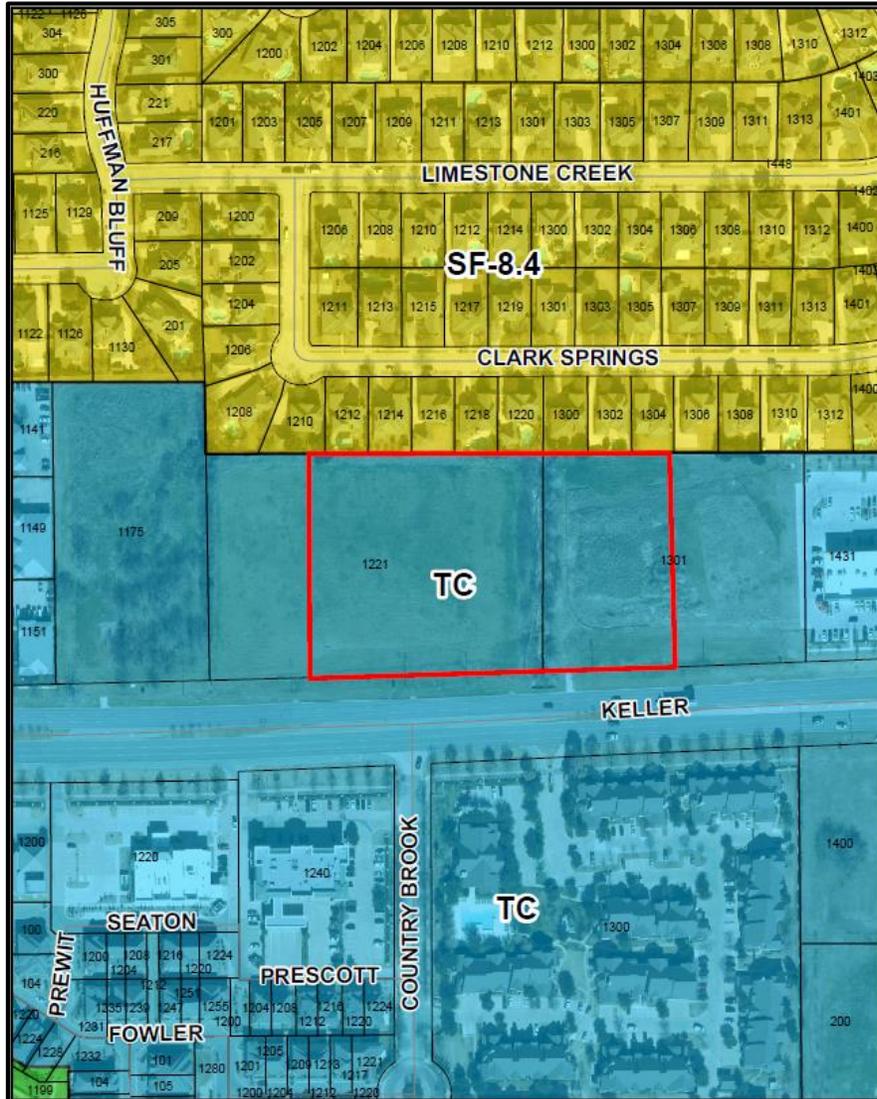
Item H-3

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Lidl, 35,962 square-foot, single-story grocery store, located on a 4.95-acre tract, on the north side of Keller Parkway (FM 1709) approximately 1,200 feet west of Keller Smithfield Road, being tract 2E and 3 in the Pamela Allen Survey, Abstract No. 28, at 1221 and 1301 Keller Parkway, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Kimley-Horn and associates, applicant/engineer. (SUP-17-0017)

Item H-4

Consider a resolution approving a Site Plan with variances for Lidl, 35,962 square-foot, single-story grocery store, located on a 4.95-acre tract, on the north side of Keller Parkway (FM 1709) approximately 1,200 feet west of Keller Smithfield Road, being tract 2E and 3 in the Pamela Allen Survey, Abstract No. 28, at 1221 and 1301 Keller Parkway, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Kimley-Horn and associates, applicant/engineer. (SP-17-0016 and UDC-17-0016)

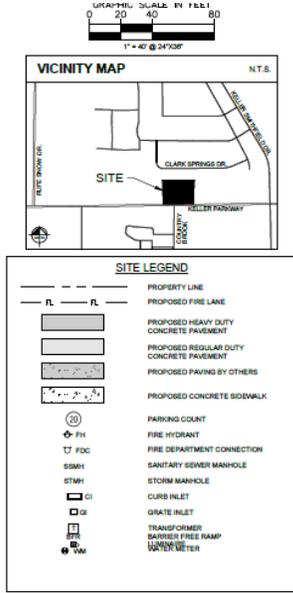
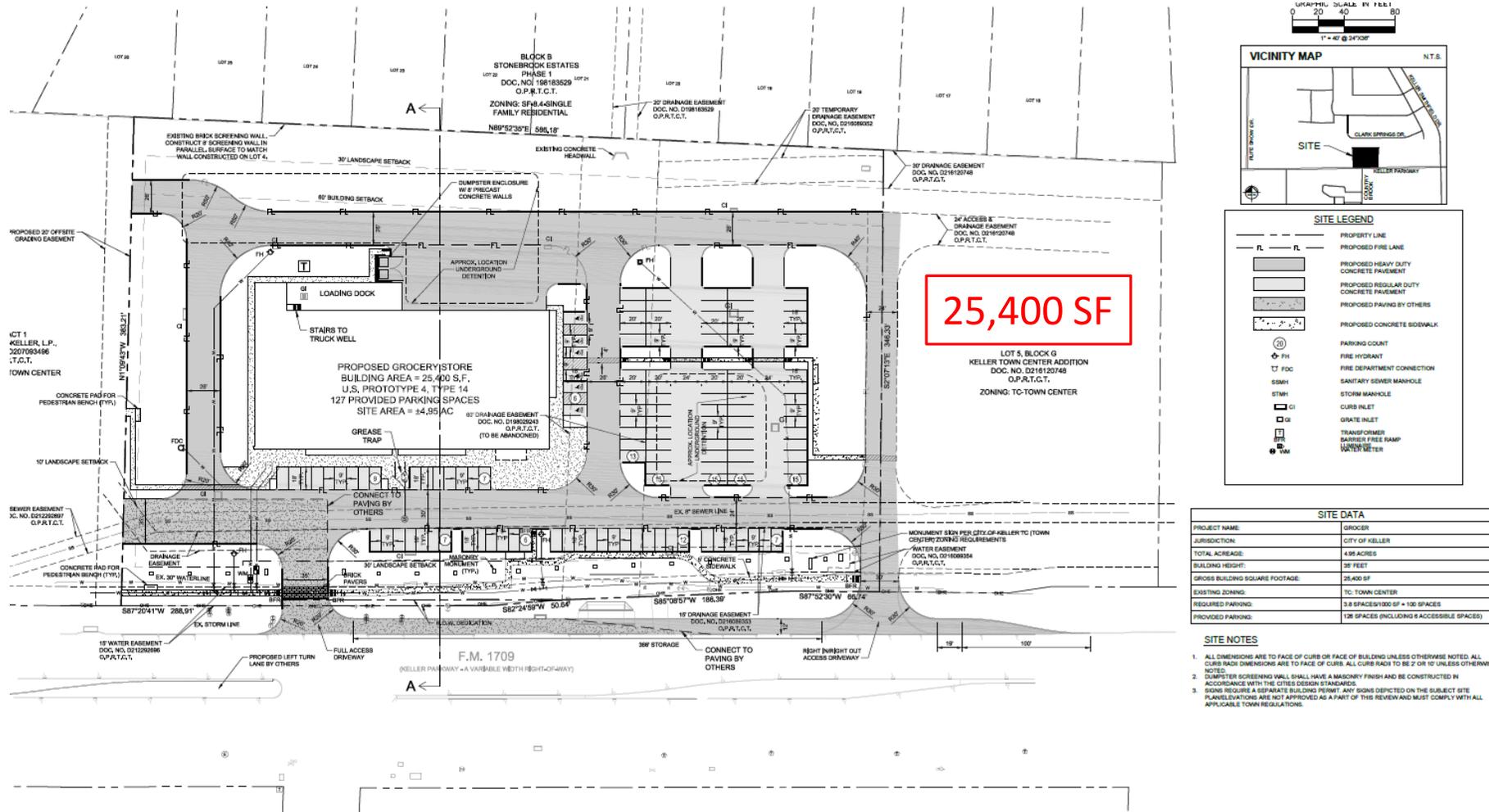
Item H-3 & H-4 Zoning Map



Item H-3 & H-4 Aerial View



Item H-3 (SUP) Exhibits (Updated)



SITE DATA

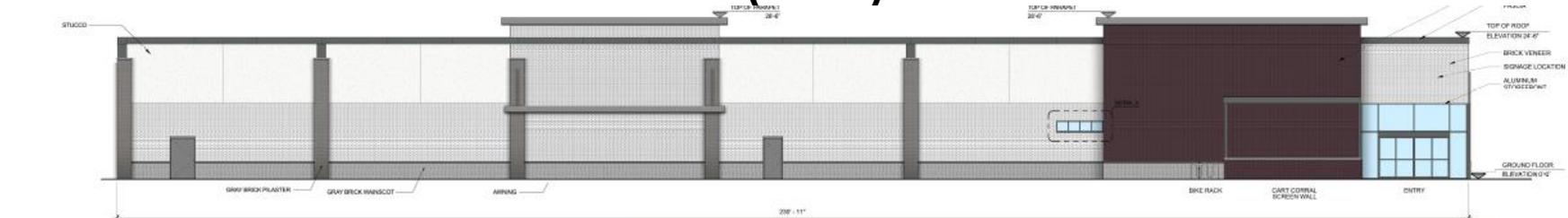
PROJECT NAME	GROCER
JURISDICTION	CITY OF KELLER
TOTAL ACRES	4.95 ACRES
BUILDING HEIGHT	38 FEET
GROSS BUILDING SQUARE FOOTAGE	25,400 SF
EXISTING ZONING	TC-TOWN CENTER
REQUIRED PARKING	3.8 SPACES/1000 SF + 100 SPACES
PROVIDED PARKING	128 SPACES (INCLUDING 6 ACCESSIBLE SPACES)

- SITE NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB BACK DIMENSIONS ARE TO FACE OF CURB. ALL CURB BACK TO BE 2' OR 10' UNLESS OTHERWISE NOTED.
 - DUMPSTER SCREENING WALL SHALL HAVE A MASONRY FINISH AND BE CONSTRUCTED IN ACCORDANCE WITH THE CITIES DESIGN STANDARDS.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

Updated:

- 3rd Row of parking removed.
- Building square footage reduced (from 35,640 to 25,600)
- Service Area and Dumpster Enclosure moved to rear of the building.

Item H-3 (SUP) Exhibits



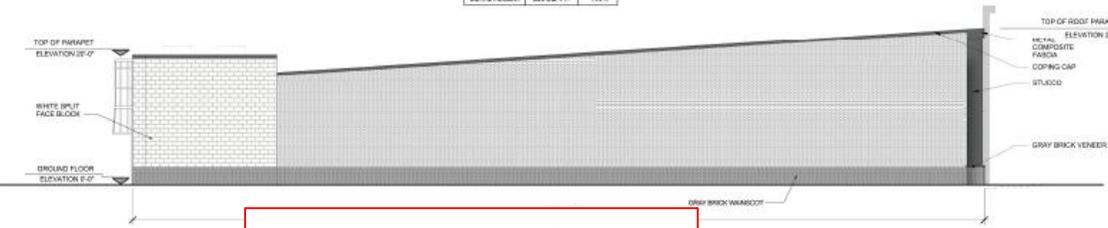
1 Front Elevation (South, Towards Keller Parkway)

MATERIAL PERCENTAGE CALCULATIONS*	
TOTAL SURFACE AREA SQ. FT.	3,842 SQ. FT.
BRICK (STONE)	1,380 SQ. FT. 35.92%
STUCCO	1,140 SQ. FT. 29.67%
CMU	8 SQ. FT. 0%
METAL ACCENT	324 SQ. FT. 8.41%

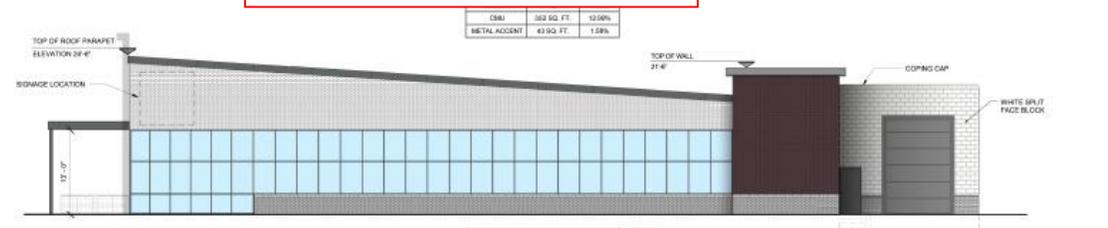
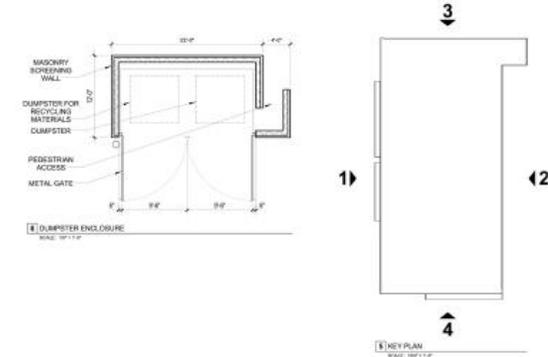


2 Rear Elevation (North)

MATERIAL PERCENTAGE CALCULATIONS*	
TOTAL SURFACE AREA SQ. FT.	3,115 SQ. FT.
BRICK	2,124 SQ. FT. 68.22%
STUCCO	8 SQ. FT. 0%
CMU	330 SQ. FT. 10.62%
METAL ACCENT	253 SQ. FT. 8.16%

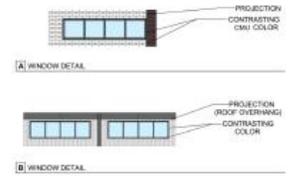


3 Side Elevation (West)



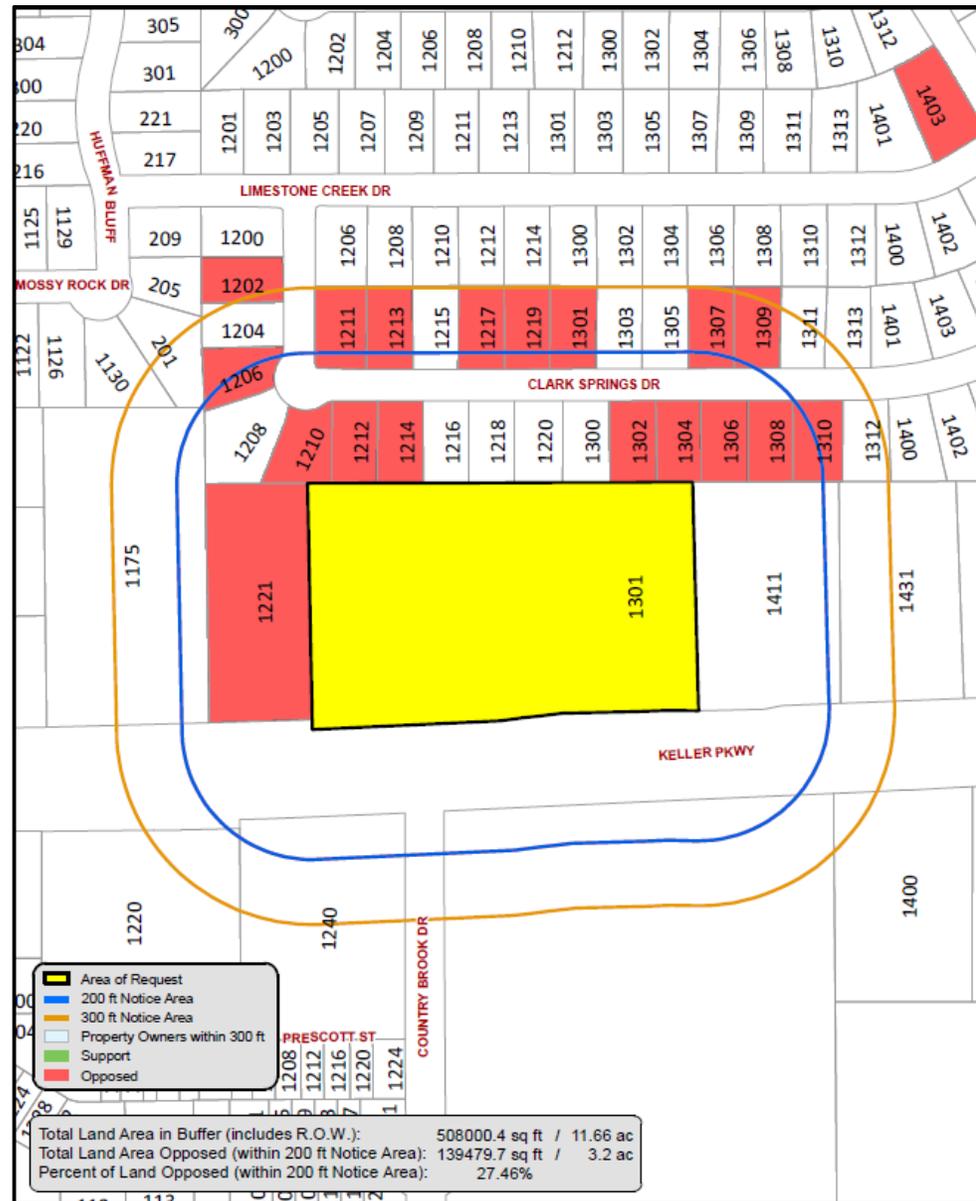
4 Side Elevation (East)

MATERIAL PERCENTAGE CALCULATIONS*	
CMU	322 SQ. FT. 10.00%
METAL ACCENT	43 SQ. FT. 1.36%



OVERALL BUILDING TOTALS:	
TOTAL SURFACE AREA SQ. FT.	13,452 SQ. FT.
BRICK	9,036 SQ. FT. 66.97%
STUCCO	1,140 SQ. FT. 8.48%
CMU	921 SQ. FT. 6.85%
METAL ACCENT	785 SQ. FT. 5.84%

Item H-3 (SUP) Public Input

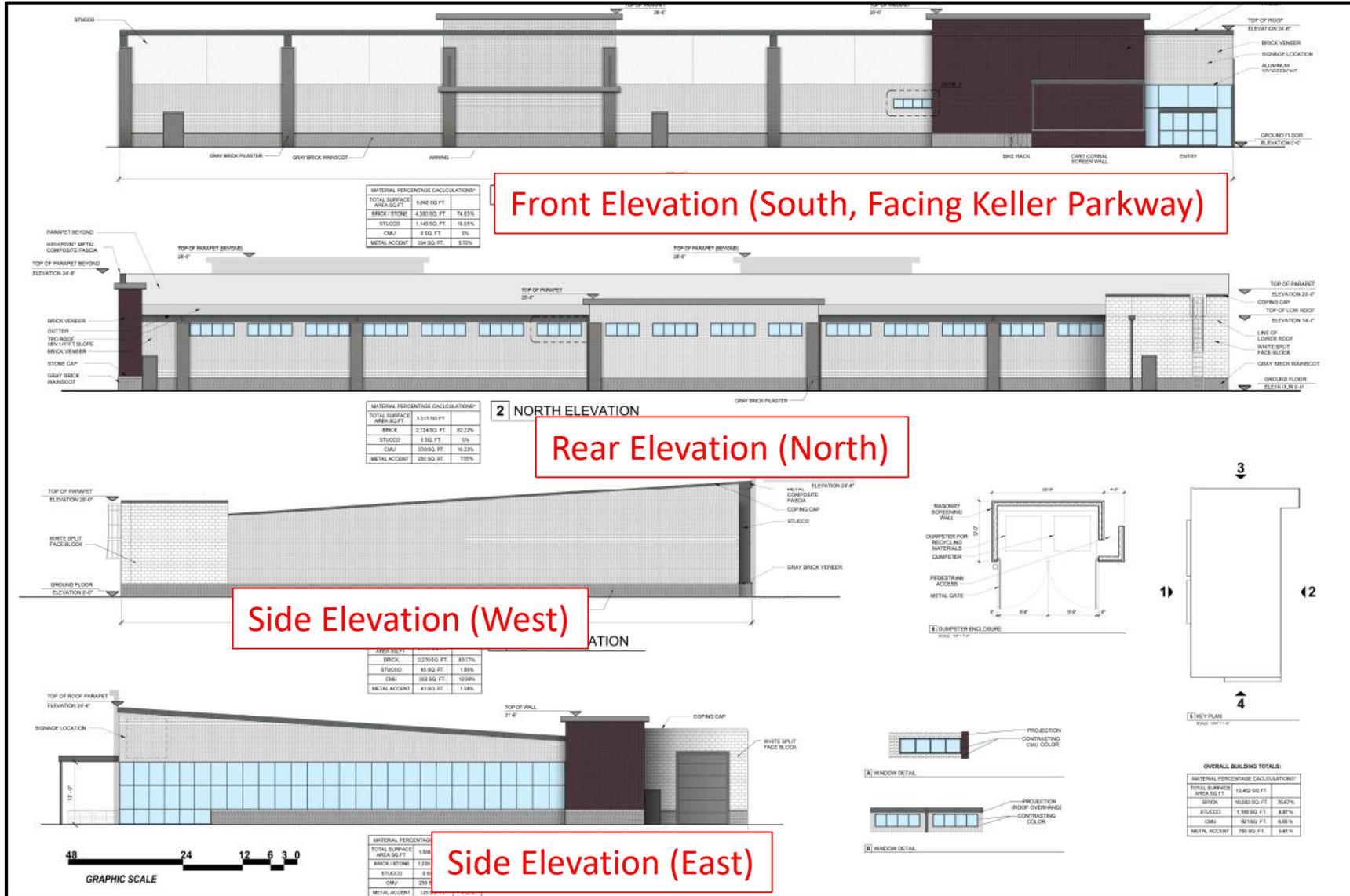


- On November 1, 2017, as required by State law, the City mailed out fifty-one (51) letters of Notifications for a Public Hearing to all property owners within two hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- Newspaper Notice was published February 18, 2018
- Staff has received 18 letters and 1 email in opposition.
- Opposition to the SUP exceeds 20% (27.46%). A supermajority vote to approve is required for the SUP to pass.

Item H-3 (SUP) Professional Opinion

It is the opinion of Staff this SUP for a single-story Grocery store or food market use in TC, should be denied.

Item E-1 (Site Plan) Exhibits



Variations requested:

1. A variance is requested to waive the building articulation on the west building elevation.
2. A variance is requested to Section 8.03 (P.4.c.7) for limited window treatment on the south elevation as shown in "Exhibit A."
3. A variance is requested to allow metal faced accent materials on the north and west elevations, as shown in Exhibit A.
4. A variance to Section 8.03 (P.4.c.8) is requested to allow a curved TPO roof.

Item E-2 (Site Plan) Professional Opinion

Should the SUP be approved, staff **does not** support the following variances:

1. A variance is requested to waive the building articulation on the west building elevation.
2. A variance is requested to Section 8.03 (P.4.c.7) for limited window treatment on the south elevation as shown in “Exhibit A.”

Based on site conditions, architecture and past developments in Town Center, staff **supports** the following variances:

3. A variance is requested to allow metal faced accent materials on the north and west elevations, as shown in Exhibit A.
4. A variance to Section 8.03 (P.4.c.8) is requested to allow a curved TPO roof.
5. A variance is requested to allow a break in the landscaping along Keller Parkway to allow for the drainage facility.

It is the professional opinion of staff to **not support** the site plan as proposed.

Item H-3 & 4 Planning and Zoning Action

The Planning and Zoning Commission considered this specific use permit and site plan application on January 22, 2018 and recommended to deny each application by a vote of 7-0.

Item H-3 City Council Action

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

- Approve as submitted (with requested variances;)
- Approve with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny
- Supermajority vote to approve required on Item H-3

Item H-3 and H-4 Planning and Zoning Action

The Planning and Zoning Commission has the following options when considering a Site Plan and UDC Variance application:

- Approve as submitted (with requested variances;)
- Approve with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny
- H-3 must be approved to consider site plan.



Questions?

Trina Zais

817-743-4130



GROCER - 1500 LONG PRAIRIE ROAD

TOWN OF FLOWER MOUND, TEXAS



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GRO CER - 1500 LONG PRAIRIE ROAD

TOWN OF FLOWER MOUND, TEXAS