

Item H-6

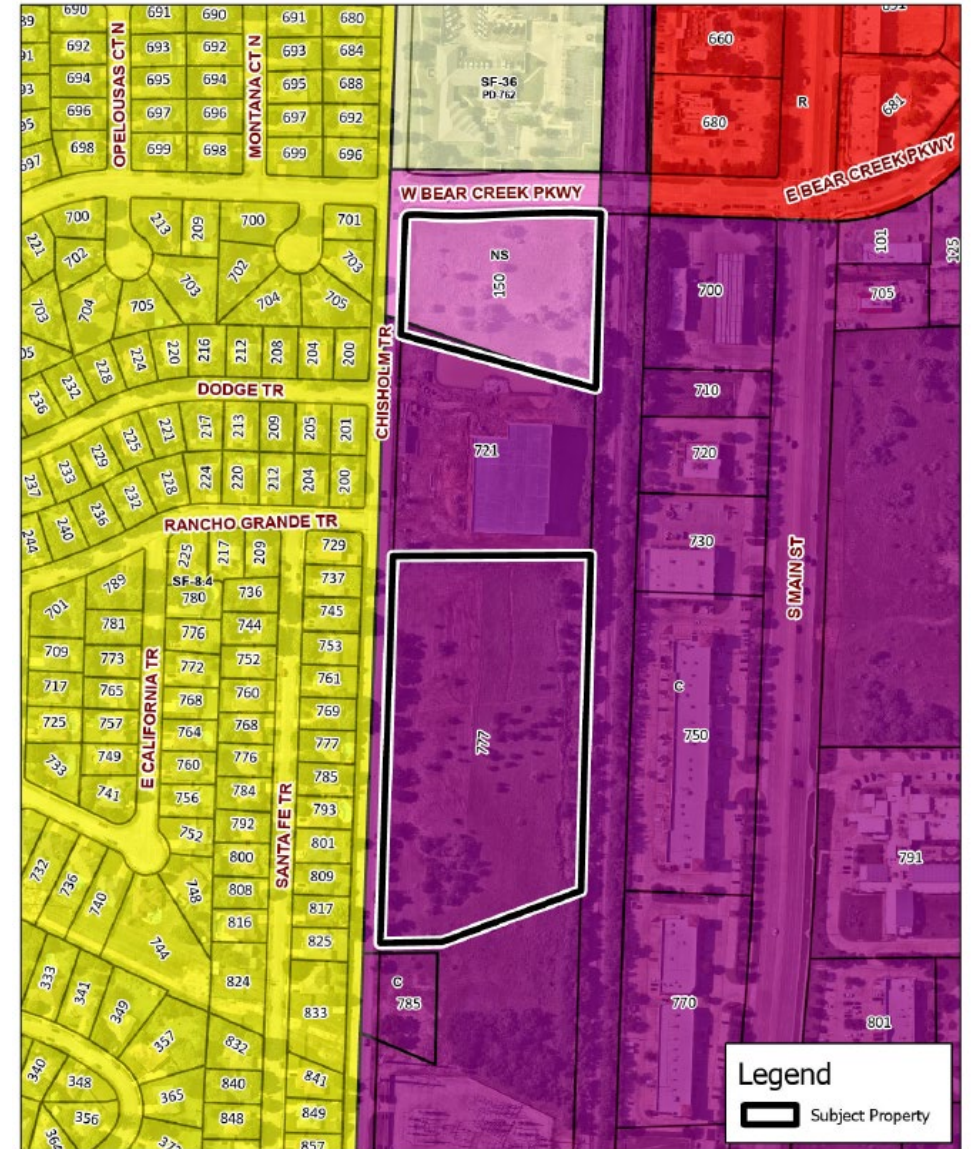
PUBLIC HEARING: Consider an ordinance approving FLEXD Keller, a Planned Development Zoning Change from Commercial (C) and Neighborhood Services (NS) to Planned Development – Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, Flexd Development, Applicant. Legendary Properties LLC, Owner. (ZONE-2409-0004)

Item H-6 Aerial Map

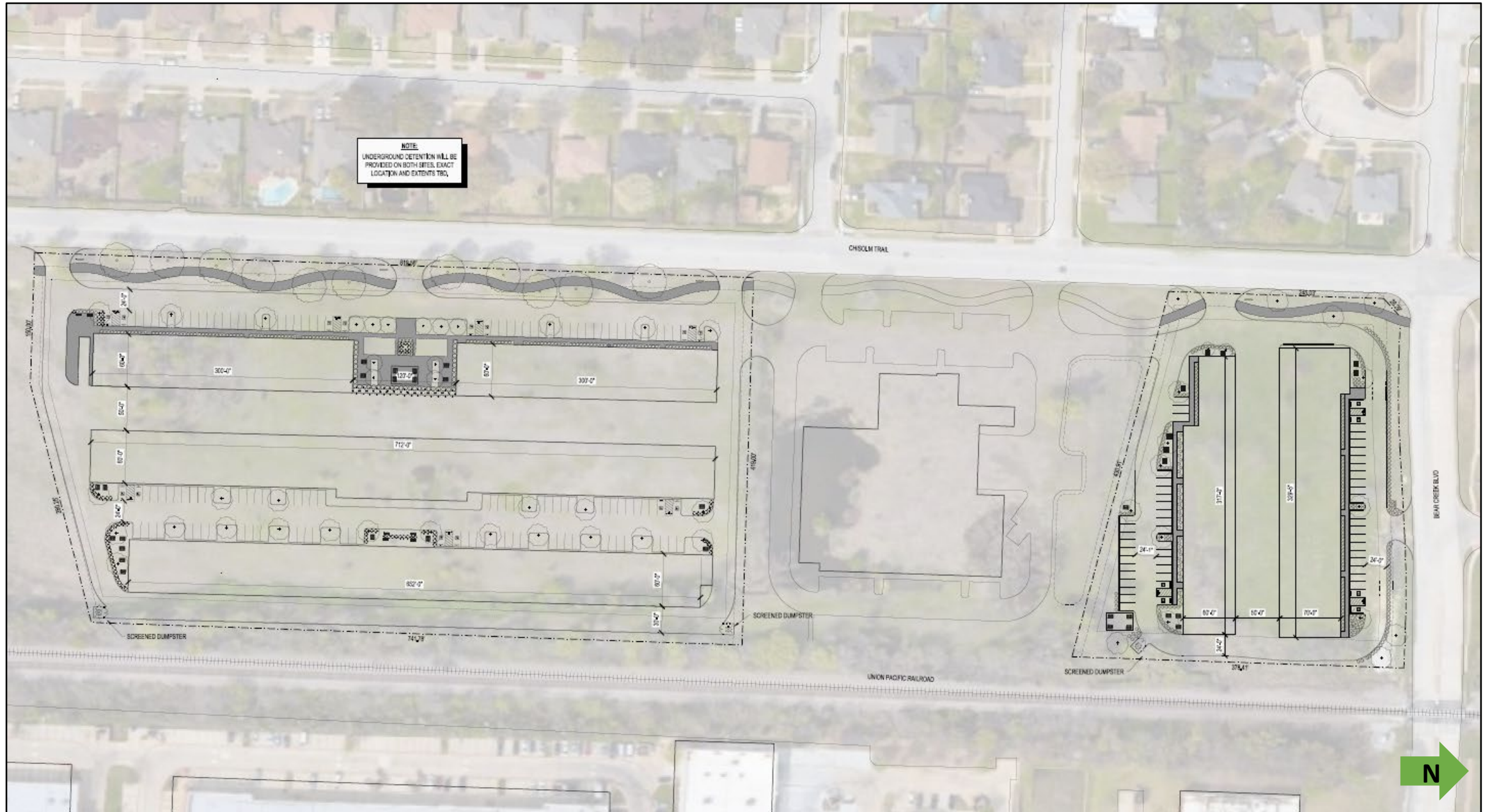


Zoned:
Commercial (C) and
Neighborhood Services (NS)

Item H-6 Zoning Map



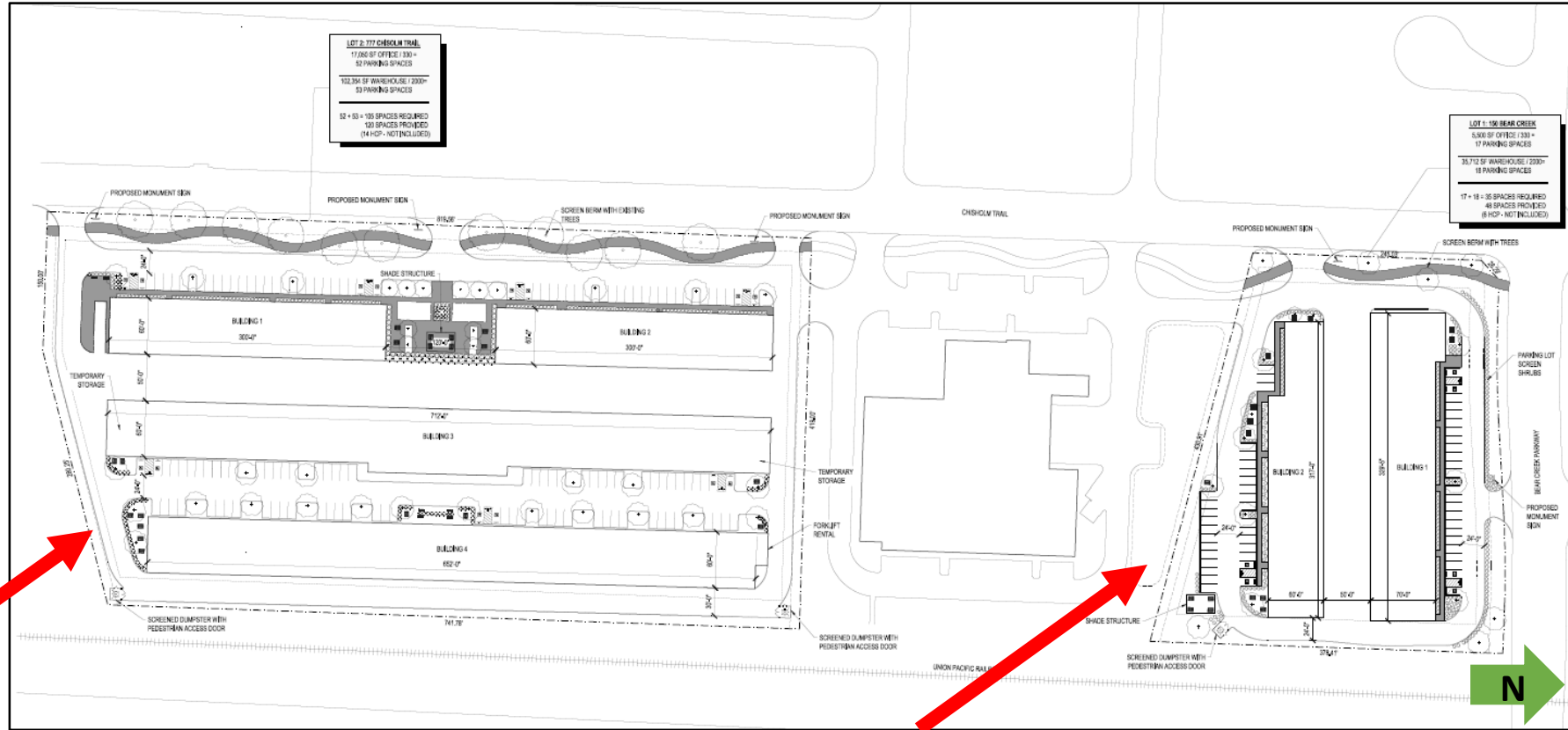
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Background:

The Applicant hopes to accommodate a variety of uses throughout the development. All buildings will be constructed to accommodate multiple tenants, with up to 40 lease spaces across all six buildings.



Lot 2, located at 777 Chisholm Tr., includes four buildings:
Building 1: 17,815 SF
Building 2: 17,815 SF
Building 3: 44,184 SF, to include enclosed temporary storage
Building 4: 39,590 SF, to include a forklift rental area

Lot 1, located at 150 Bear Creek Pkwy W., includes two buildings:
Building 1: 23,584 SF
Building 2: 17,628 SF

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Current Zoning (150 Bear Creek Parkway West):
Neighborhood Services (NS)

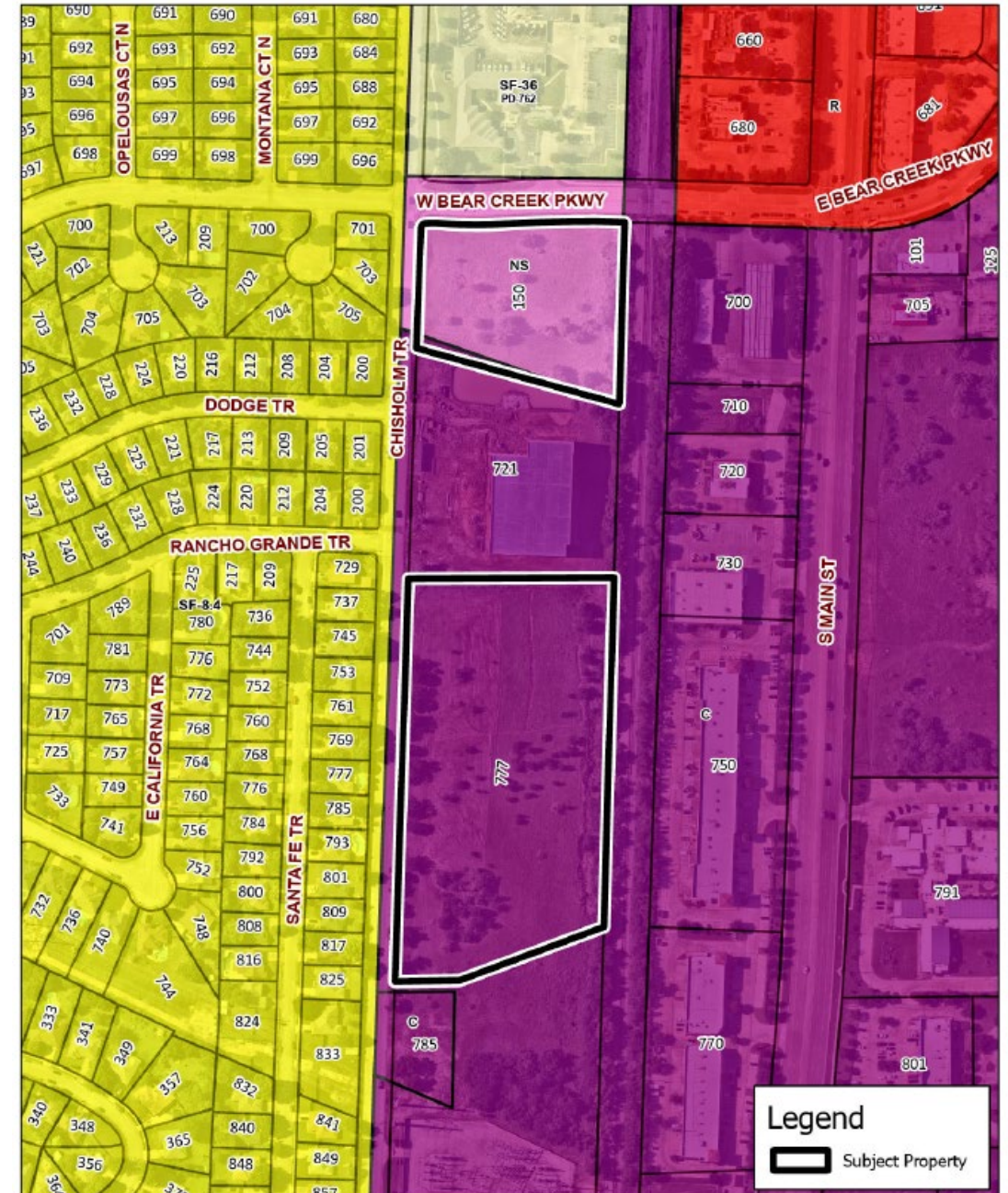
Proposed Zoning:
Planned Development – Tech Flex

Surrounding Zoning:
North: City-owned Property (Municipal Service Center)
East: Commercial
South: Commercial (Penguin Patch)
West: SF-8.4 (High Chaparral Addition)

Current Zoning (777 Chisholm Trail):
Commercial (C)

Proposed Zoning:
Planned Development – Tech Flex

Surrounding Zoning:
North: Commercial (Penguin Patch)
East: Commercial
South: Commercial (Oncor Substation)
West: SF-8.4 (High Chaparral Addition)



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Future Land Use Plan (FLUP):

The current FLUP designation for both properties is Retail-Commercial (RTC) with a Tech-Flex overlay. No FLUP amendment is requested for this proposed development.

Surrounding FLUP Designations (150 Bear Creek Pkwy. W.):

North: Semi-Public (Municipal Service Center)

South: Retail/Commercial (RTC) with Tech-Flex Overlay

East: RTC

West: High Density Single-Family (HD-SF)

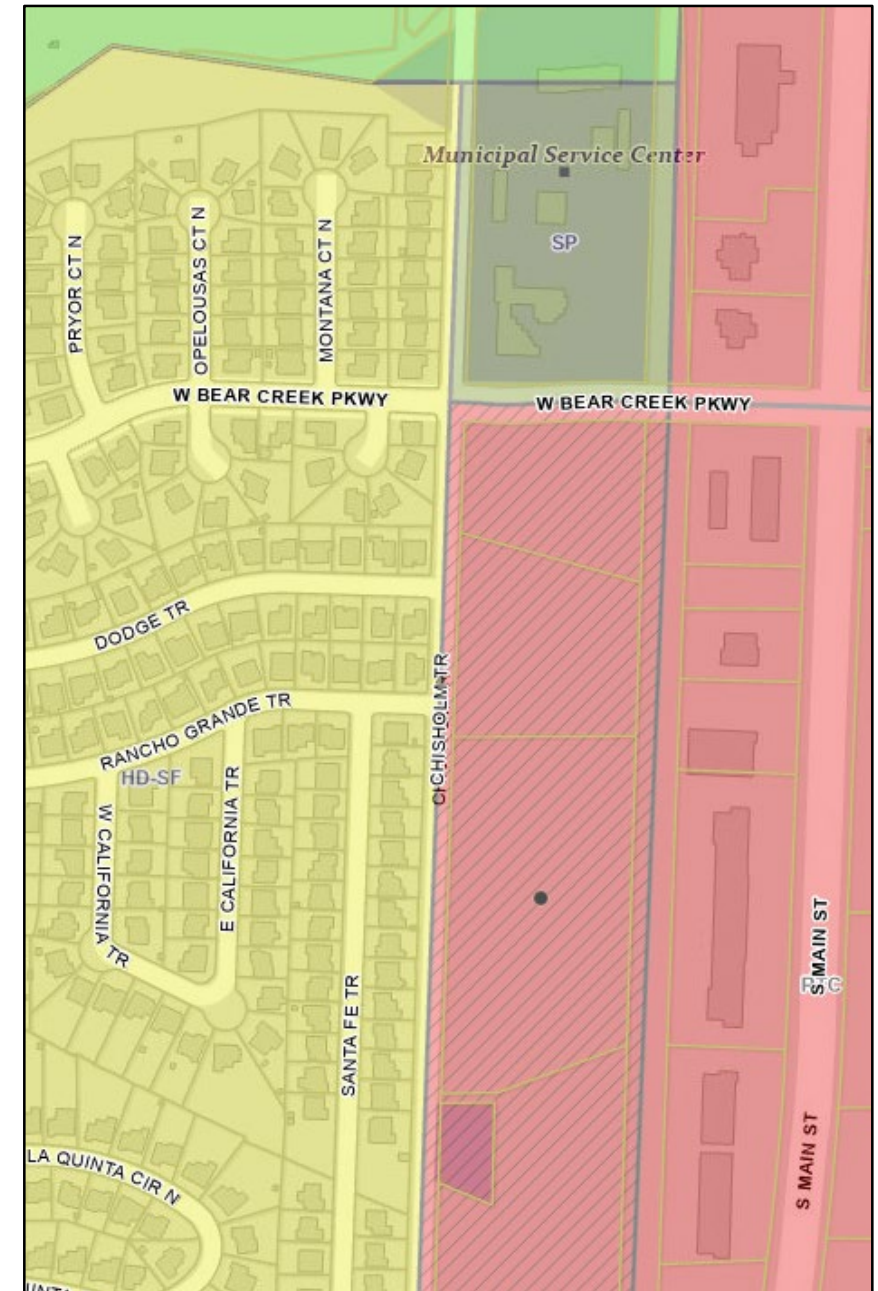
Surrounding FLUP Designations (777 Chisholm Trail):

North: Retail/Commercial (RTC) with Tech-Flex Overlay

South: Retail/Commercial (RTC) with Tech-Flex Overlay

East: RTC

West: High Density Single-Family (HD-SF)



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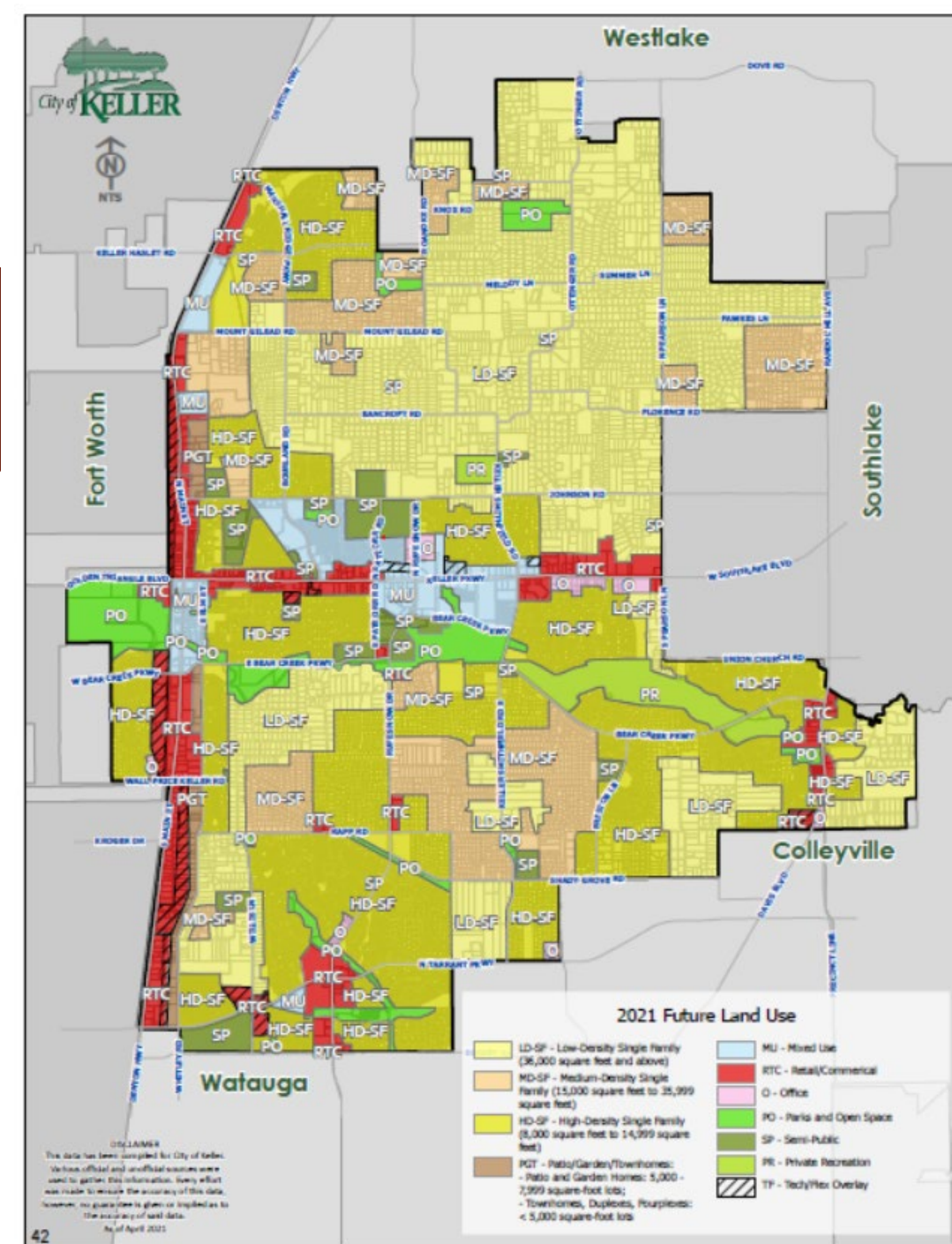
Economic Development Goals & Strategies

Goal 1: Create a New Business Land Use Overlay for Tech/Flex Space Uses

One of the fastest growing economic sectors in this e-commerce environment are uses found in Tech/Flex Space – clean industrial uses with numerous applications such as research and development, e-commerce, and small-scale assembly. Keller would like to support this business sector without creating unintended competition for commercial uses.



Conceptual example of tech/flex space



Economic Development Goals & Strategies



Strategy:

Create an overlay to optimize flexibility in marketing and attracting various businesses. The following is the Tech/Flex Overlay definition:

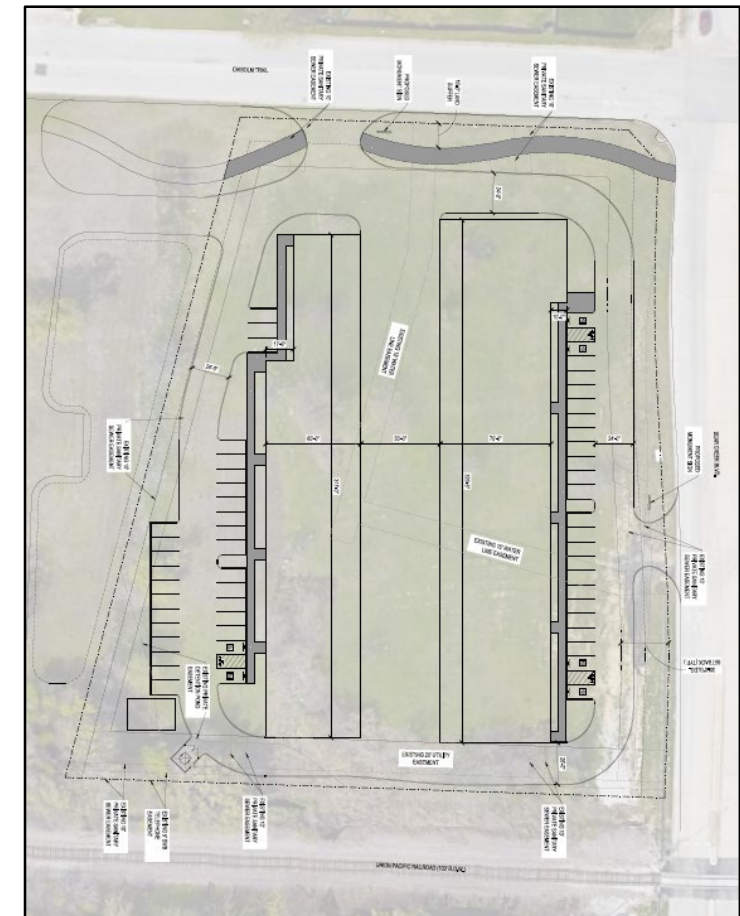
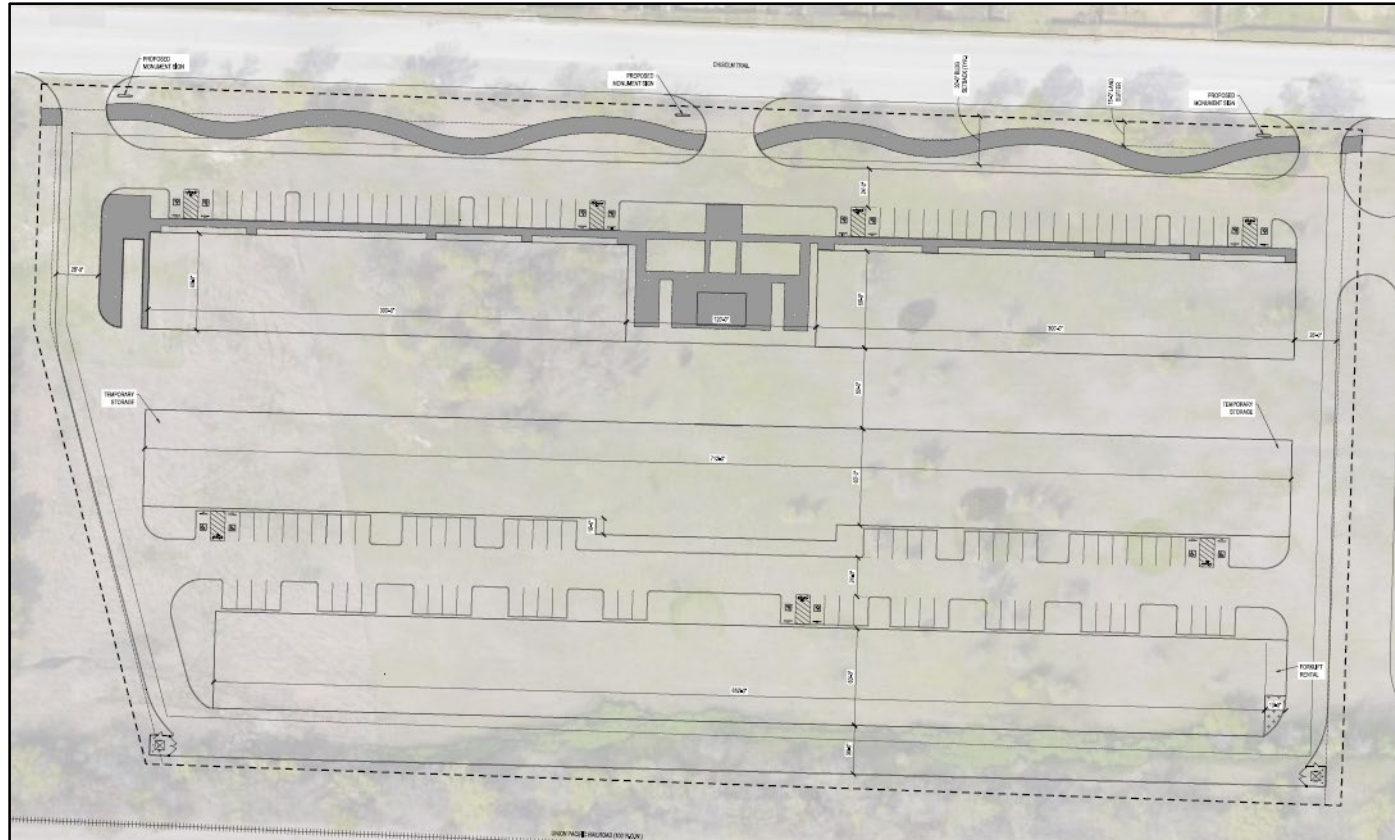
The Tech/Flex (TF) overlay category provides an option for uses that support offices, showrooms, research and development, light manufacturing, small-scale assembly, e-commerce, micro-warehouses, scientific technology, data centers and modernized industrial activities that do not generate smoke, noise, noxious odors, or other hazards traditionally caused by industrial uses. These developments should be located adjacent to other retail/commercial and/or high-density residential uses. The physical development patterns shall include architectural standards that are reflective of Class A office space, unifying landscape elements, and environmental stewardship. It is intended that the building interiors within these developments are designed for easy conversion to support multiple combinations of the uses listed above.

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Proposed Development Standards – Lot Size:

Current lot size is approximately 3.092 acres and 7.64 acres for Lots 1 and 2, respectively. No subdividing or modifications of the lot configurations is proposed. All setbacks will meet the base zoning districts.

The existing lots exceed the minimum size and width for the base zoning districts (33,000 SF and 150 feet, respectively, for both Neighborhood Services and Commercial).



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Proposed Development Standards – Elevations:

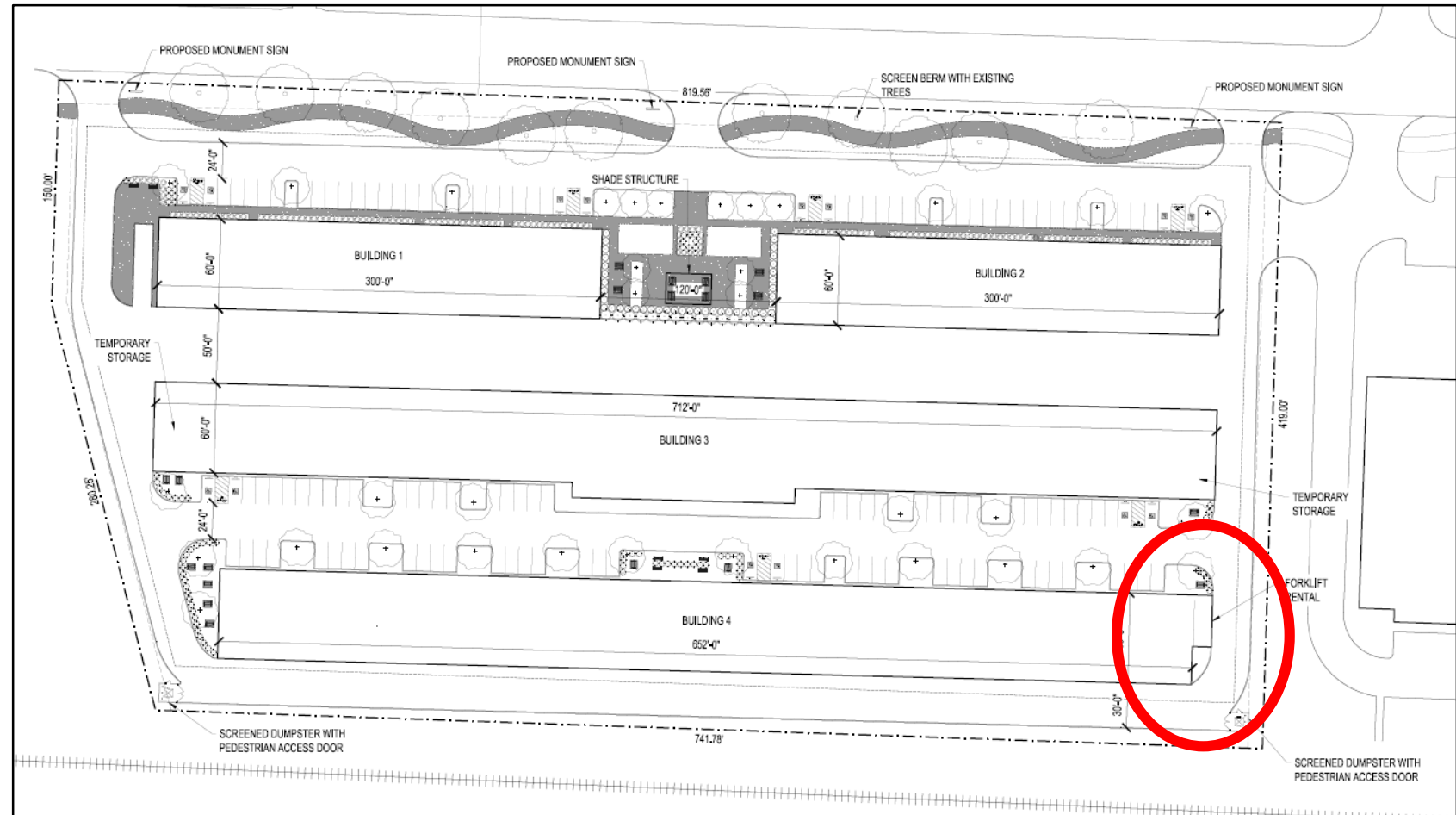
The proposed PD standards state similar architectural elements will be used on each building, with a minimum of 75% masonry, to include tilt wall, CMU and stucco, on each elevation.



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Proposed Development Standards – Elevations:

For the forklift rental area included with Building 4, the Applicant proposes an enclosure of masonry block or architectural metal compatible with the primary structure. The area will be covered by suspended metal, masonry or a fabric awning. Elevations for this area will be included in the Detailed Site Plan submittal.



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Proposed Development Standards – Elevations:

MATERIAL LEGEND

-  SPLIT FACE CMU
-  PAINTED CONCRETE TILT-WALL
-  ALUMINUM & GLASS STOREFRONT
-  PAINTED METAL
-  BRICK VENEER



ENLARGED ELEVATION - EAST - BUILDING 1
Scale: 1" = 20'-0"



ENLARGED ELEVATION - WEST - BUILDING 1
Scale: 1" = 20'-0"



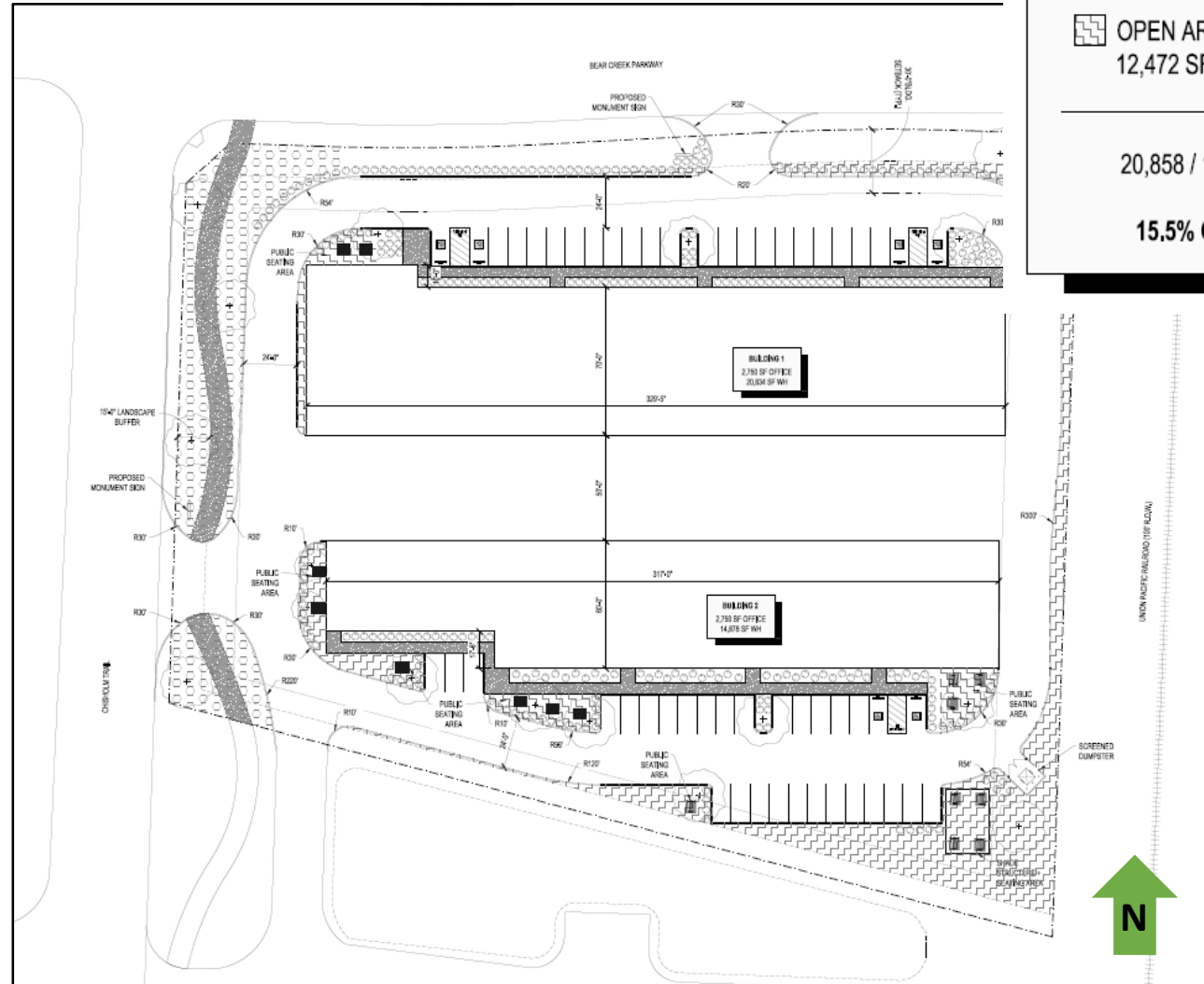
CHISOLM TRAIL STREET ELEVATION - BUILDINGS 1 & 2
Scale: 1" = 50'-0"

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Proposed Development Standards – Landscaping, Trails and Open Space:

The Applicant proposes to install a 10' trail within a 15' landscape buffer along Chisholm Trail on both lots, in compliance with the city's Trails Master Plan.

For Lot 1, the Applicant proposes 15.5% open space, to include the trail area and adjacent landscaping, landscaping and public seating areas adjacent to both buildings, and landscaping and a shade structure and seating area at the southeast corner of the lot, totaling 20,858 square feet.



OPEN AREA CALCULATIONS

LOT SQUARE FOOTAGE:
134,673 SF

TRAIL SYSTEM EXTENSION
8,386 SF

OPEN AREA
12,472 SF

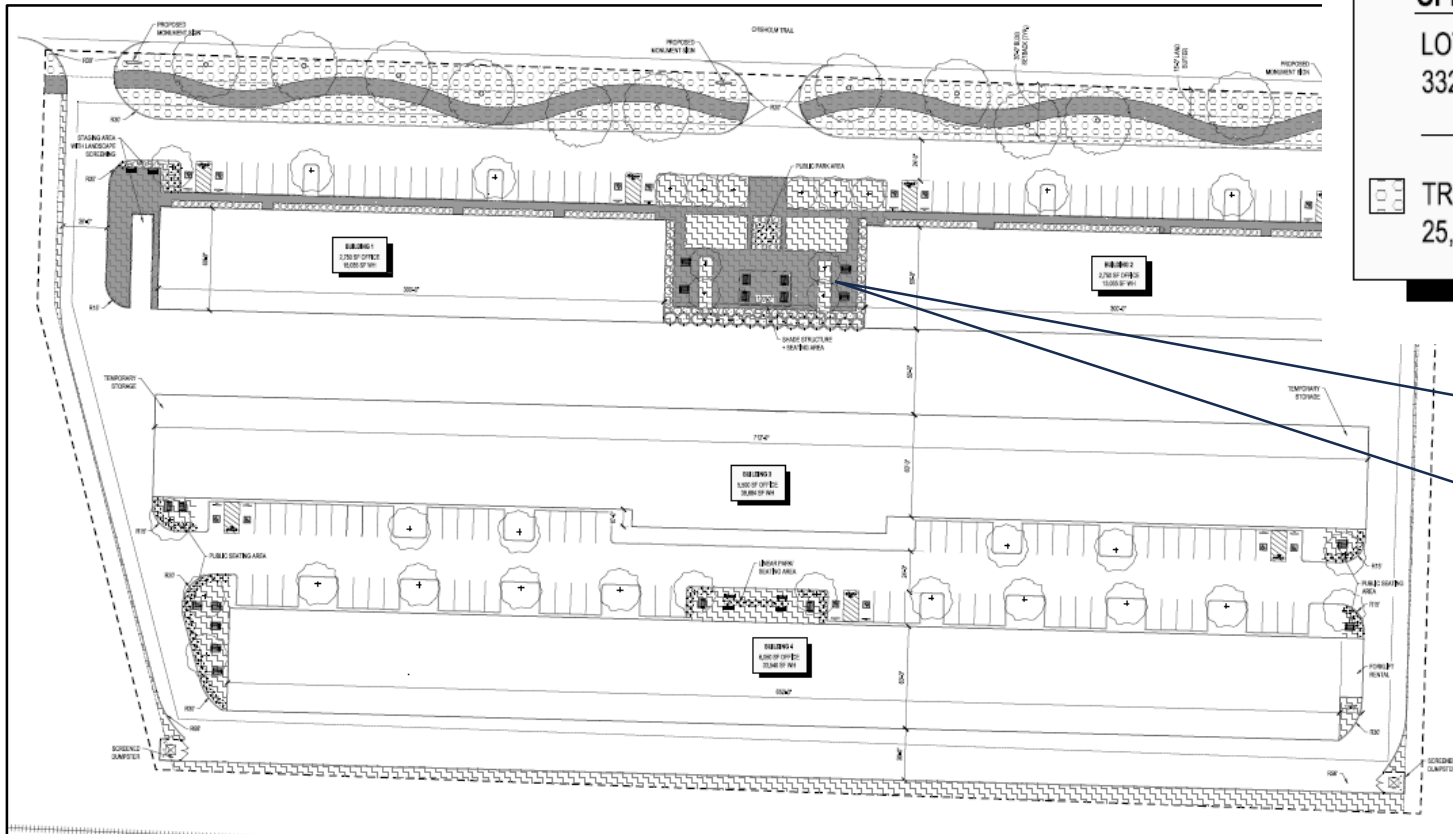
$20,858 / 134,673 = .155$

15.5% OPEN AREA

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Proposed Development Standards – Landscaping, Trails and Open Space:


For Lot 2, the Applicant proposes 15.1% open space, to include the trail and adjacent landscaping, public park area located between Buildings 1 and 2, linear park adjacent to the west side of Building 4, landscaping and public seating areas adjacent to Buildings 3 and 4, and landscaping adjacent to the eastern property line next to the railroad tracks, totaling 50,379 square feet.




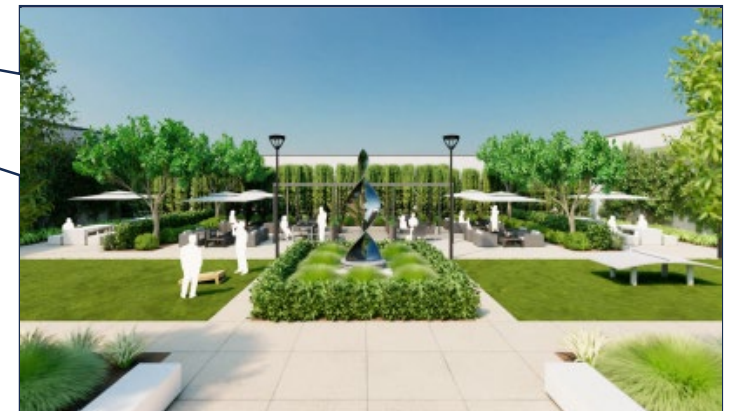
OPEN AREA CALCULATIONS

LOT SQUARE FOOTAGE:
332,927 SF

50,379 / 332,927 = .137
15.1% OPEN AREA

 TRAIL SYSTEM EXTENSION
25,481 SF

 OPEN AREA
24,898 SF



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Proposed Development Standards – Landscaping, Trails and Open Space:

Unified Development Code (UDC) Section 8.27(I):

“All planned developments shall provide for fifteen percent (15%) of the development in usable open space exclusive of street yard landscaping. This includes, but not limited to, landscaped hike/bike trail, open area recreational facilities, parks and playgrounds, water features and decorative objects such as fountains. Usable open space shall not include rooftops, accessory buildings, parking areas, driveways, turnaround areas, or the right-of-way or easement for streets or alleys.”

The Applicant intends to meet all other non-residential landscape and buffer requirements.

Proposed Development Standards – Changes from Base Zoning:

PROPOSED PD USE	SUP or P in PD	COMMERCIAL	NEIGHBORHOOD SERVICES
Appliance Rental	P	SUP	SUP
Assembly of light electronic instruments and devices (enclosed building)	P	-	-
Assembly of products including packaging	P	-	-
Assembly of radios/audio/visual equipment/communication equipment	P	-	-
Automobile parts retail sales wholly enclosed in a building	P	SUP	SUP
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	SUP	SUP	-
Automobile Sales	SUP	SUP	-
Brewery	SUP	P	-
Brewery with retail sales on and off premise	SUP	P	-
Commercial engraving/printing (including newspapers)	P	SUP	-
Contractor shop	P	SUP	-
Distillery with 1,500 square-foot tasting room	SUP	P	-
Entertainment Facility (Indoor)	SUP	SUP	-
Furniture restoration (wholly enclosed in a building)	P	P	-
Greenhouses and nurseries (commercial retail or wholesale)	SUP	SUP	-
Gunsmith (repair only)	SUP	P	SUP

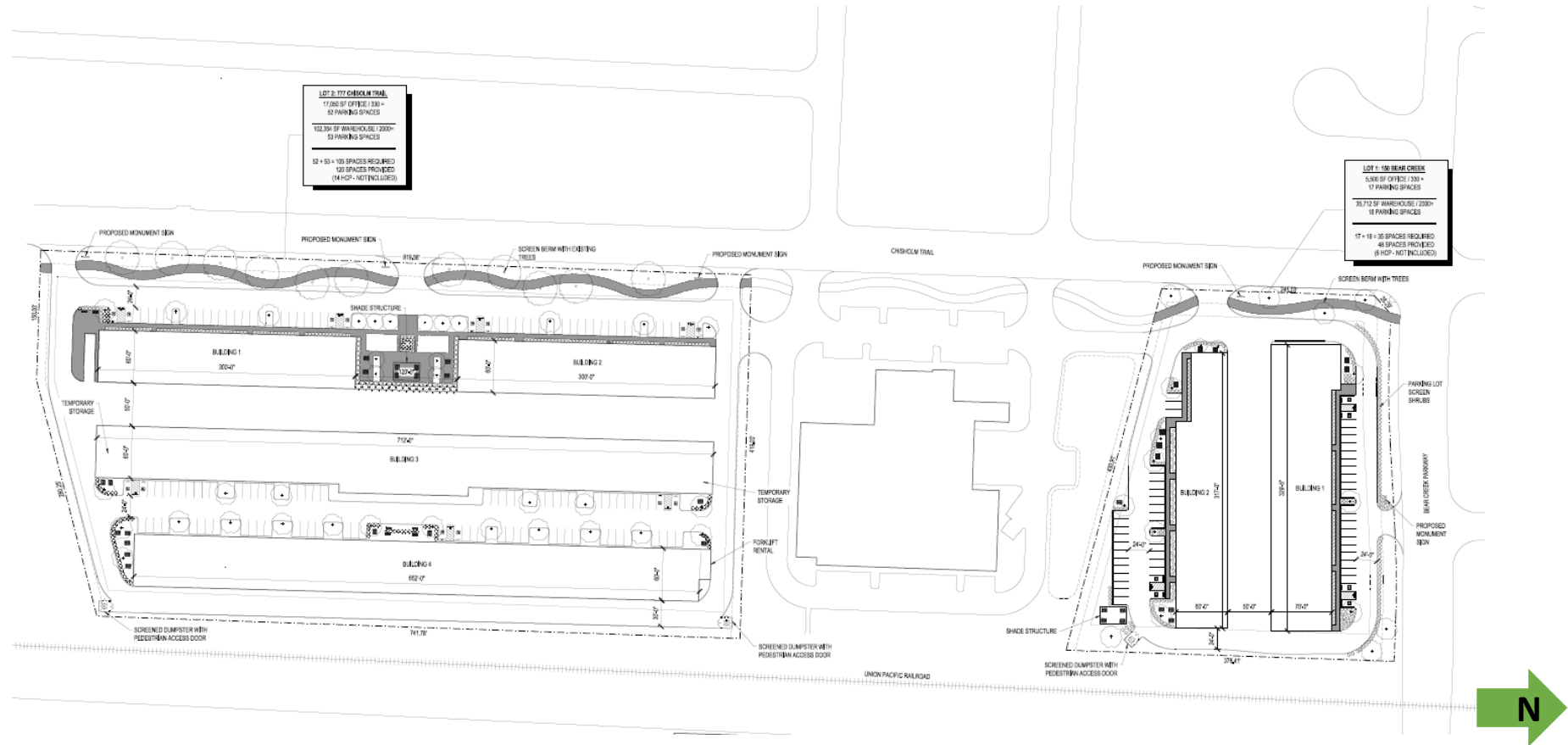
Proposed Development Standards – Changes from Base Zoning:

PROPOSED PD USE	SUP or P in PD	COMMERCIAL	NEIGHBORHOOD SERVICES
Heating and air conditioning sales and services without outdoor storage	P	P	-
Heavy machinery sales and service	SUP	SUP	-
Heavy vehicle storage	SUP	SUP	-
Hospital	SUP	P	-
Light Manufacturing wholly enclosed within a building	P	P	-
Motorcycles sales and service	SUP	SUP	-
Office warehouse	P	-	-
Private club	SUP	P	SUP
Radio broadcasting without tower	P	SUP	SUP
Research and scientific laboratories	P	P	-
Retail stores and shops	P	-	-
Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	SUP	SUP	-
Sales of used goods and merchandise	P	SUP	-
School, Business or Trade	P	P	SUP
Seasonal sales	P	SUP	SUP
Technology/Research and Development	P	-	-
Tool and machinery rental shop	P	SUP	-

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Proposed Development Standards – Parking:

The Applicant requests to use the parking ratios of 1 space per 330 square-foot for business or professional office and 1 space per 2,000 square-foot for warehouse space. These ratios meet UDC requirements, except that UDC Section 9.02(H)(4) states that for buildings with mixed uses, “the parking requirement shall be calculated for the most intensive use. In cases where the design of the interior of the structure is not practical for alteration, the parking requirement may be calculated for each use within a structure for buildings over 40,000 square feet.”



Proposed Development Standards – Parking:

UDC Section 9.03(F)(3)(i) states that “If the number of parking spaces exceed the Code requirements by more than ten percent (10%), a fifty (50) square foot of additional landscaping shall be provided for each additional parking space.”



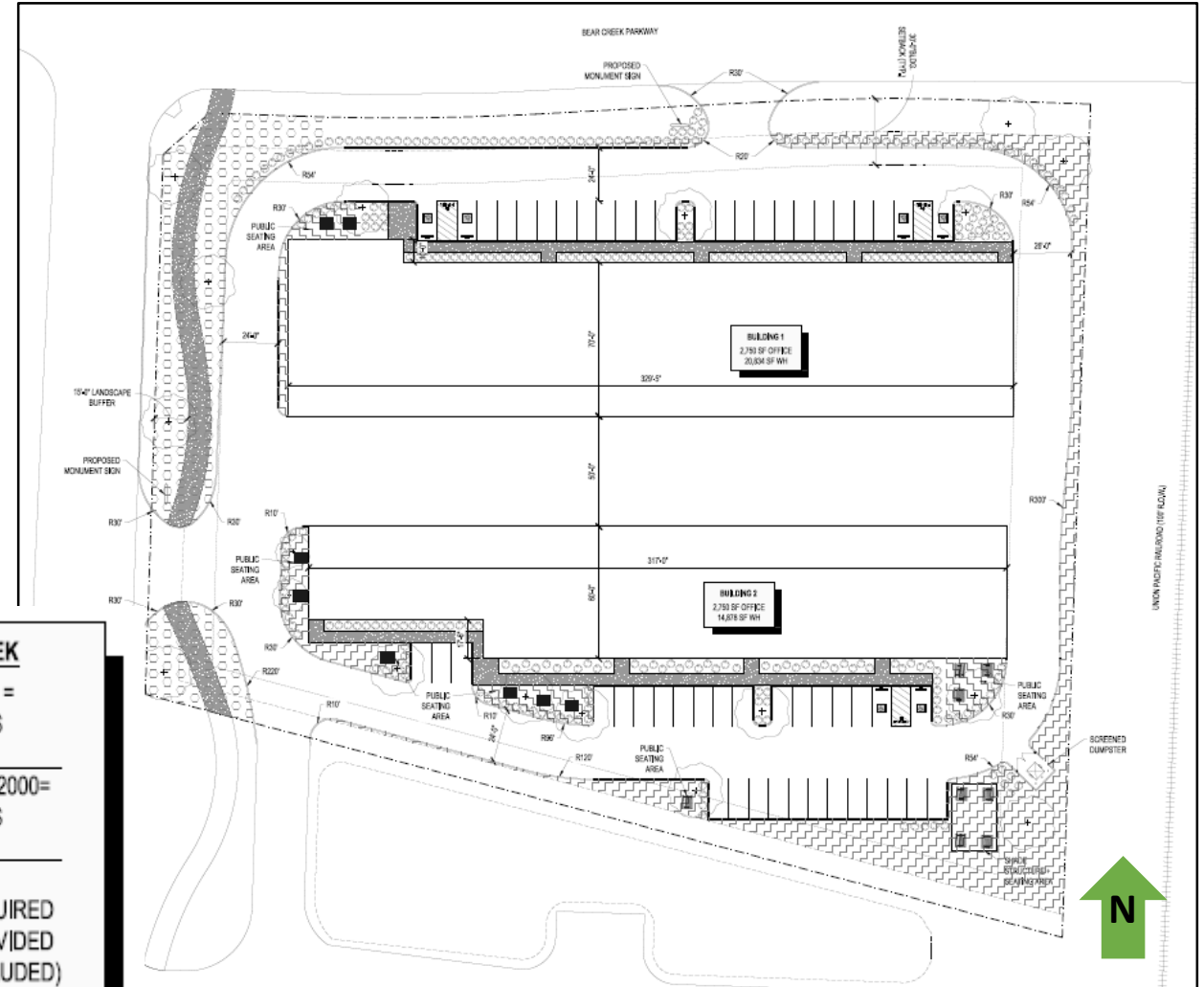
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Proposed Development Standards – Parking:

As shown on the concept plan, Lot 1 parking spaces exceeds the number of required spaces by 13 spaces, or by approximately 37%.

Lot 2 parking spaces exceed the required number of spaces by 11 spaces, or 10%.

LOT 1: 150 BEAR CREEK	
5,500 SF OFFICE / 330 =	17 PARKING SPACES
<hr/>	
35,712 SF WAREHOUSE / 2000=	18 PARKING SPACES
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17 + 18 = 35 SPACES REQUIRED	
48 SPACES PROVIDED	
(6 HCP - NOT INCLUDED)	



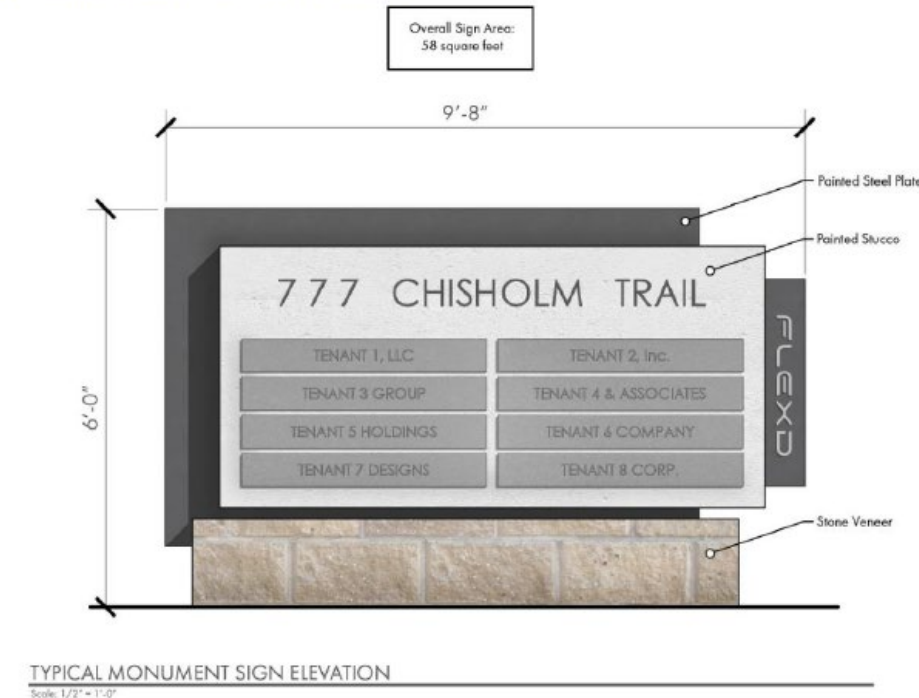
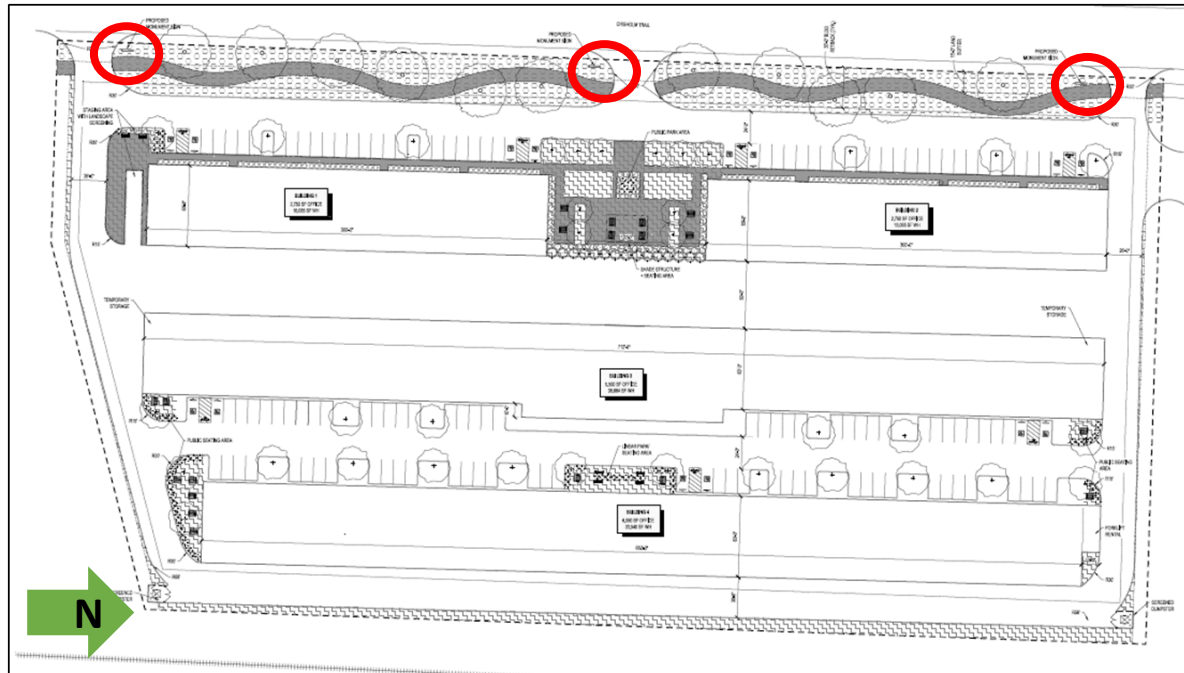
The Applicant requests to breakdown the parking requirement into warehouse/office space for each building, and to provide no additional landscaping for overparking.

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Proposed Development Standards – Signage:

UDC Section 9.05(D.7) Table 4 allows up to 2 detached signs for lots with more than 600 feet of frontage along a public right-of-way. Under this guideline, both lots are allowed up to 2 detached signs.

The Applicant requests a third sign for Lot 2, with all three signs located along Chisholm Trail. Approximate locations for all monument signs are shown on the Applicant's concept plan.



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Proposed Development Standards – Signage:

The Applicant proposes limiting glass storefront signage to no more than 30% of the total glass surface area. There are no UDC guidelines for storefront signage.

For internal lease spaces, the Applicant proposes projecting or “shingle” style signage.

The UDC allows this type of signage only in the Old Town Keller zoning district. Per UDC Section 9.05(D.6) Table 2, in all other non-residential zoning districts, “attached signs must be mounted parallel to walls and may not project above the roof or project more than 18” from the wall.



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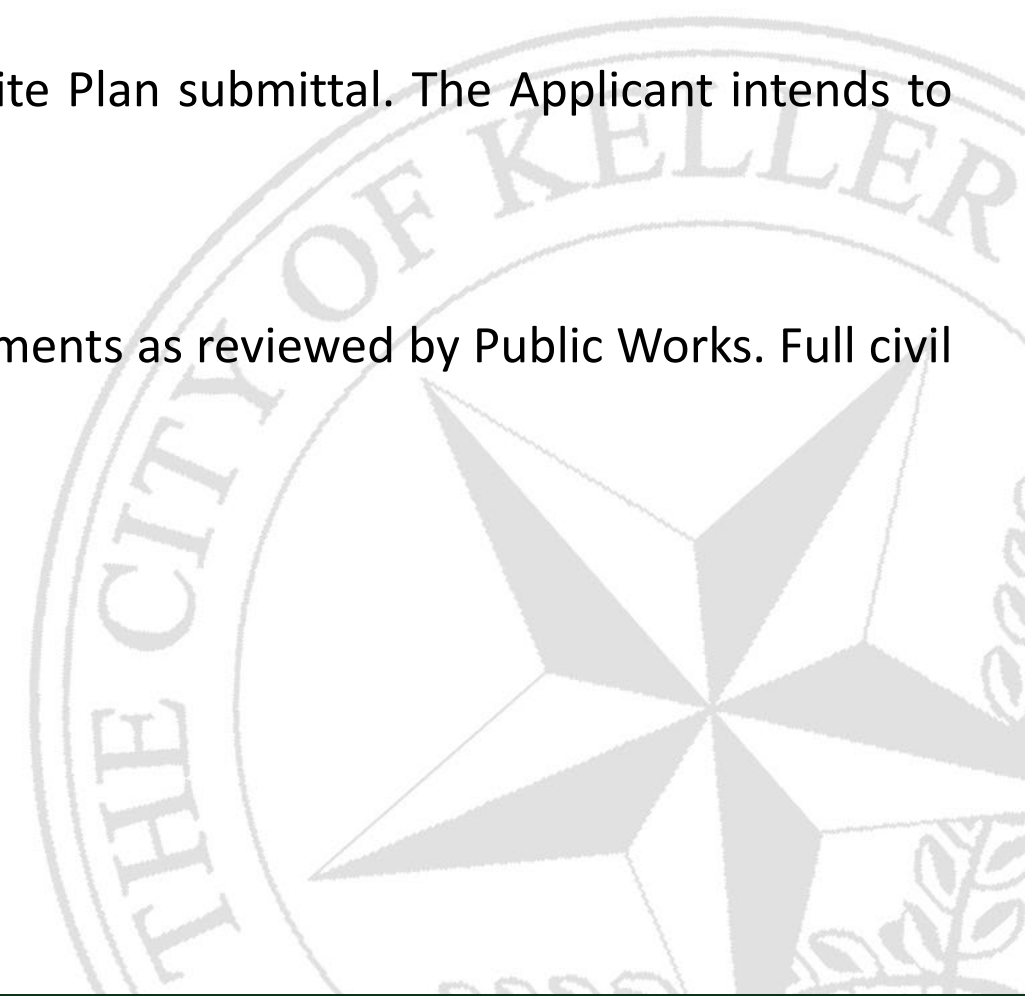
Proposed Development Standards

Lighting:

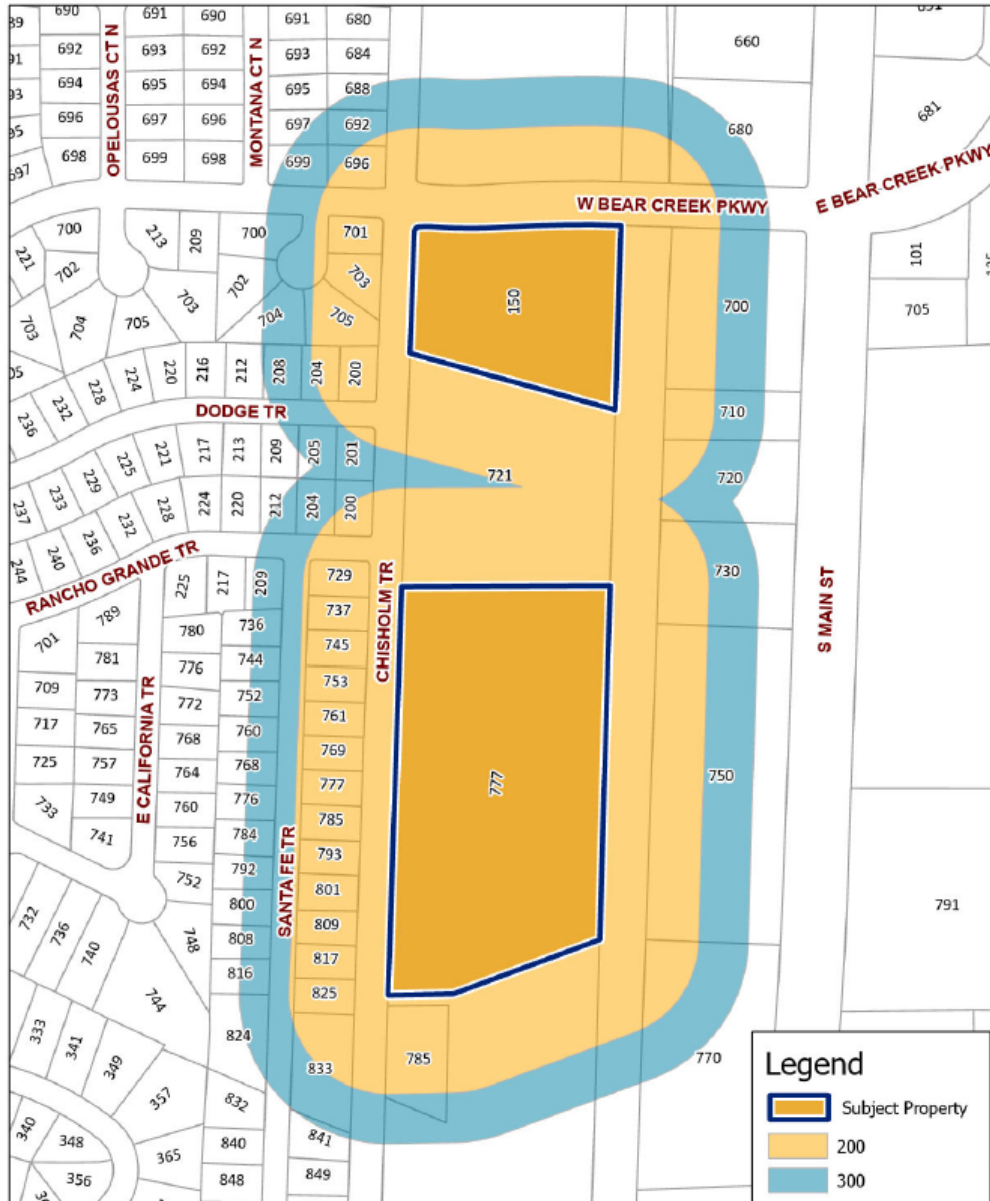
A full photometrics plan will be required as part of the Detailed Site Plan submittal. The Applicant intends to meet all UDC requirements for site lighting.

Drainage and Utilities:

The conceptual drainage and utility plans meet preliminary requirements as reviewed by Public Works. Full civil plans will be required as part of the Detailed Site Plan.



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- On Oct. 31, 2024, the City mailed 64 letters of notification for this Public Hearing to all property owners within 300' of the site, as well as a letter to the school district. A public hearing notice sign was also posted.
- Staff has received no written support or opposition in response to this request.
- The Applicant has reached out to surrounding property owners and held a public meeting on October 16, 2024.

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Planning and Zoning Commission Recommendation:

At the Nov. 12, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Planned Development zoning change request with the following conditions related to the proposed allowable uses:

- Remove use of Retail sales of CHP tobacco
- Change from Permitted by right to Specific Use Permit for: Brewery, Brewery with retail sales, Distillery with tasting room, Gunsmith, Heavy machinery sales and service, Med spa, Private club and Veterinarian clinic with supplemental services

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Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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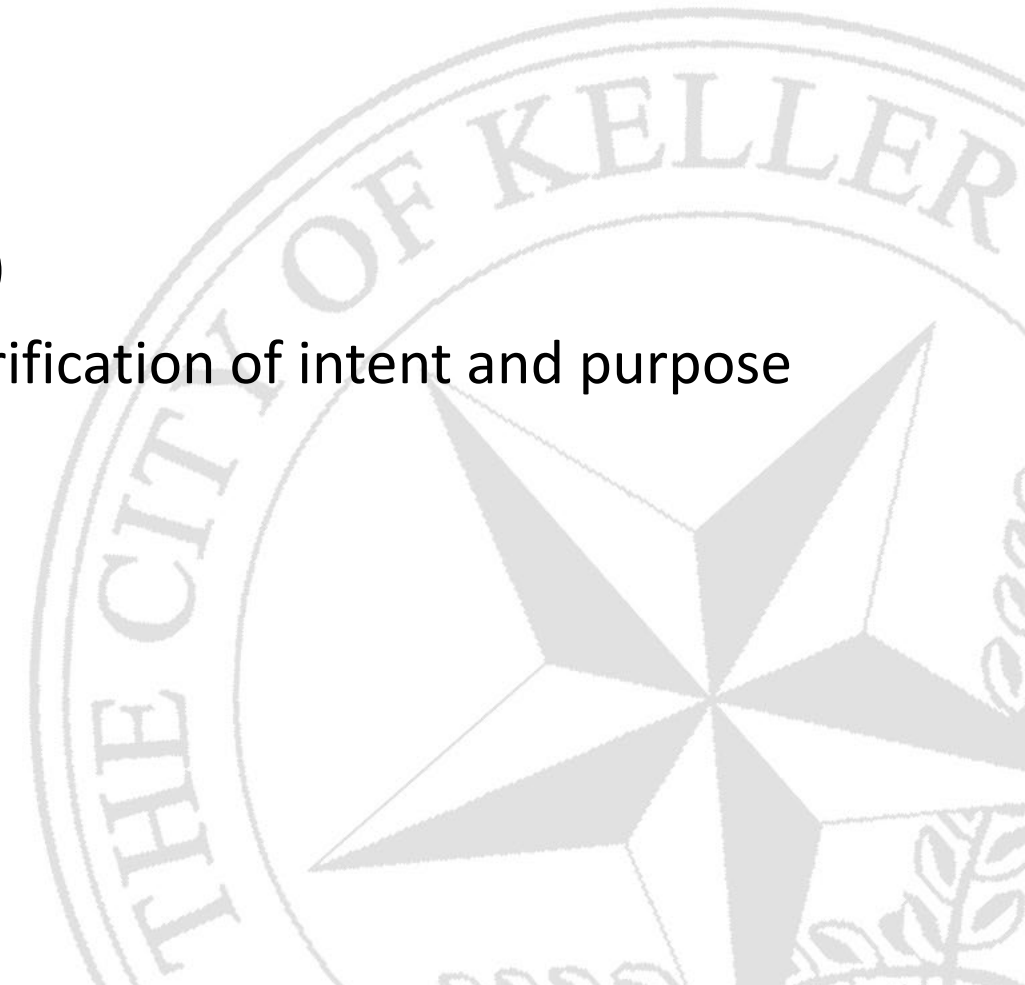
Summary:

Consider a recommendation for a Planned Development Zoning Change for FLEXD Keller, a Planned Development Zoning Change from Commercial (C) and Neighborhood Services (NS) to Planned Development – Tech Flex, consisting of two separate commercial lots totaling approximately 10.77 acres of land

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The City Council has the following options when considering a Planned Development zoning change 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