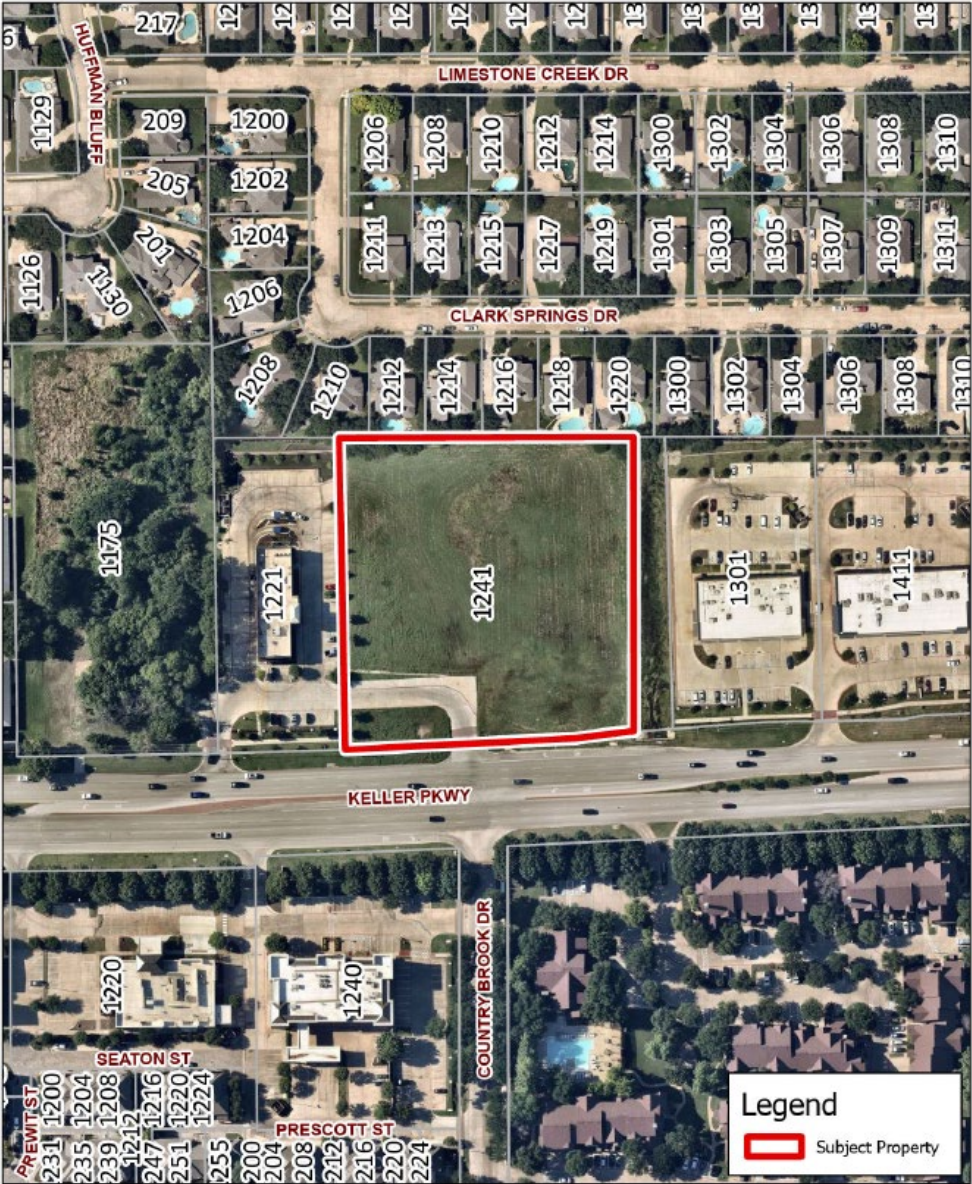


Item H-3

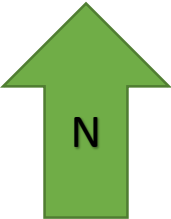
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a proposed 11,000 square-foot multitenant building. An SUP is requested to allow a one-story building and to allow a restaurant with drive-thru on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. (SUP-2410-0012)

Item H-3

Aerial Map



Zoning Map

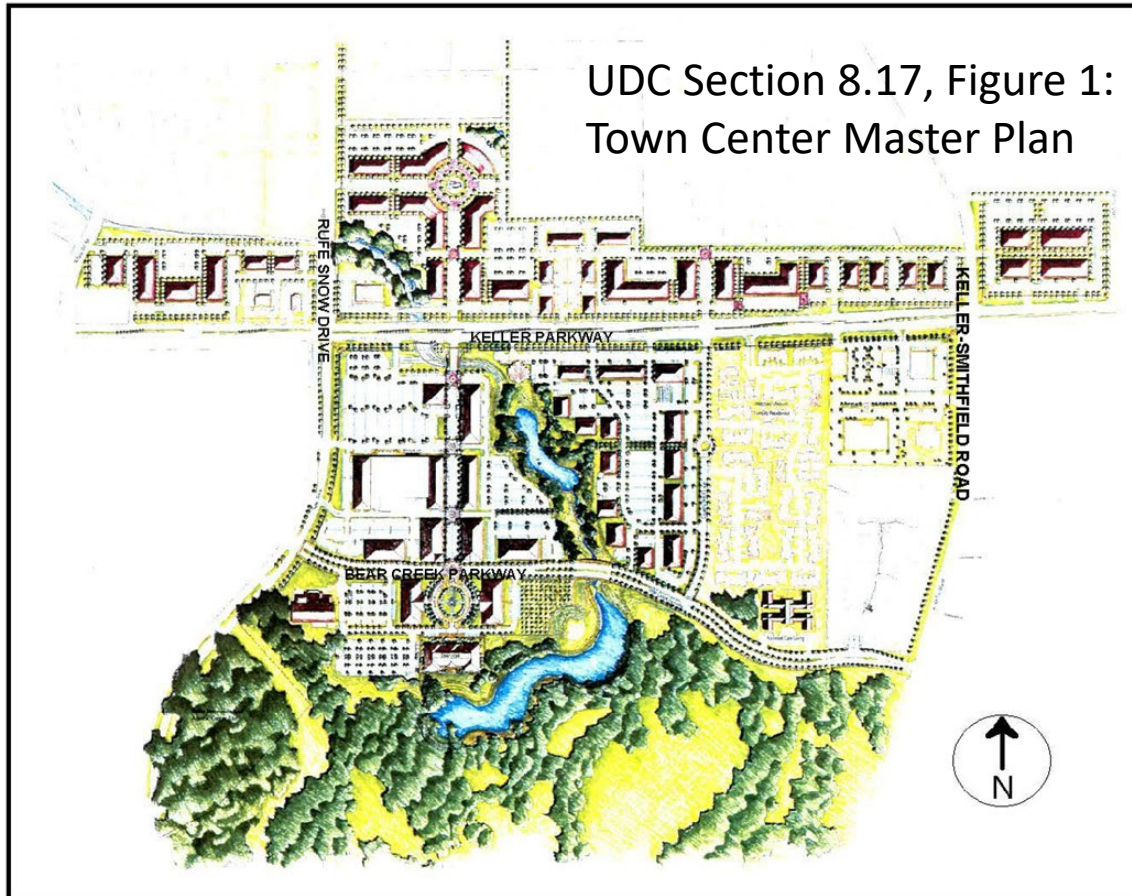


Zoned:
Town
Center (TC)

Item H-3

Background:

The Applicant intends to construct two multitenant buildings at 1241 Keller Pkwy., which is currently an undeveloped lot in the Town Center zoning district.

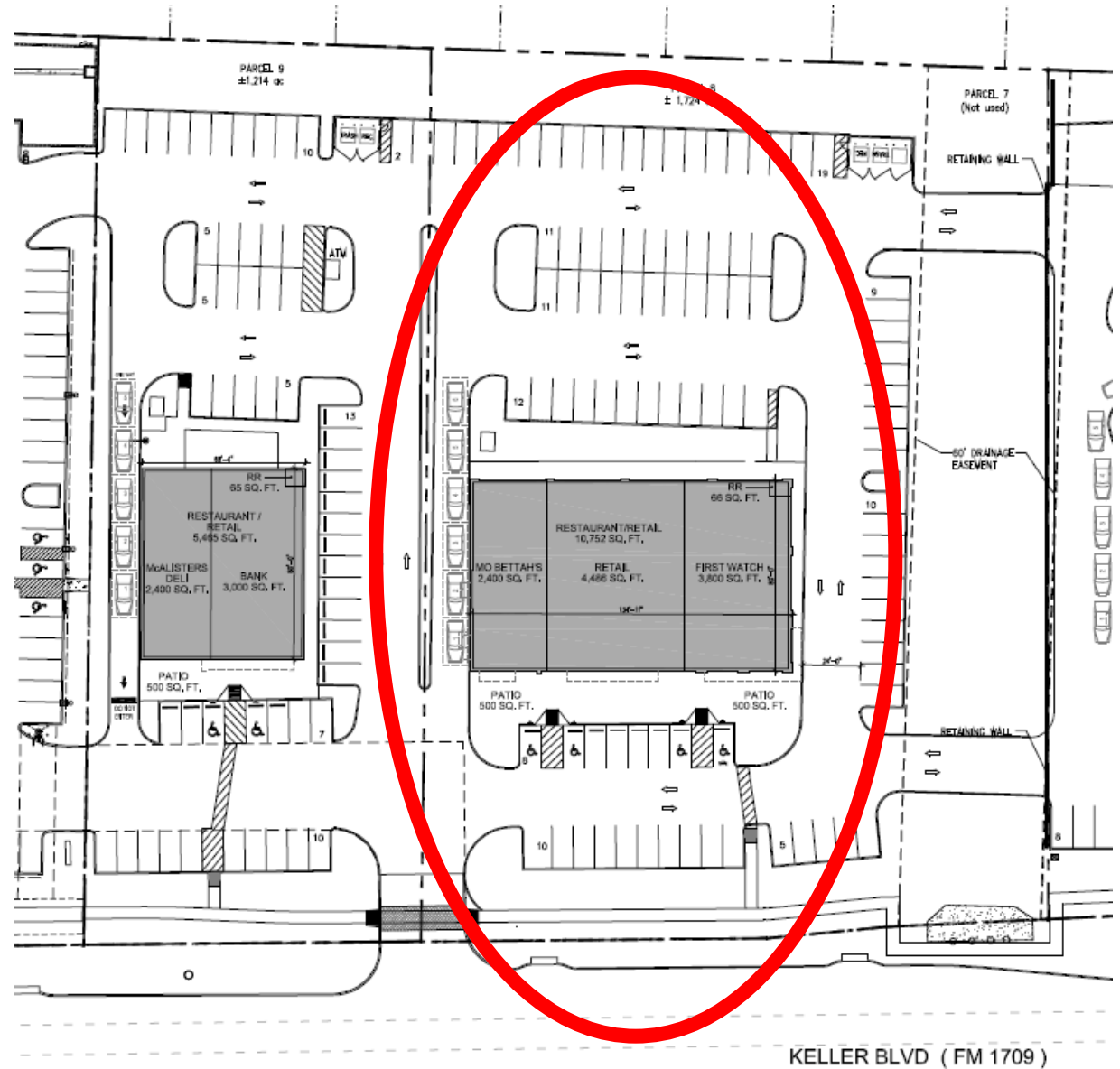


Item H-3

Proposed Uses:

The eastern-most lot, Parcel 8, includes a 2,400-square-foot drive-thru restaurant (Mo'Bettahs), a 3,800-square-foot full-service restaurant with no drive-thru (First Watch) and approximately 4,500 square feet of lease space between the two restaurants for which a tenant has not yet been determined.

Mo'Bettahs is a Hawaiian grill restaurant with operating hours anticipated to be 10:30 a.m. to 10 p.m. First Watch is a breakfast, brunch and lunch restaurant with operating hours generally from 7 a.m. to 2:30 p.m. daily.

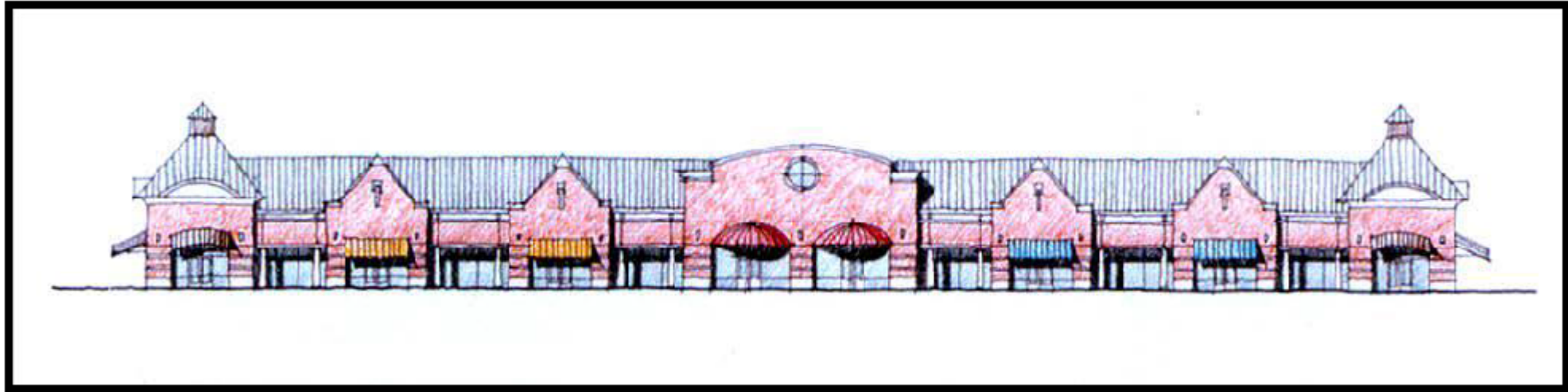


Item H-3

Site Design:

The proposed structure for Parcel 8 is a one-story, approximately 11,000 square-foot building with three tenant spaces.

UDC Section 8.17(4)(B)(1) states *“the building height in the Town Center district shall be two (2) stories, not to exceed thirty-five (35) feet...Single- story building heights and three (3) to five (5) story building heights may be approved by Specific Use Permit.”*



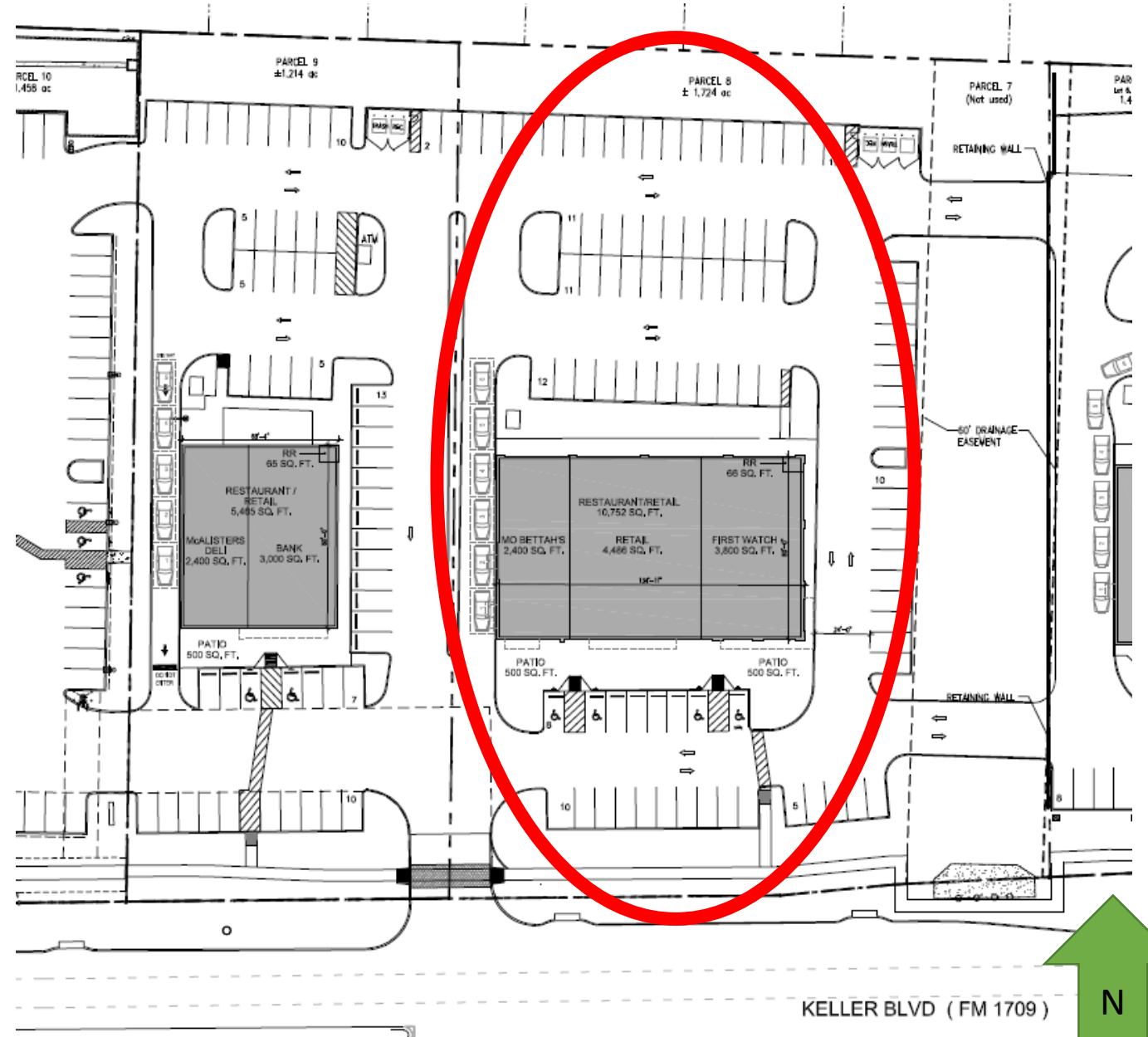
UDC Section 8.17, Figure 2: Single Story Building Elevation

Item H-3

Background:

For Parcel 8, there are two SUP requests:

1. An SUP is requested to allow a one-story building.
2. An SUP is requested to allow a restaurant with drive-thru.



Item H-3



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION		
BRICK	706 SF	40%

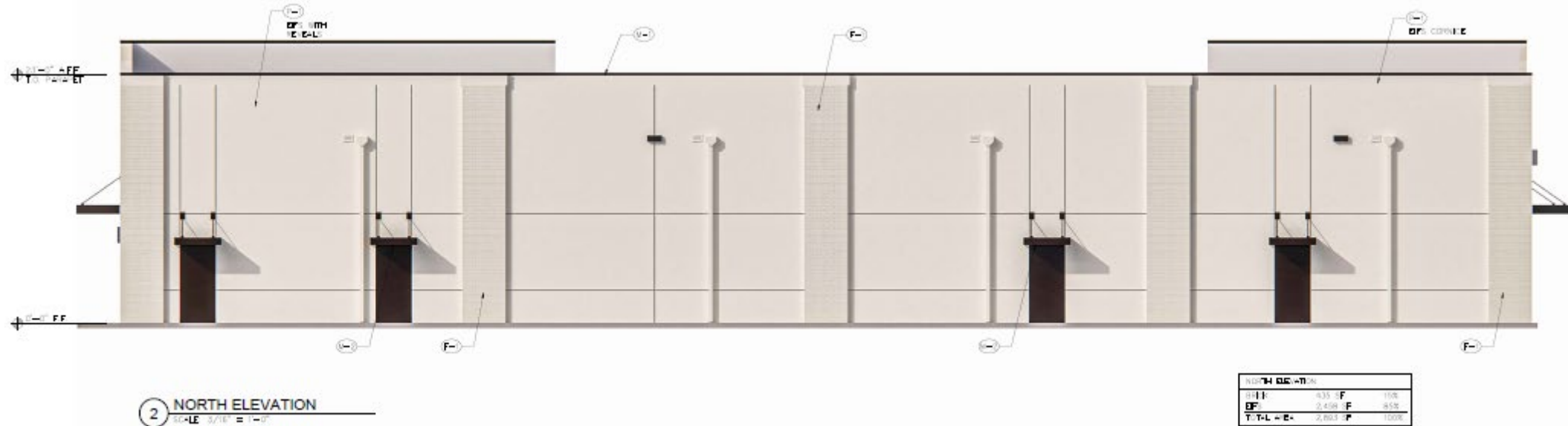


2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

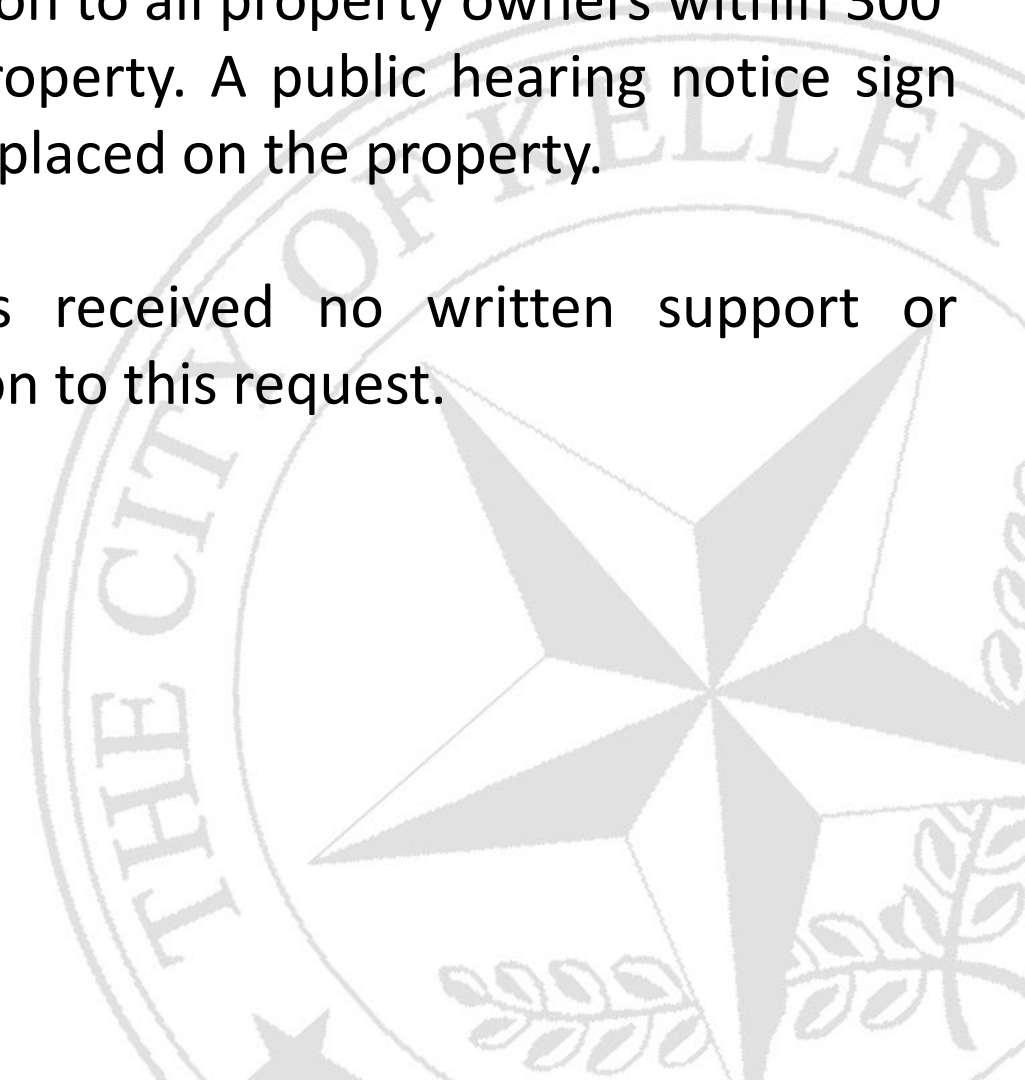
SOUTH ELEVATION		
BRICK	2,382 SF	95%
EIFS	135 SF	5%
TOTAL AREA	2,527 SF	100%

Item H-3



on to all property owners within 500
property. A public hearing notice sign
placed on the property.

s received no written support or
on to this request.

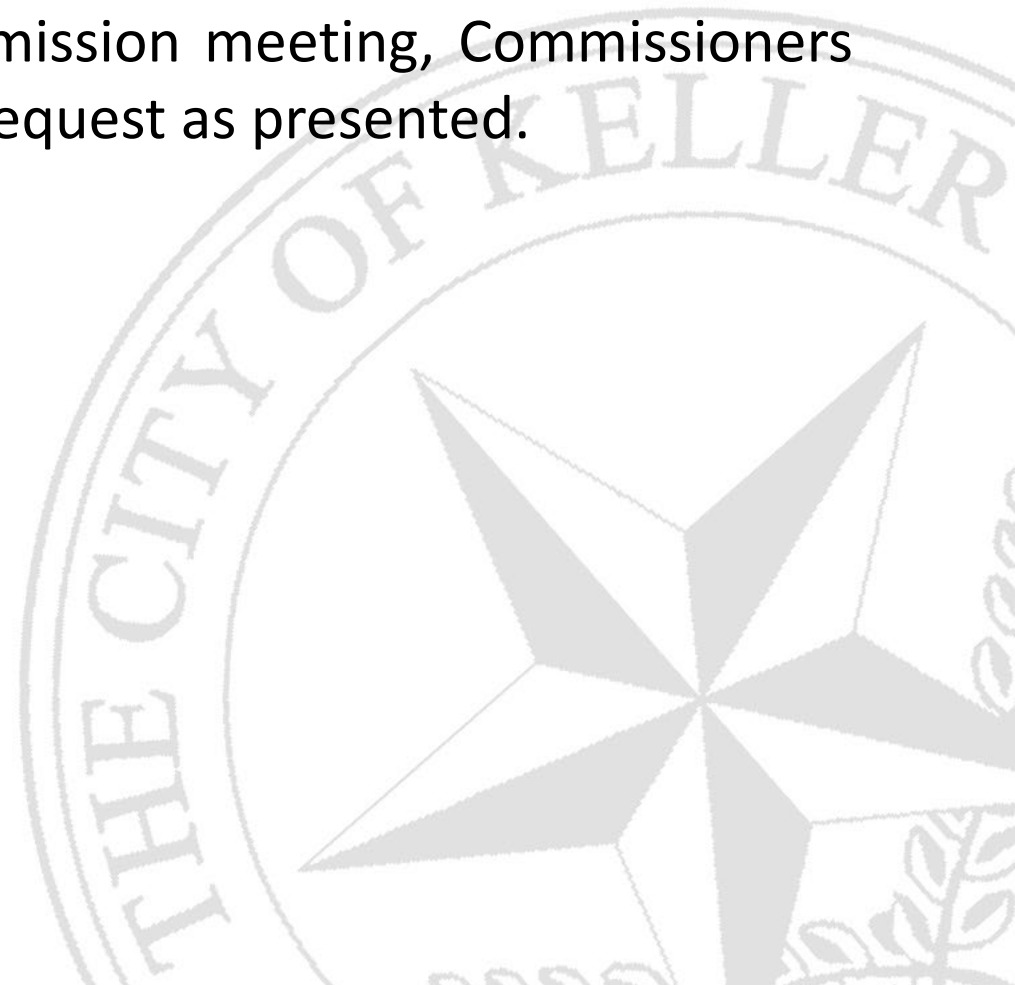


- on to all property owners within 500
property. A public hearing notice sign
placed on the property.
- s received no written support or
on to this request.

Item H-3

Planning and Zoning Commission Recommendation:

At the Nov. 12, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-3

Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and 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.

Item H-3

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

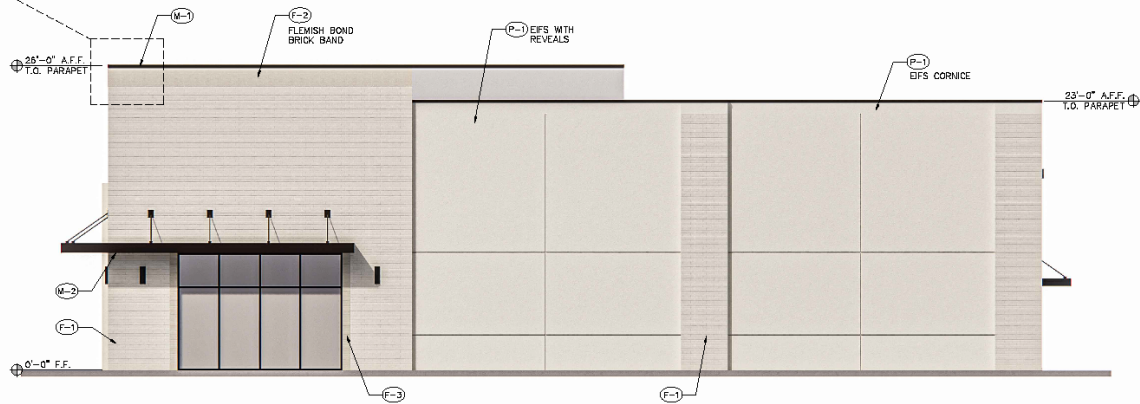




FLEMISH BOND COURSING BAND

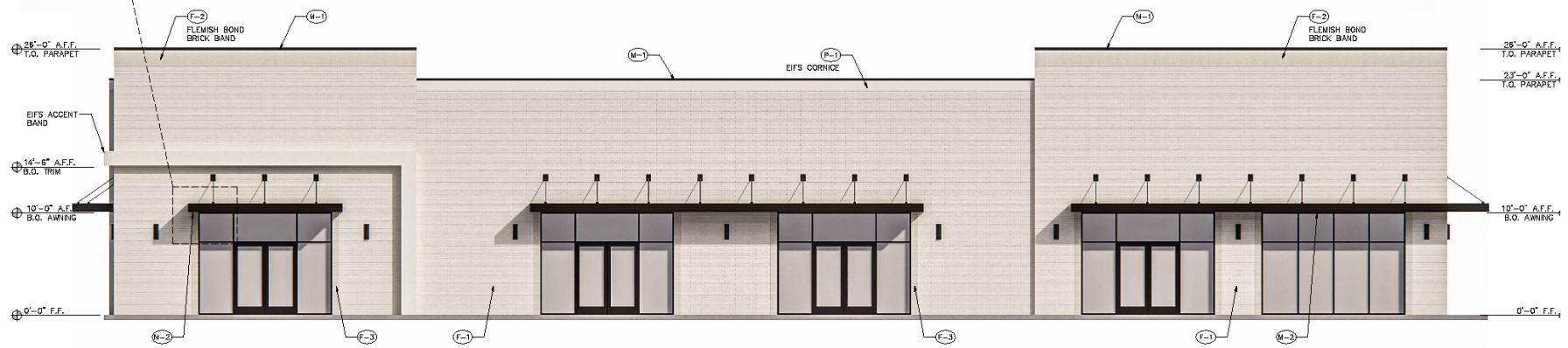


ROWLOCK COURSING AT 9' WINDOWS



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION			
BRICK	706 SF	40%	
EIFS	1,056 SF	60%	
TOTAL AREA	1,762 SF	100%	



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION			
BRICK	2,392 SF	95%	
EIFS	133 SF	5%	
TOTAL AREA	2,527 SF	100%	

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
(F-2) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
(F-3) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
(P-1) PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
(M-1) PREFINISHED METAL CORING	MED BRONZE	BEST SOURCE	-
(M-2) PRE-ENGINEERED METAL CANNOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAMMEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOULTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
EIFS		PAROX OR EQUAL	SANDBLAST FINISH

*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. O.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL
BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAC BARTON 817.874.3194 BRAC@BLACKSONBRICK.COM

FINISH LEGEND

BRICK

EIFS

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

FRANZ
architects

1709 Belknap Parkway
Keller, Texas 76248
(817) 397-8800
www.franzarchitects.com

SHELL BUILDING
FM 1709 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions:

File Name/REV:	ALSD
Project Title:	24182
Date:	11/07/24
Drawn By:	JLB
Checked By:	TT

File Name/REV: ALSD

Project Title: 24182

Date: 11/07/24

Drawn By: JLB

Checked By: TT

SHEET
A2.0
EXTERIOR

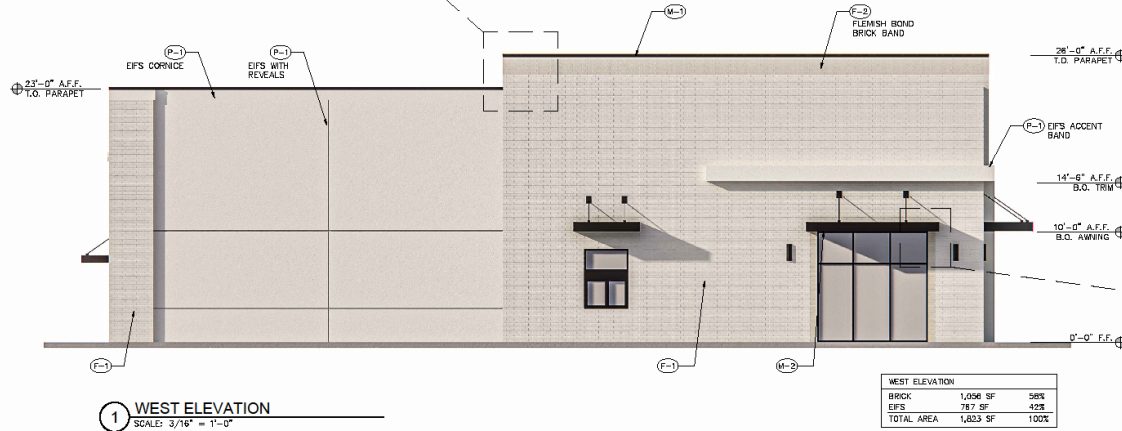


FLEMISH BOND COURSING BAND

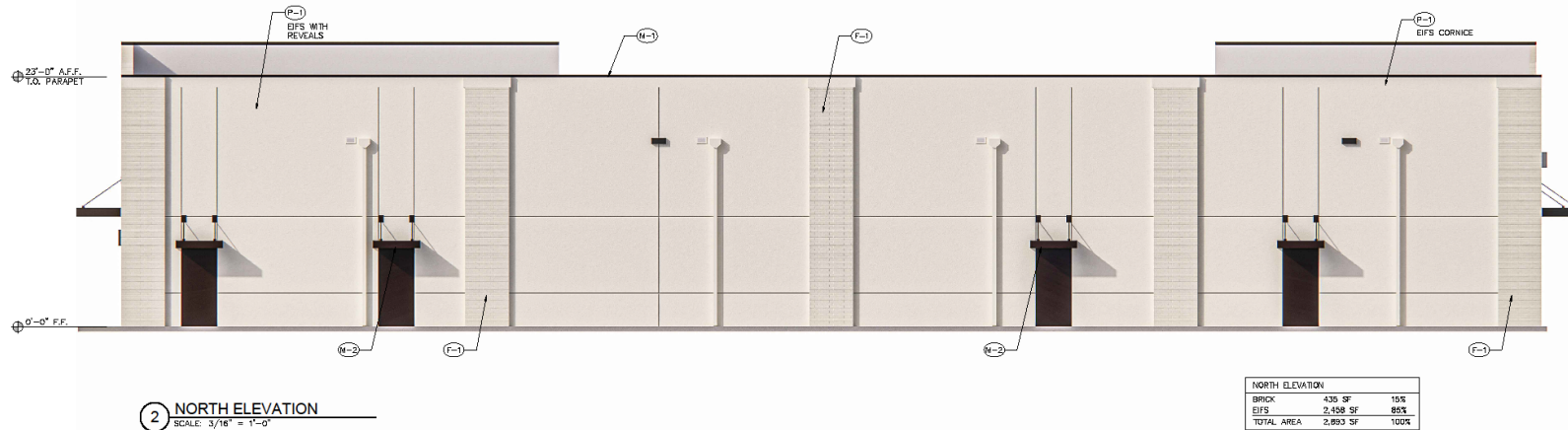
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
F-1) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
F-2) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
F-3) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
P-1) PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
M-1) PREFINISHED METAL CORING	MED BRONZE	BEST SOURCE	-
M-2) PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOULTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
DFS	-	PARCEL OR EQUAL	SANDBLAST FINISH

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRIAN BARTON 817.874.3194. BRIAN@BLACKSONBRICK.COM

FINISH LEGEND	
BRICK	DFS



ROWLOCK COURSING AT SF WINDOWS



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION



SHELL BUILDING
FM 1709 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions

File Name: A2.1	2/1/24	4/8	11
Project No:	11/1/24	4/8	11
Date:	11/1/24	4/8	11
Drawn By:			
Checked By:			

SHEET

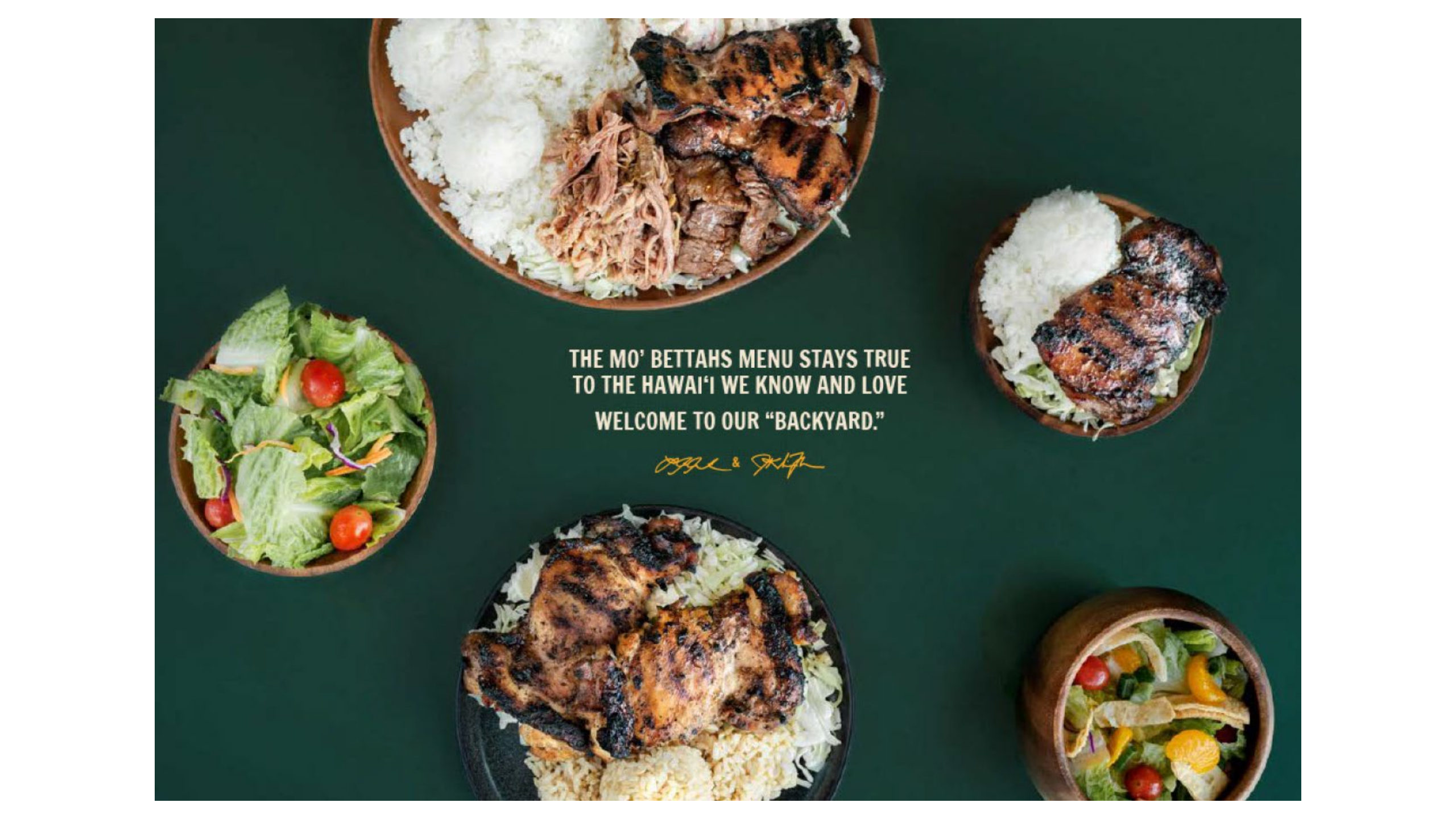
A2.1
EXTERIOR
ELEVATIONS

The background is a dark teal color with a repeating pattern of various Hawaiian-themed icons in a lighter teal shade. These icons include palm trees, hibiscus flowers, geckos, a volcano, a hand in the 'shaka' gesture, a VW van, and circular logos with the text 'BE MO' BETTAH • EAT MO' BETTAH • LIVE MO' BETTAH' and 'MB'. The main logo text 'MO' BETTAHS' is centered in a large, bold, red font with a registered trademark symbol. A thick yellow horizontal bar is positioned directly below the red text.

MO' BETTAHS®

HAWAIIAN STYLE FOOD





THE MO' BETTAHS MENU STAYS TRUE
TO THE HAWAI'I WE KNOW AND LOVE
WELCOME TO OUR "BACKYARD."

MO' & KAH



HAWAII STATE FLAG

We hang the Hawai'i state flag in our stores to pay homage to our heritage.



PLANTATION-STYLE TIN ROOFS

Look above at the plantation-style tin roofs that mimic our grandparents' home on Kauai where we'd spend our summers as kids.



Jason's deli

BODYBAR
PILATES

ZOOKA & CHARLIE'S
BARBER CO.