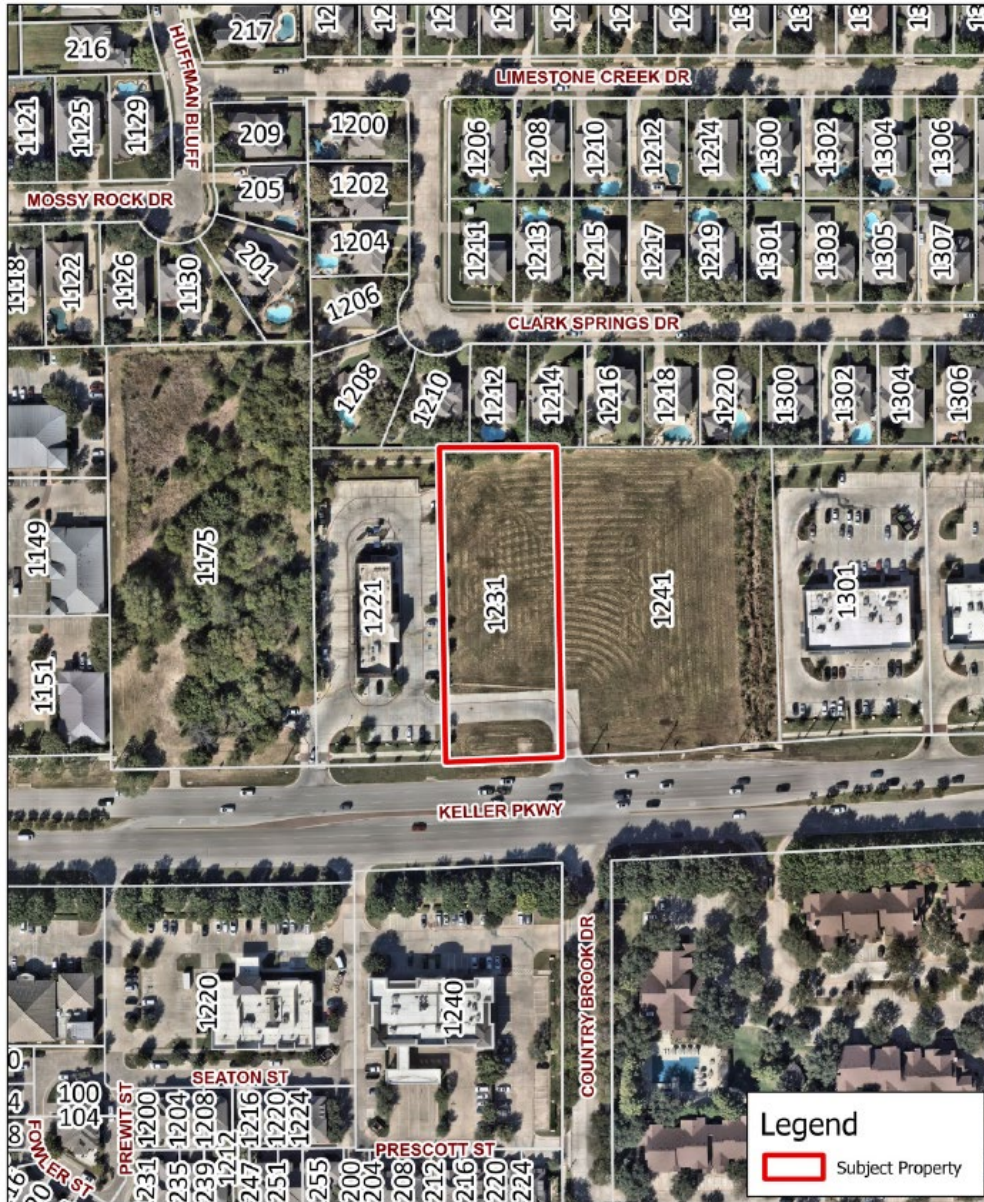


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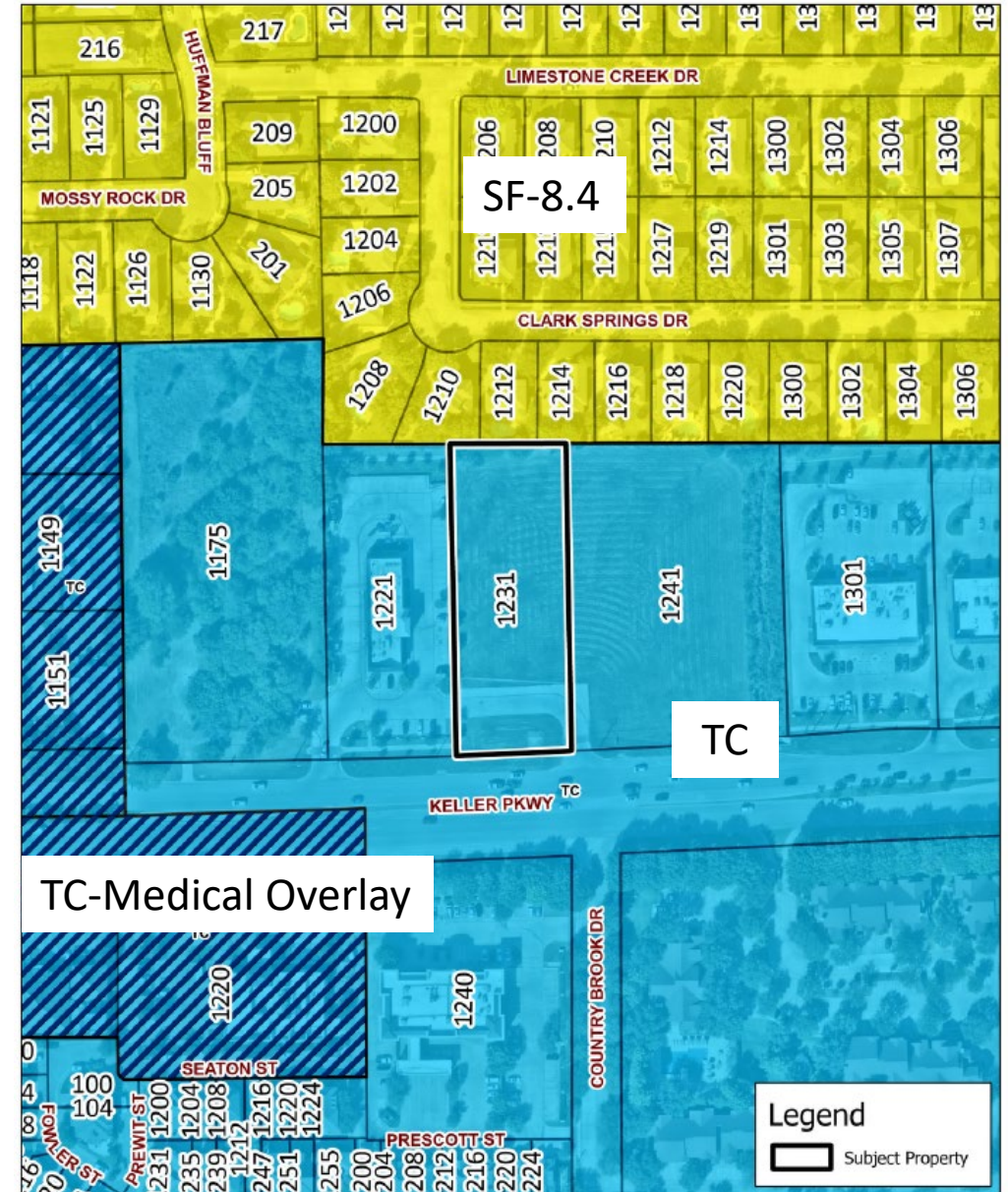
Consider a resolution approving a Site Plan amendment with one variance for a proposed 7,000 square-foot bank building, on the property legally described as Lot 1, Block A of the Bomac Addition being 1.24-acres, located on the north side of Keller Parkway at the Keller Parkway and Country Brook Drive intersection, zoned Town Center (TC) and addressed as 1231 Keller Parkway. Priya Acharya, Wier & Associates, Inc., Applicant. Bomac Keller 1709, LLC, Owner. (SITE-2510-0017)

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Aerial Map



Zoning Map



N

Zoned:
Town
Center (TC)

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Background:

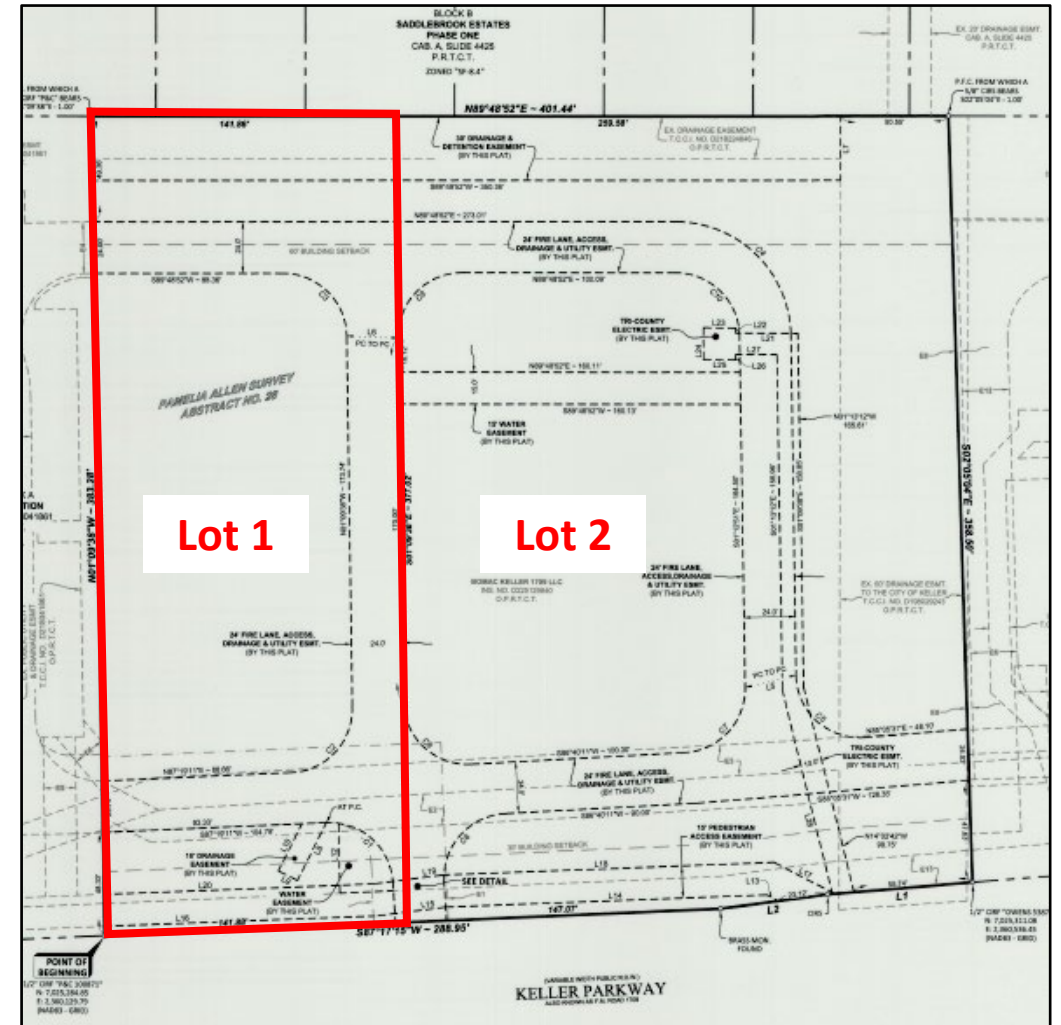
On Dec. 3, 2024, City Council approved the following Specific Use Permit (SUP) requests for the future development of the lots now addressed as 1231 and 1241 Keller Pkwy.:

1231 Keller Parkway (Lot 1)

- An SUP to allow a building less than 6,000 square feet in TC.
- An SUP to allow a restaurant with a drive-thru
- An SUP to allow a bank
- An SUP to allow a one-story building

1241 Keller Parkway (Lot 2)

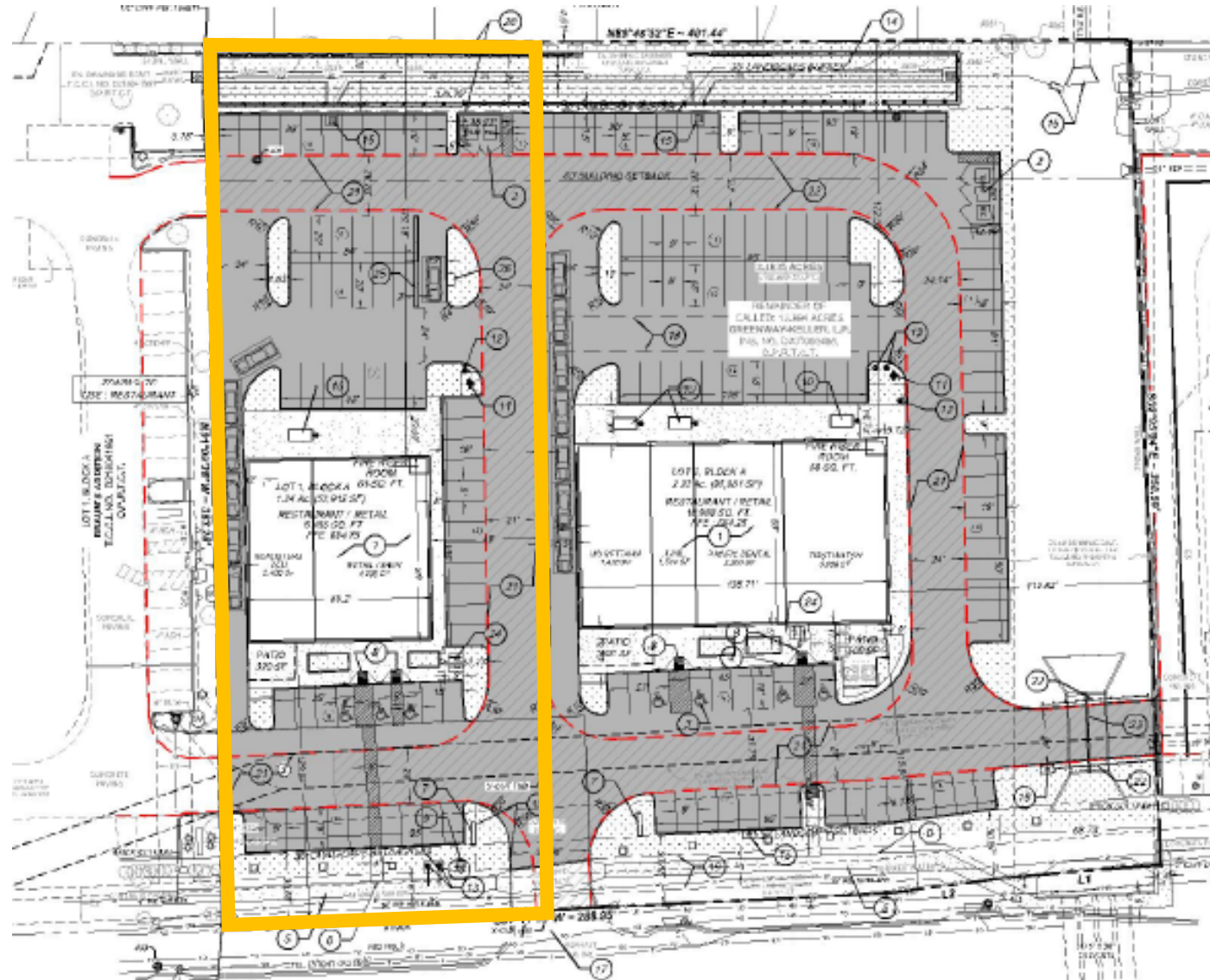
- An SUP to allow a one-story building.
- An SUP to allow a restaurant with a drive-thru.



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Background:

- April 15, 2025: City Council approved a site plan for both lots with variances related to the orientation of the dumpster enclosure on Lot 1, landscaping, and parking.
- At the time of site plan approval, the Applicant intended for Lot 1 to include a restaurant and bank, but now proposes an approximately 7,000-square-foot Frost Bank building as the only user on the property.
- Per Unified Development Code (UDC) Section 4.15(D), all site plans within Town Center must be considered by City Council after a recommendation by the Planning and Zoning Commission.

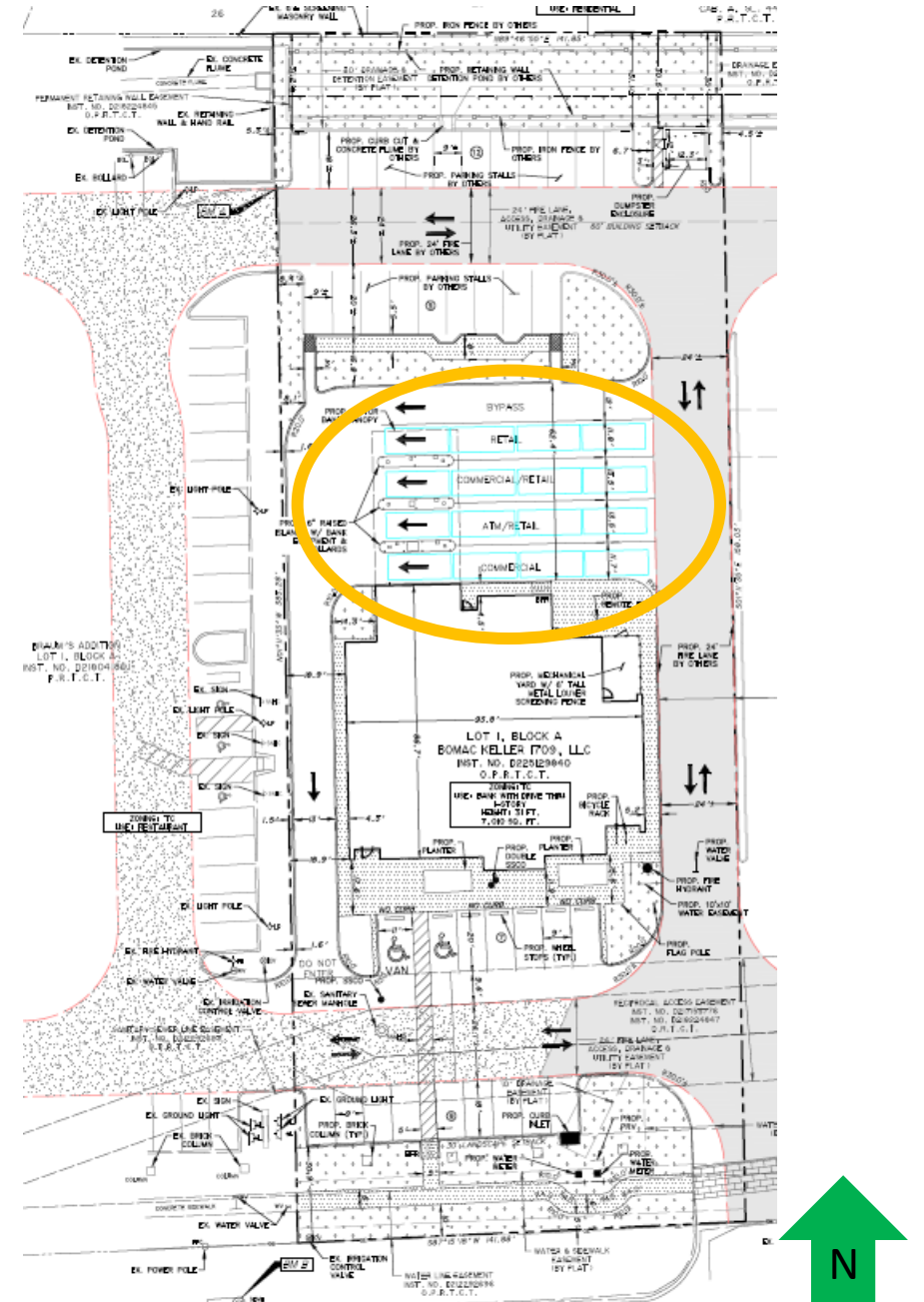


Site Plan Approved April 15, 2025

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Site Layout: Variance Requested

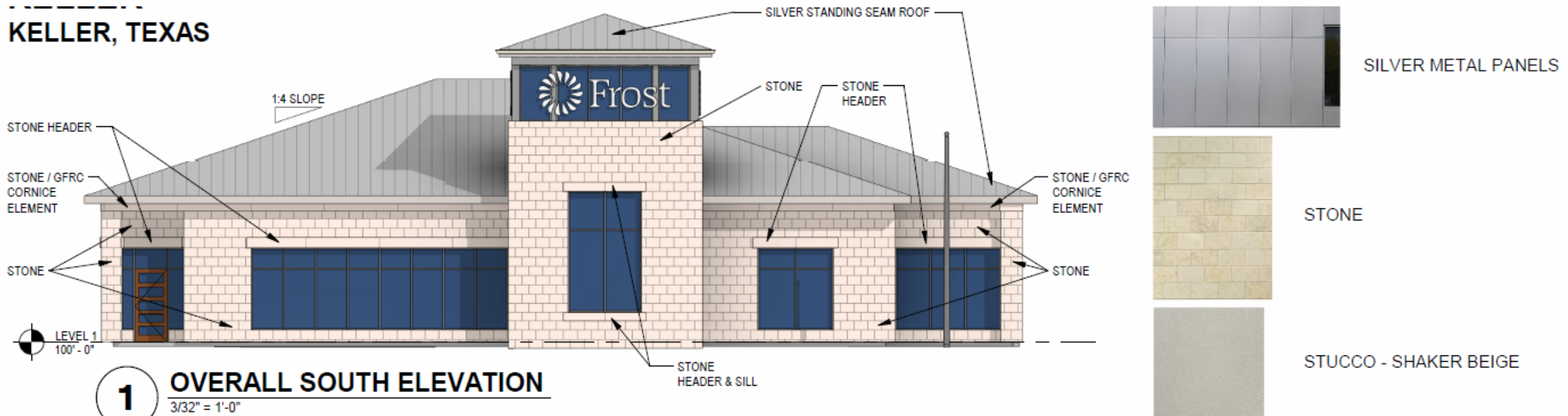
- Proposed structure is approximately 7,000 square feet and four drive-thru lanes for ATM and teller service on the north side of the building.
 - UDC Section 9.02(D)(7)(a) states “The following stacking requirements may be used as a guide but may be modified at the time of site plan review based on use and design of this facility:” (1) For financial institutions with drive-through facilities, each teller window or station, human or mechanical 5 stacking spaces.
1. The Applicant requests to provide four (4) stacking spaces per drive-through lane.



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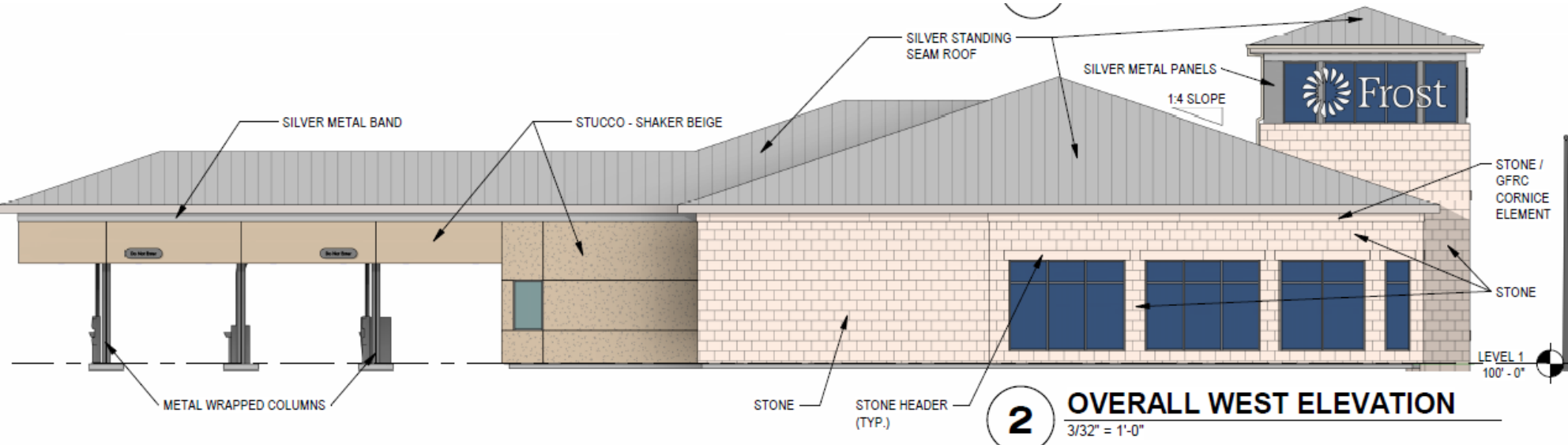
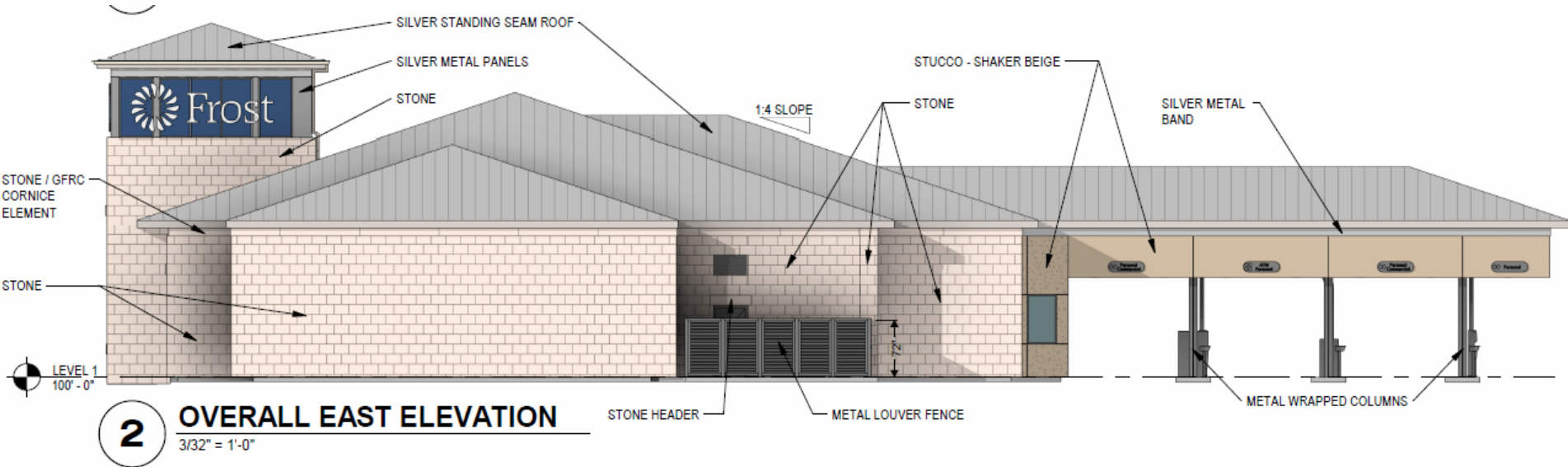
Elevations:

The proposed elevations show a combination of beige stone and stucco on all elevations with a silver standing seam roof.



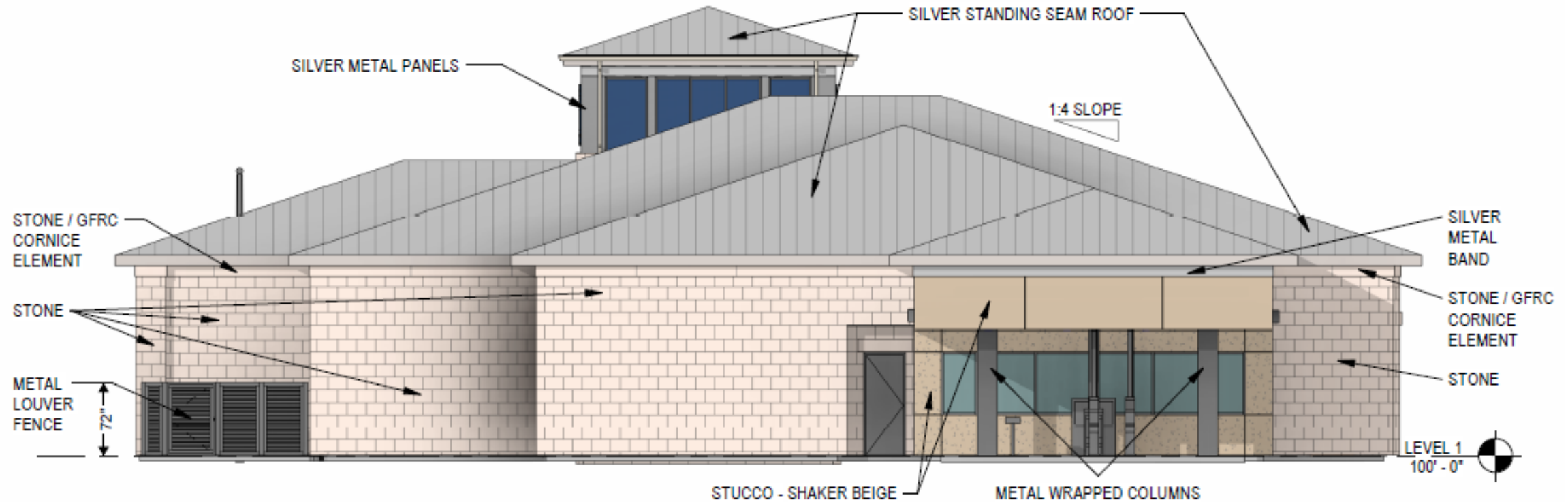
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Elevations:



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Elevations:

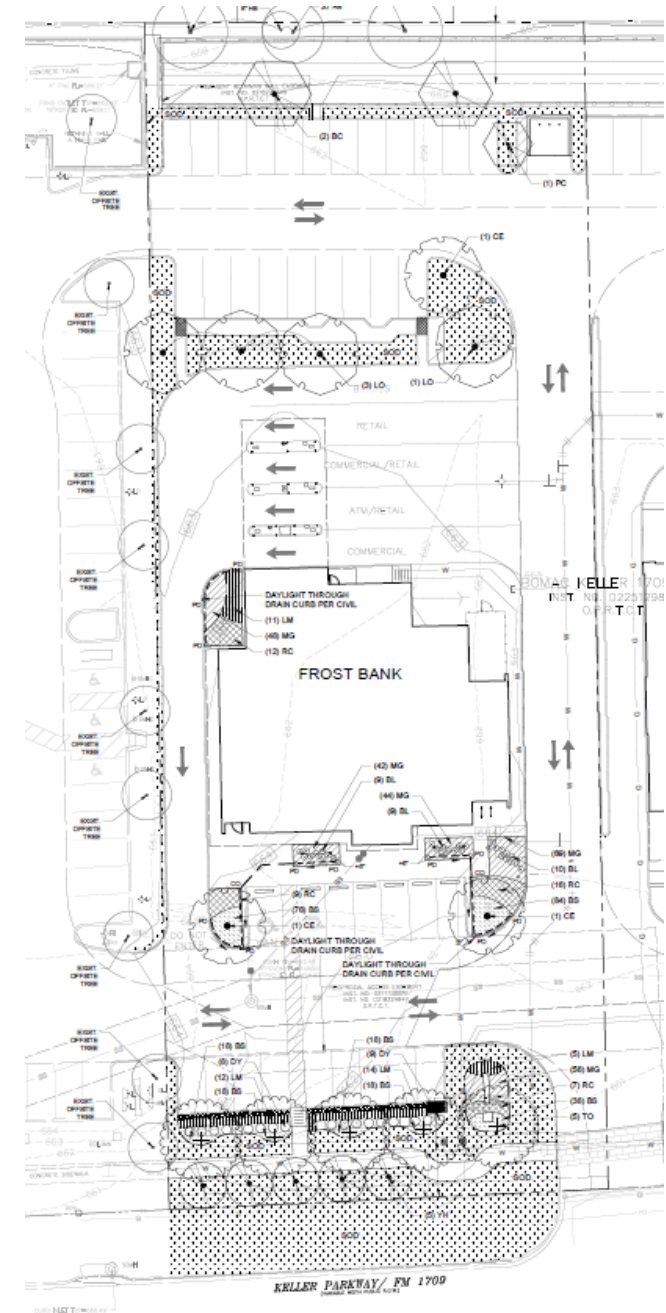


1 **OVERALL NORTH ELEVATION**
3/32" = 1'-0"

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Landscaping:

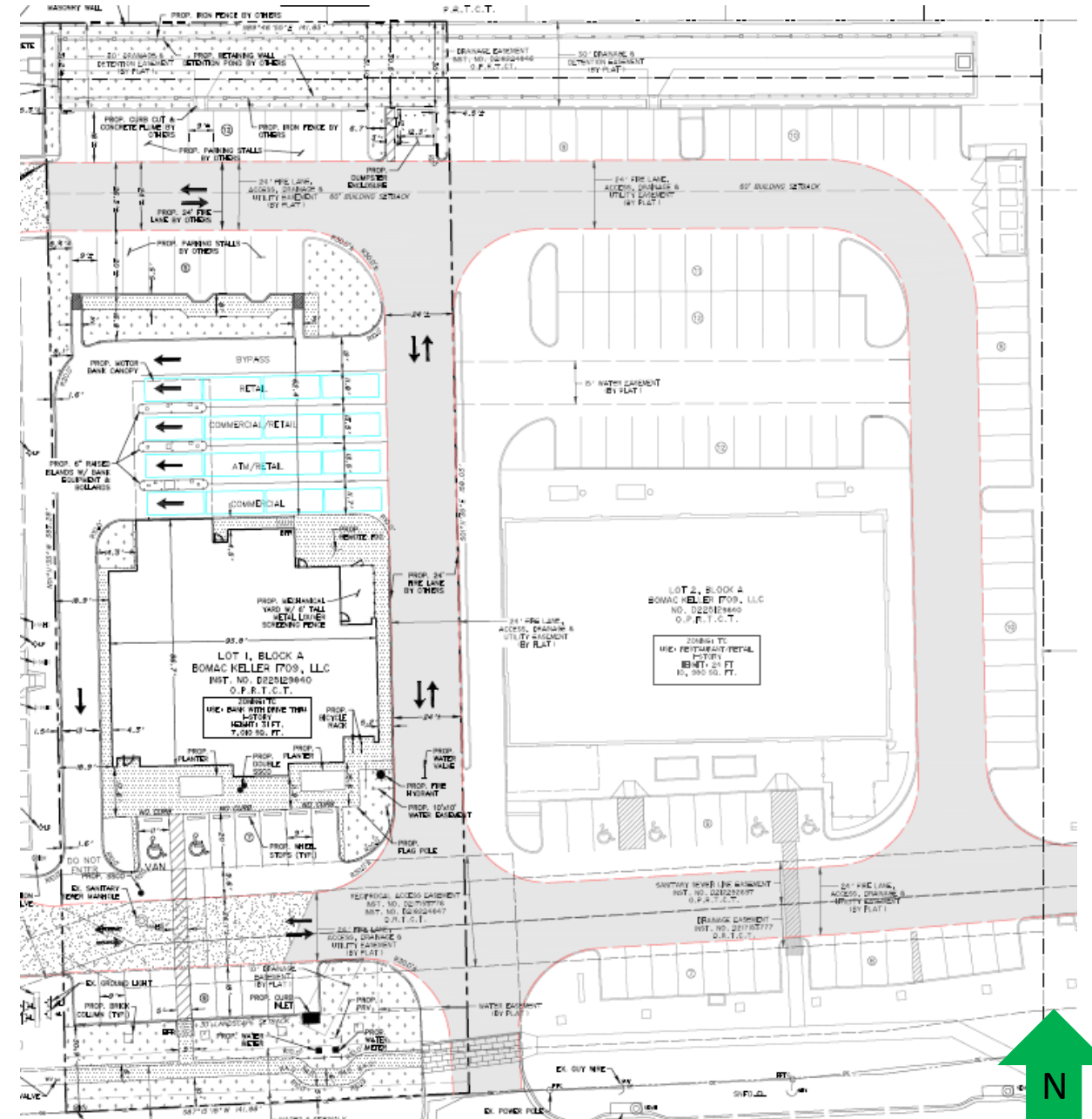
- The Applicant provided a detailed landscape plan that meets Town Center and basic UDC landscape requirements for non-residential developments.
- Landscape plans include all required parking lot landscaping, and two 100-square-foot planting areas with Mexican Feather Grass and Berkeley sedge grass at the front of the structure in lieu of foundation planting. The planting areas were approved as a variance with the original site plan on April 15, 2025.



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Parking:

- UDC Section 9.02(G)(4) states the parking ratio for a “Bank, Savings and Loan, or similar institution” is 1 space per 300 square feet of gross floor area, which brings the parking requirement for this development to 24 regular spaces.
- The proposed site plan includes 34 regular and 2 accessible spaces.
- The original site plan was approved with a variance to be underparked by 24 spaces for both Lots 1 and 2 combined. With the change in plans for Lot 1, the parking shortage has been reduced to 7 spaces with shared parking across both lots.



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Land Use:

The subject property is designated Mixed-Use (MU) on the city's Future Land Use Plan (FLUP).

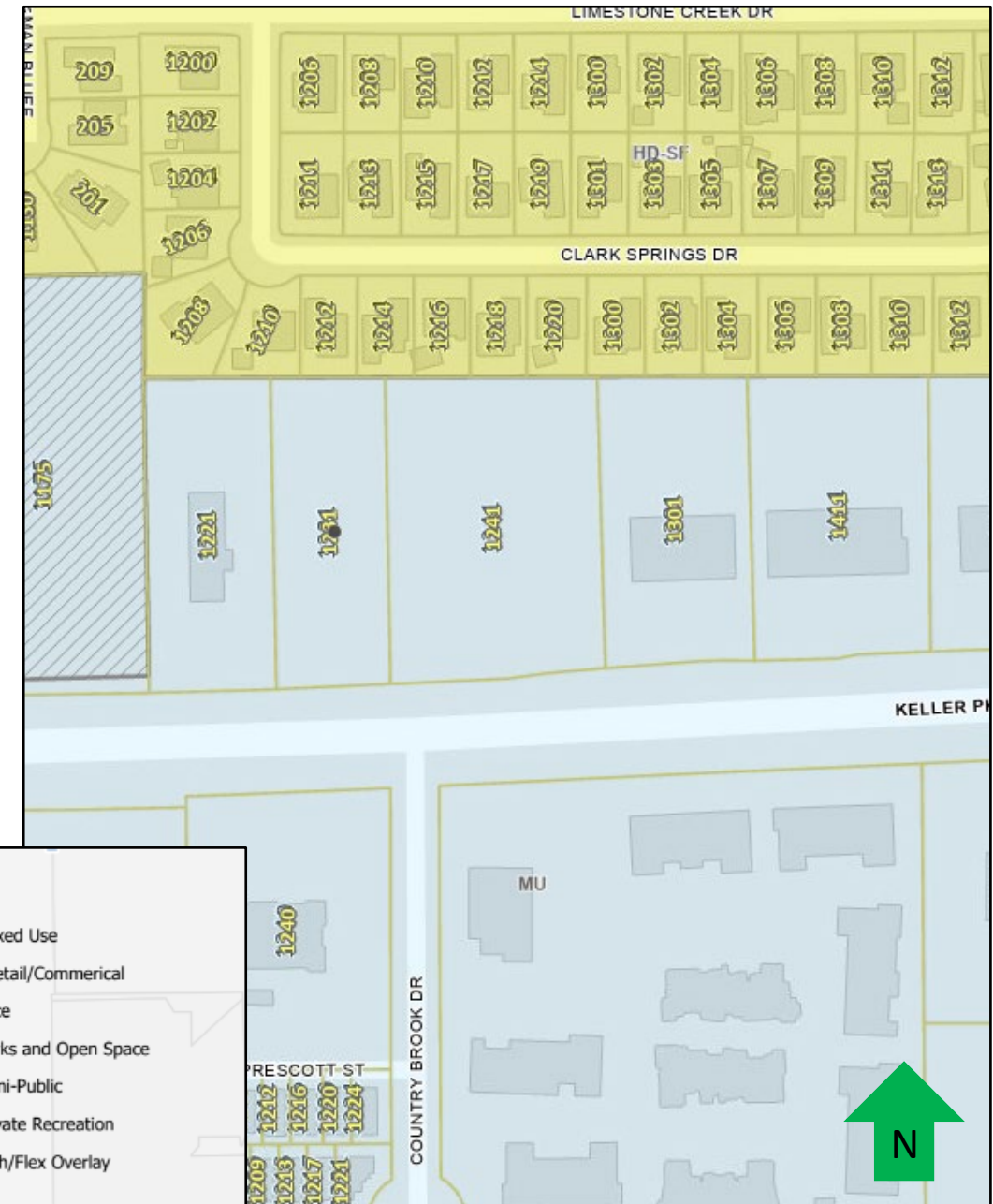
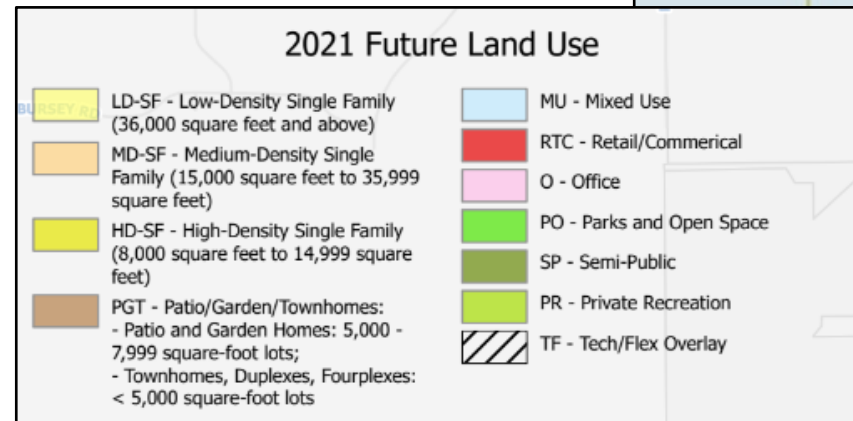
Surrounding land use designations are as follows:

North: High-Density Single Family Residential

South: MU

East: MU

West: MU



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Citizen Input:

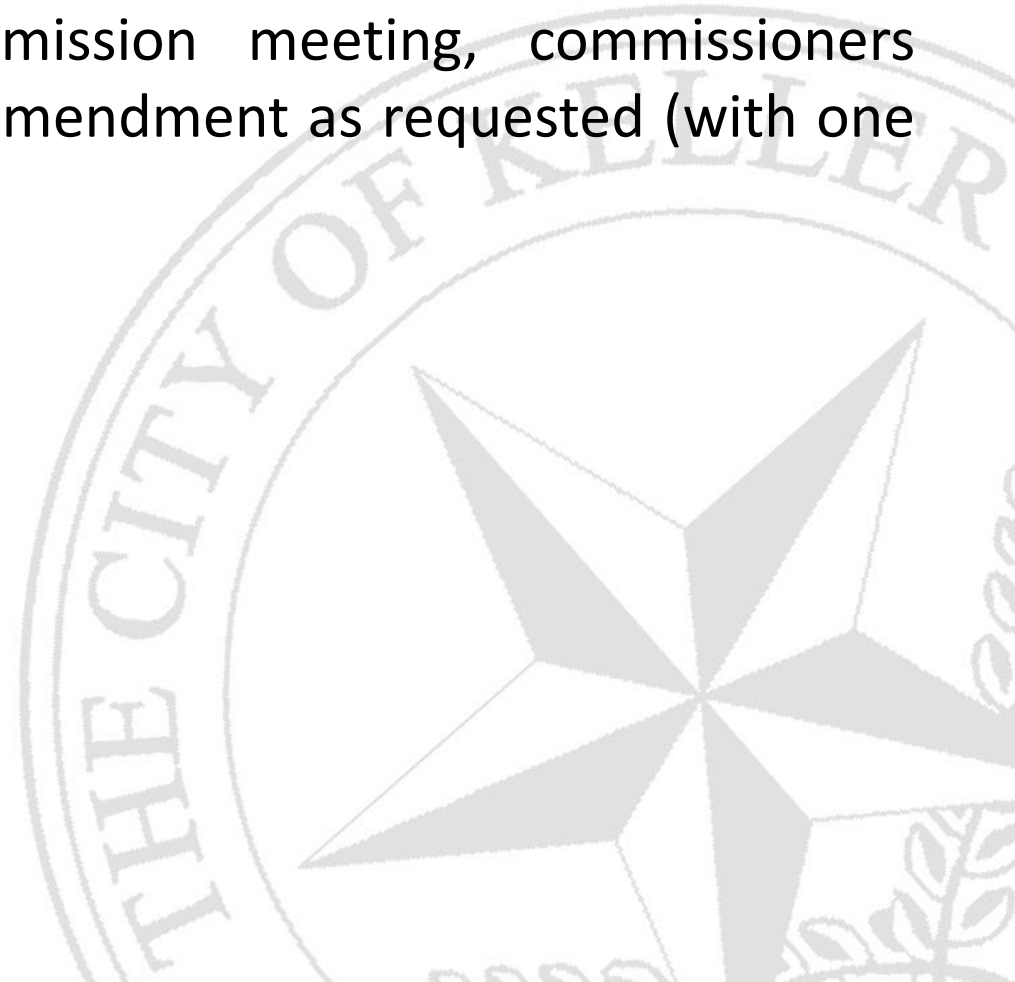
A Site Plan application, even with variances, does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”

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Planning and Zoning Commission Recommendation:

At the Dec. 9, 2025, Planning and Zoning Commission meeting, commissioners unanimously recommended approval of the Site Plan amendment as requested (with one variance).



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Summary:

Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Site Plan Amendment with variances:

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

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Previously-Approved Site Plan Variances:

1. A variance request to allow the dumpster enclosure on Lot 1 to face Keller Parkway.
2. A variance to allow two planting areas in front of the structures on Lots 1 and 2 (four total planting areas) of approximately 100 square-feet, in lieu of the foundation planting requirement.
3. A variance request to allow the site to be underparked by 24 spaces.

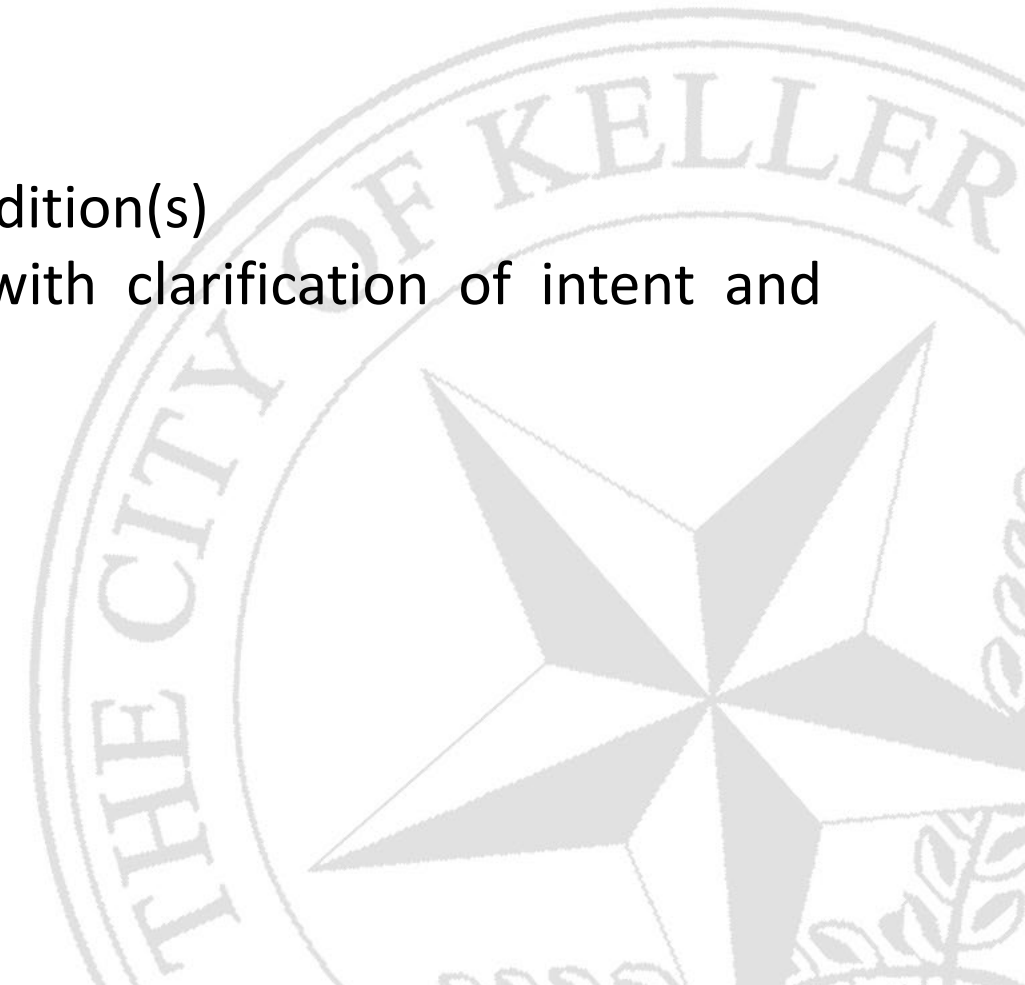
Current Site Plan Amendment Variance Request:

1. To allow 4 stacking spaces per drive-through lane in lieu of the UDC requirement of 5 spaces for a financial institution.

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The City Council has the following options when considering a Site Plan amendment with variance:

- Approve as submitted (with one variance)
- Approve with modifications 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

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