

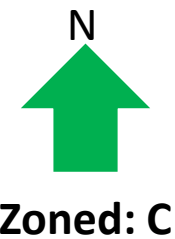
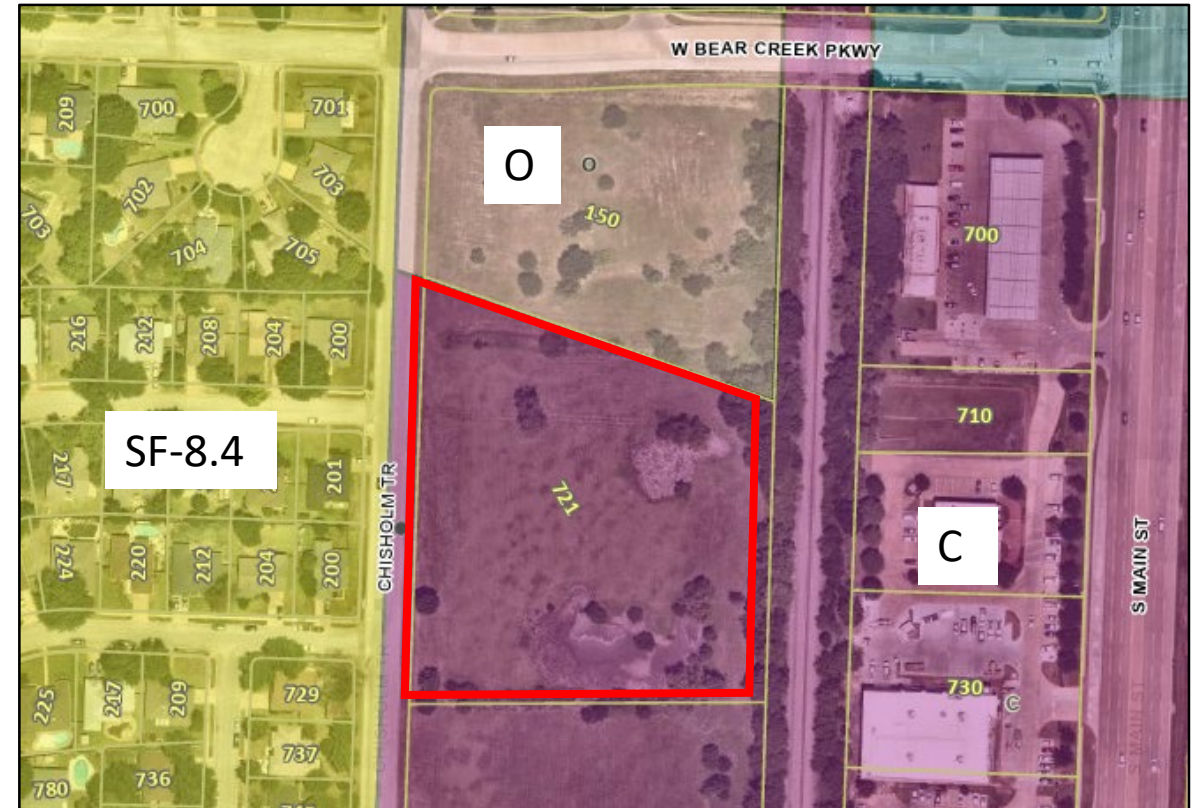
Item H-2

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) to allow the use of warehousing, for the Penguin Patch, in an approximately 36,000 square-foot space for Phase I and approximately 5,500 square-foot space for Phase II, on the property legally described as Abstract 457 Tract 14C03 of John Edmonds Survey, being 4.07-acres, approximately 270 feet southeast from the intersection of W. Bear Creek Parkway and Chisholm Trail, zoned Commercial (C), and addressed as 721 Chisholm Trail. Jennifer Randklev, Penguin Patch, Applicant. Michael L. Moore, Owner. (SUP-22-0024)

Item H-2 Aerial Map



Item H-2 Zoning Map



Item H-2

Background:

The Applicant's business, the Penguin Patch, manufactures (assembles kits), warehouses, and packages products sent to schools for students to purchase as seasonal gifts.



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Background:

The Applicant would like to move her expanding business to Keller. She proposes constructing an approximately 41,550-square-foot building to house offices, light manufacturing, and warehousing.

Penguin Patch employs approximately 40 people and another 30 during the peak holiday season. High school students in the special education program also work on site.



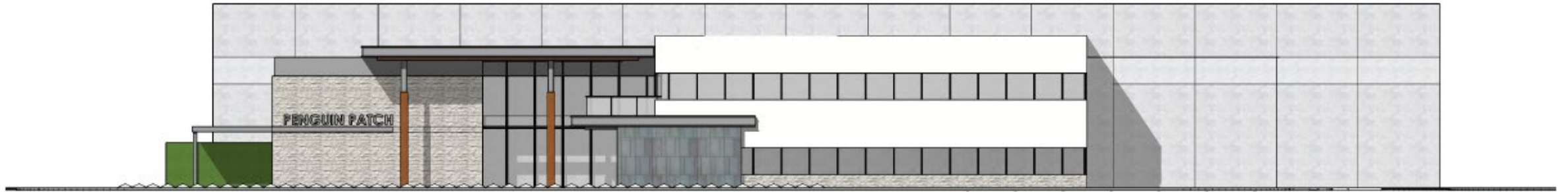
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Background:

In the Commercial zoning district, a Specific Use Permit is necessary for warehousing - a component of the Applicant's business.

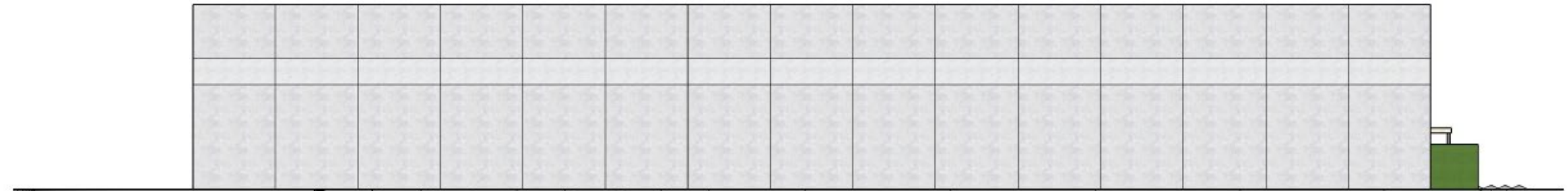


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WEST ELEVATION

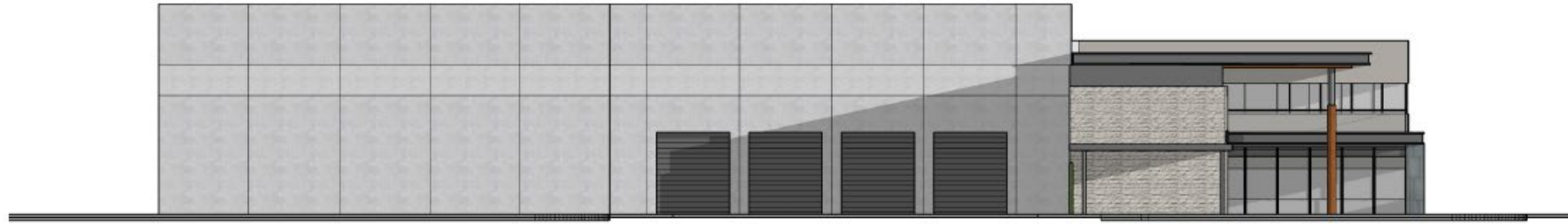
PAINTED CONCRETE TILT-WALL PANELS - 65%
DECORATIVE STONE 15%
STUCCO - 5%
GLAZING 15%



EAST ELEVATION

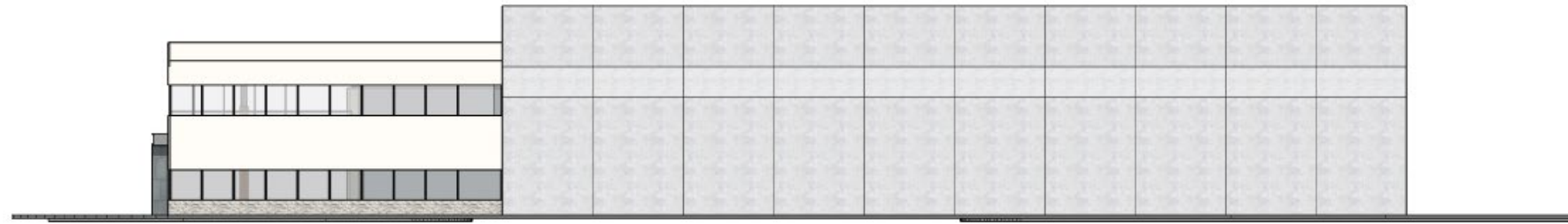
PAINTED CONCRETE TILT-WALL PANELS - 100%

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NORTH ELEVATION

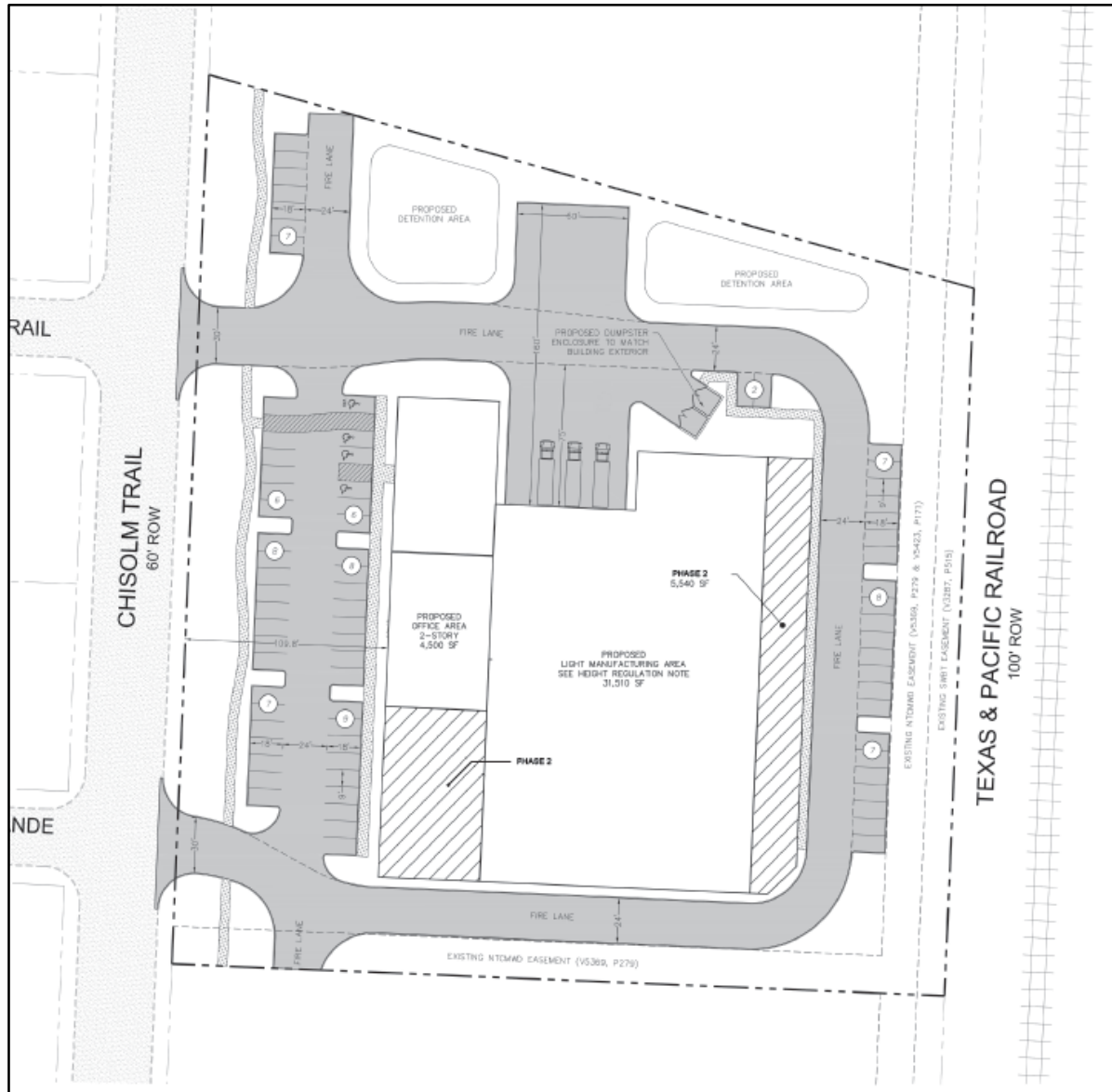
PAINTED CONCRETE TILT-WALL PANELS - 75%
DECORATIVE STONE 10%
STUCCO - 5%
GLAZING 10%



SOUTH ELEVATION

PAINTED CONCRETE TILT-WALL PANELS - 85%
DECORATIVE STONE 5%
STUCCO - 5%
GLAZING 5%

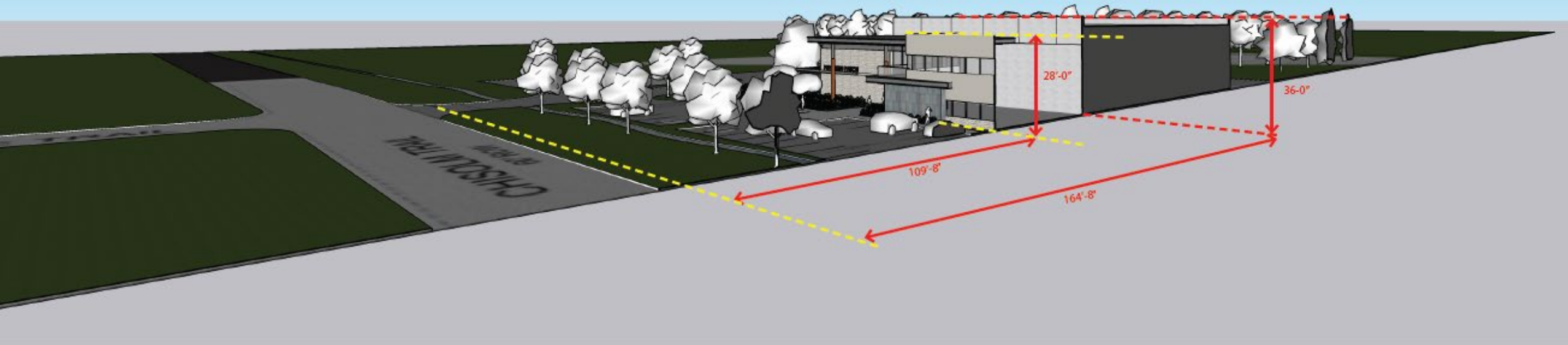
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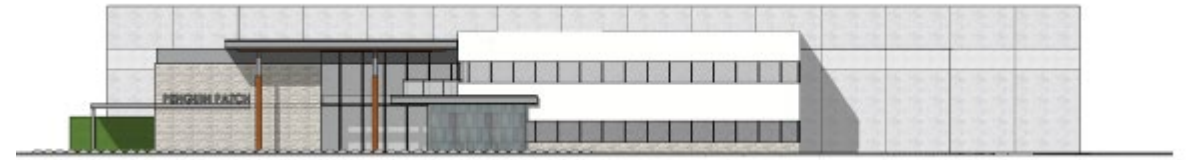
- Approximately 110 feet of landscaping, city trail, and parking are planned between the front of the building (west side) and Chisholm Trail.
- The 36-foot-tall light manufacturing and warehousing component of the building is set back 164 feet from the west property line toward the railroad, so that it is screened from Chisholm Trail by the Class A office façade and is further from the neighborhood.
- Loading docks on the north side of the building will be screened from the street.

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Max allowable height = 48'
Proposed height = 36'



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The west elevation faces the residential neighborhood across Chisholm Trail (High Chaparral Addition).

The west side of the building will have large canopies over the front of the building and entrance as well as an outdoor break area.

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The 2021 FLUP designates the property Retail Commercial with the Tech/Flex overlay.

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

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Background:

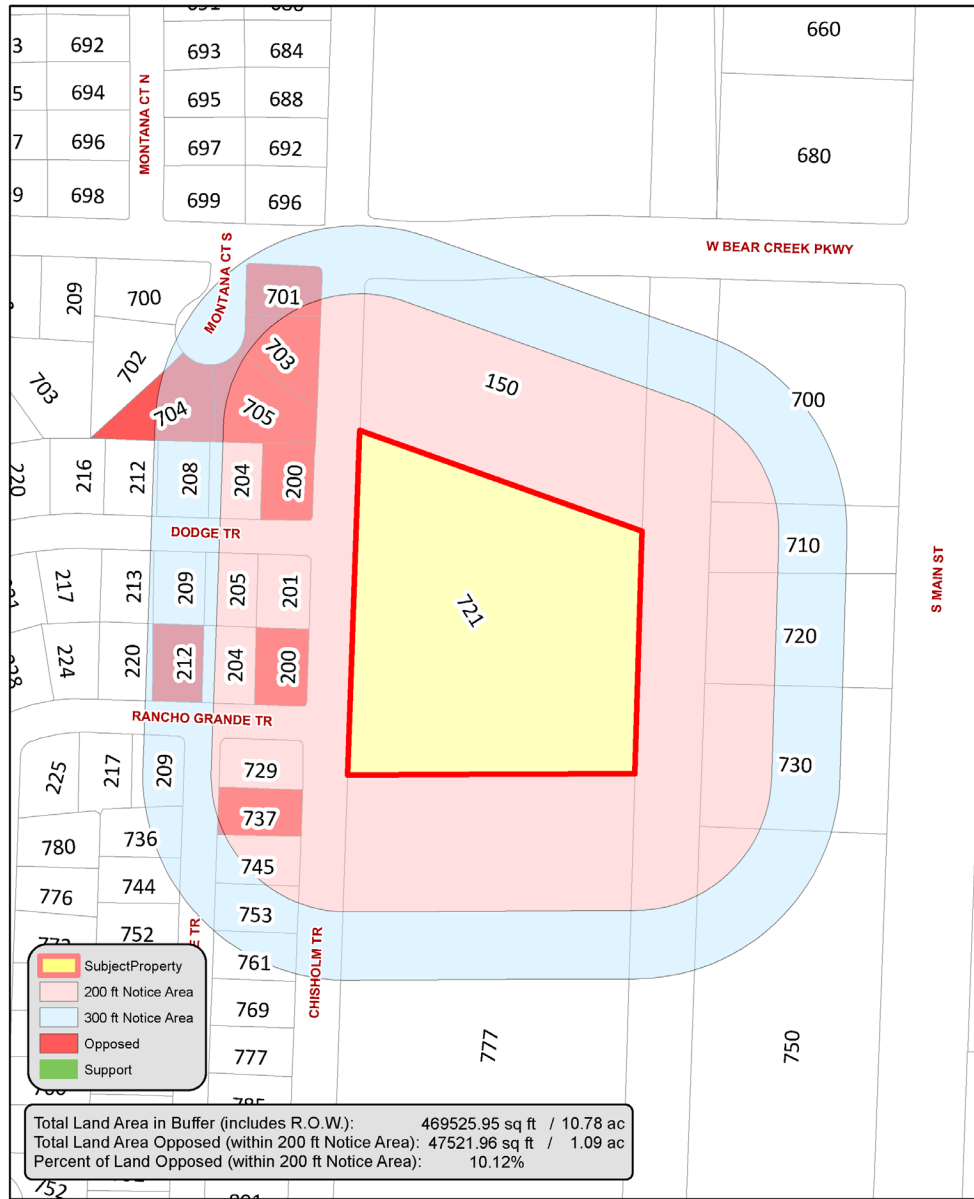
The building would be the first built in the new FLUP Tech/Flex land use category and would architecturally set the standard as described in the FLUP:

The physical development patterns shall include architectural standards that are reflective of Class A office space, unifying landscape elements, and environmental stewardship.



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- On June 30, 2022, the City mailed 34 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.
- As of July 26, Staff has received 10 letters in opposition to the SUP request. Six property owners fall within the 200-foot buffer equaling 10.12% of the buffer area. Two others fall within 300 feet.
- All opposition to date has come from the residential neighborhood.



Updated: 7/26/2022



721 Chisholm Tr

DISCLAIMER
This data has been compiled for the City of Keller.
Various official and unofficial sources were used to gather this information.
Every effort was made to ensure the accuracy of this data.
However, no guarantee is given or implied to the accuracy of said data.

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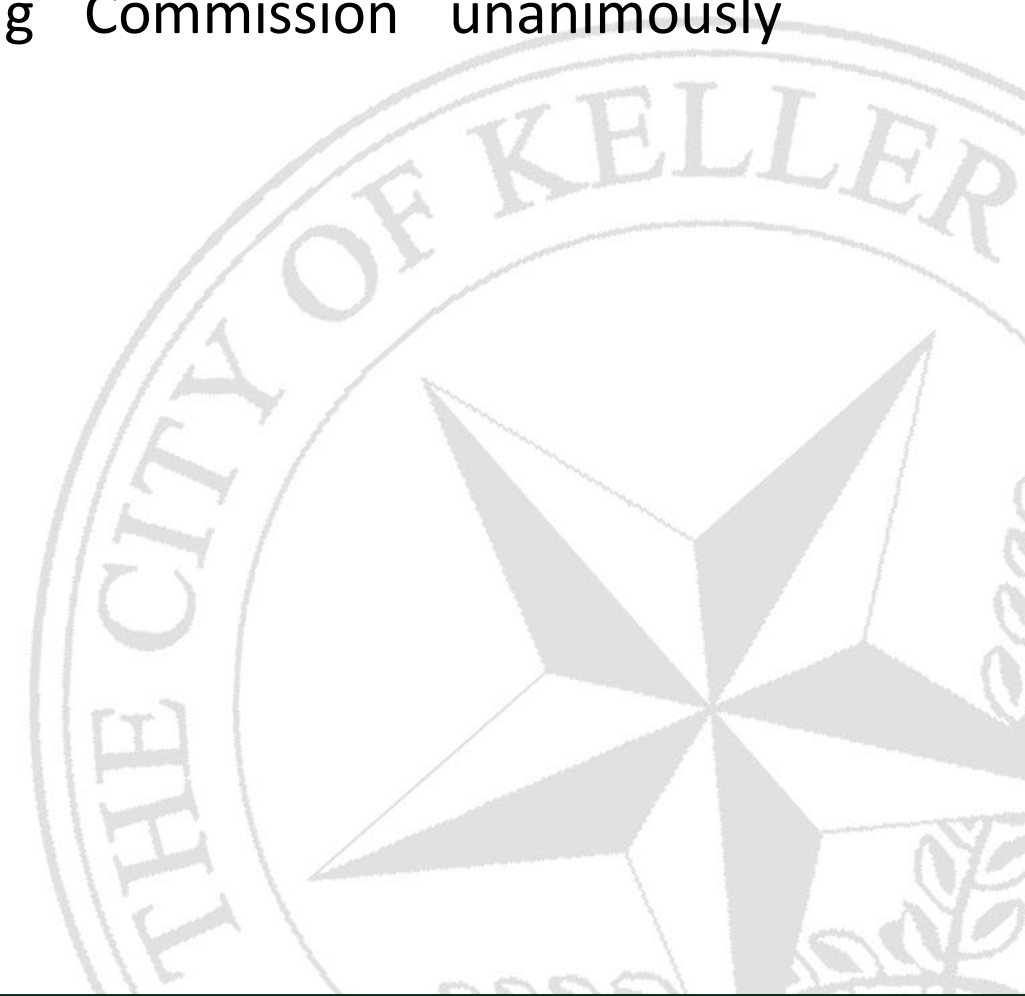
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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.

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Planning & Zoning Commission Recommendation:

On July 12, 2022, the Planning and Zoning Commission unanimously recommended approval of the SUP request.



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SUP Requests:

- To allow the use of warehousing in a building

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

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



Questions?
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817-743-4130