

## Item H-3

Consider a resolution approving a Site Plan with one variance for an existing approximately 1,360 square foot structure on 0.18 acres located on the south side of Taylor Street, approximately 185 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A 3B & 3C, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 116 Taylor Street. DBN Properties Inc., Owner. Brandon Ableman, Applicant. (SITE-2504-0007)



Legend

Subject Property



**Legend**  
 [Black Border] Subject Property

**Streets:**  
 N Main St, N Minnie St, N Elm St, W Keller Pkwy, W Hill St, W Vine St, S Main St, S Elm St, S Hill St

**Property Numbers:**  
 101, 104, 109, 110, 111, 112, 113, 114, 115, 116, 119, 120, 121, 122, 123, 124, 128, 131, 133, 134, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300

**Other Labels:**  
 OTK, R, SF 8.4, PD-1/15

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### Zoning Map



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### Background:

- The Applicant is proposing to convert an approximately 1,360-square-foot structure into an office and retail/personal services facility.
- The subject property has previously been used as a single-family residence and is in the Neighborhood Subdistrict of the Old Town Keller (OTK) Zoning District.
- A Specific Use Permit (SUP) for Jade Beauty Collective, a spa, was recently approved for the site by the City Council on May 20, 2025.

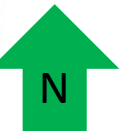
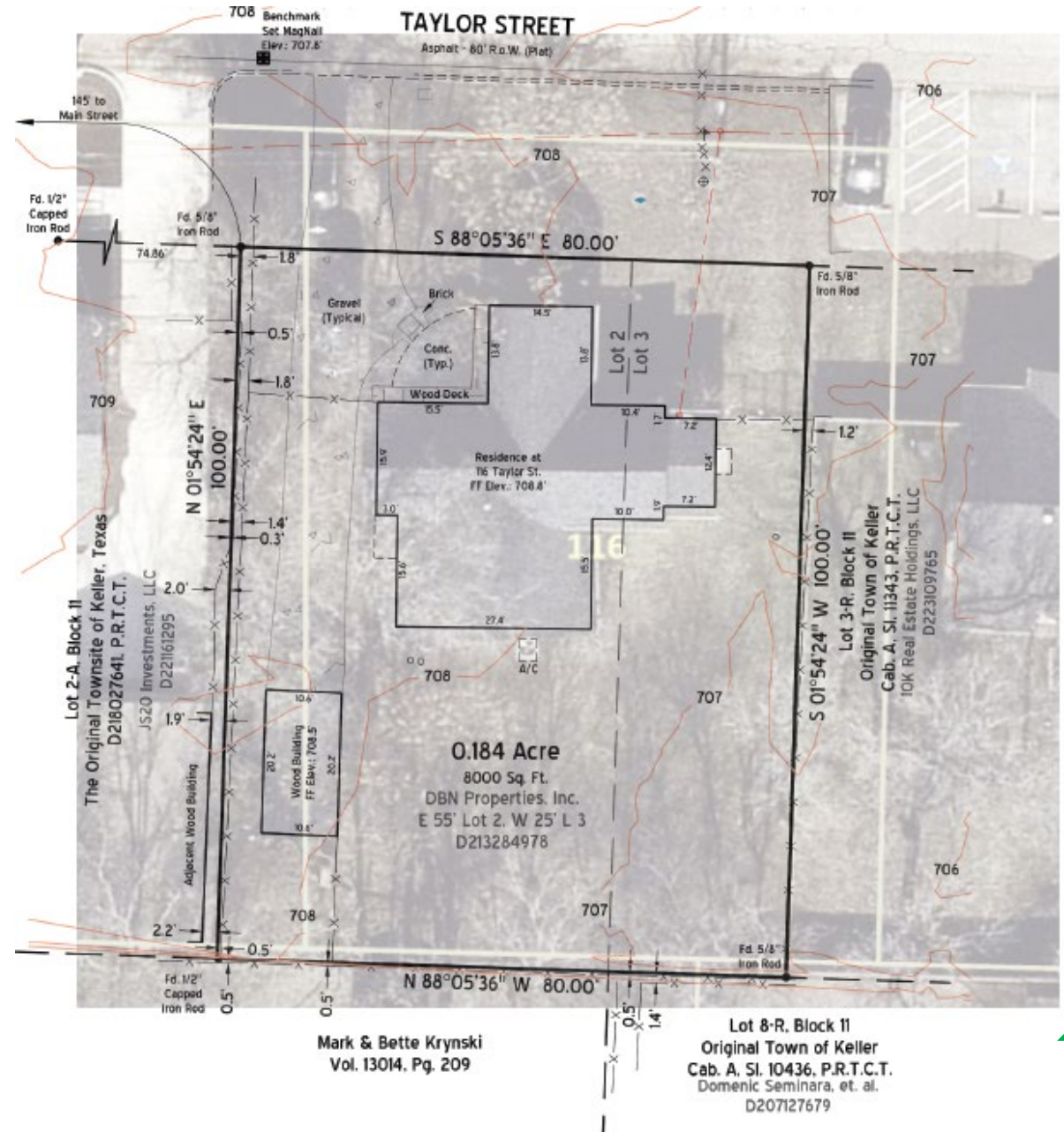




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## Site Layout

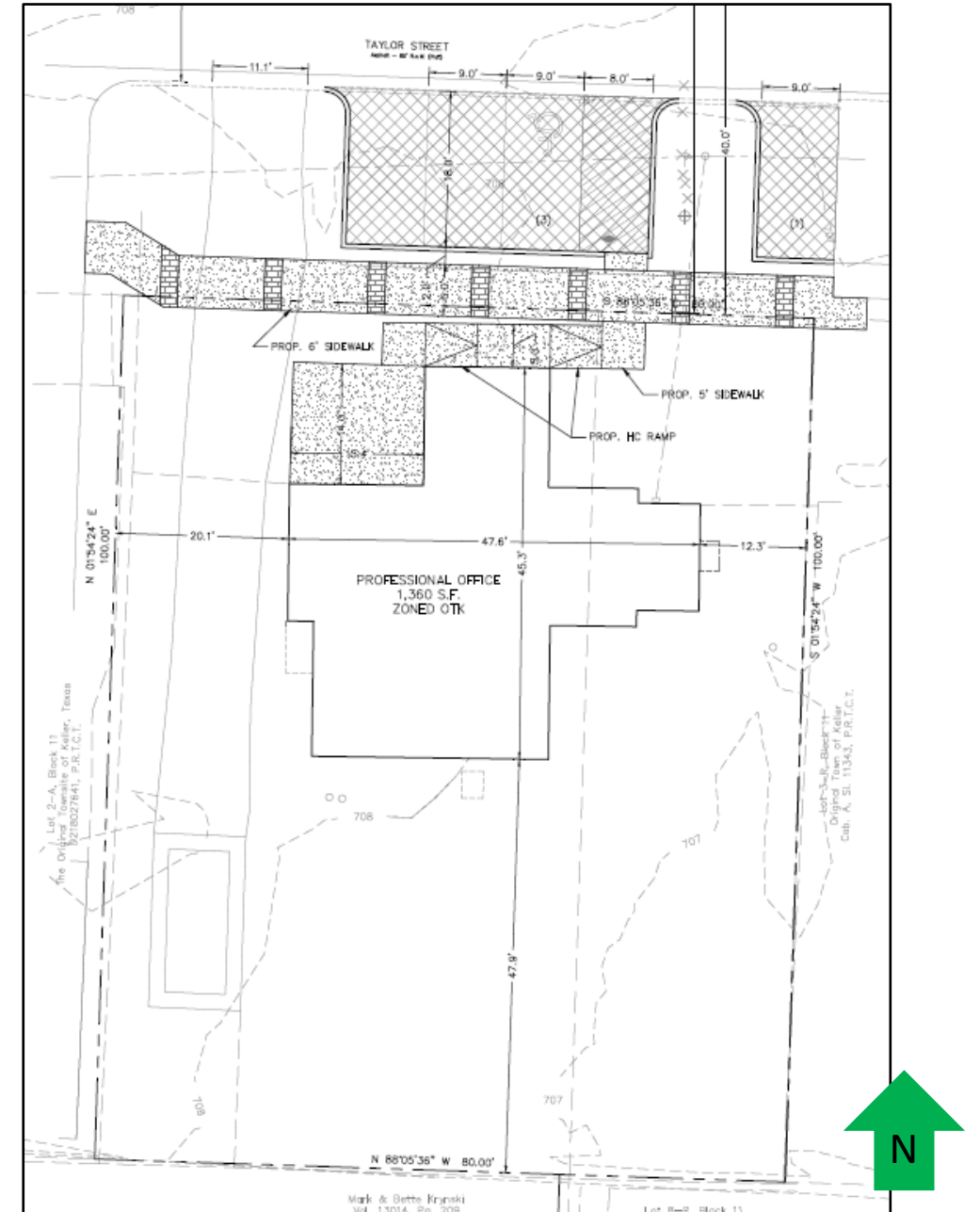
The subject property includes the main structure and an approximately 200-square-foot detached garage in the southwest corner of the lot that is accessible via a gravel drive off Taylor Street.



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## Site Layout

- The Applicant intends to update the exterior siding and window trims but does not plan to increase the footprint of the enclosed space or modify the detached garage.
- A concrete walkway and porch will be added with an ADA-compliant ramp. The existing detached garage is wood on a concrete slab.



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## Elevations

The Applicant intends to make cosmetic updates to the façade of the building.



① NORTH ELEVATION



② EAST ELEVATION



③ WEST ELEVATION



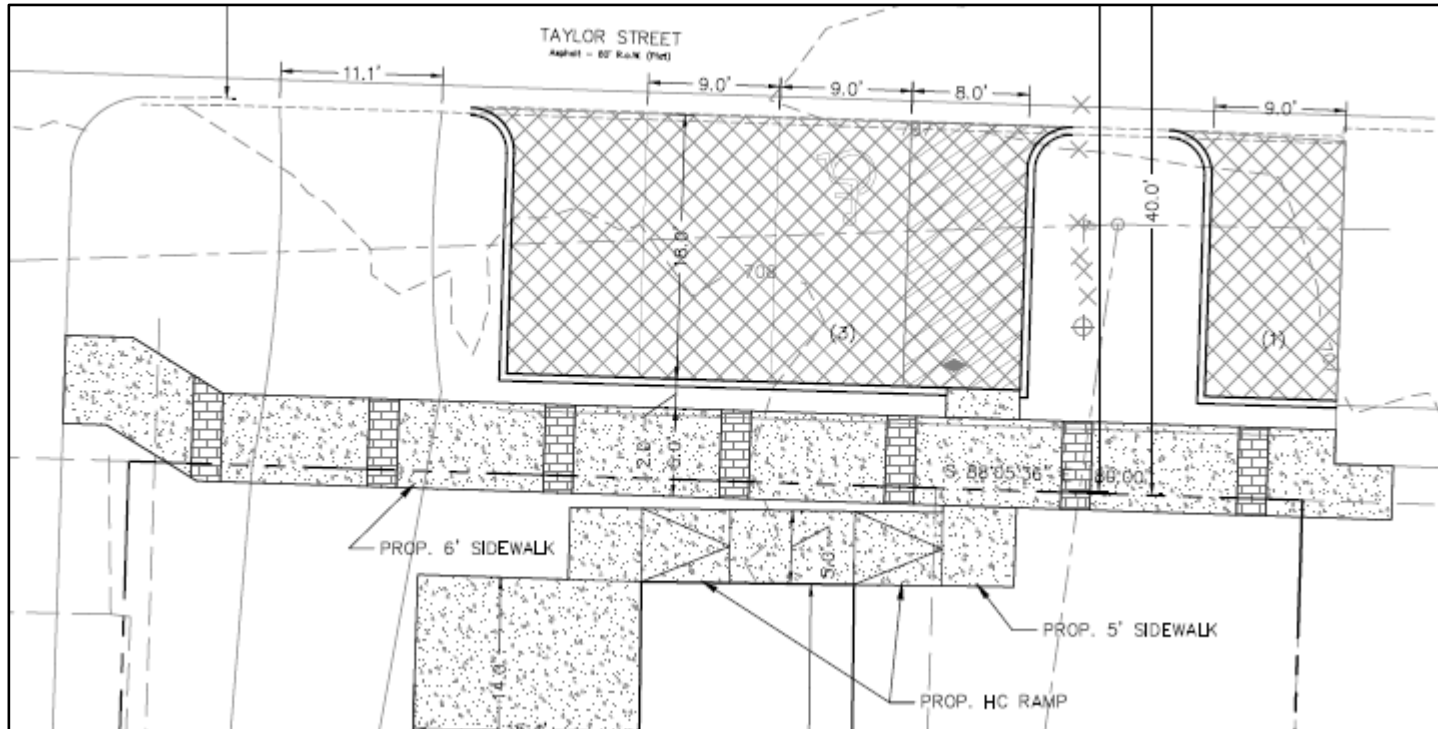
④ SOUTH ELEVATION

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## Parking: Variance Requested

The site was recently approved for a SUP for a personal service establishment. The total parking requirement for a 1,360-square-foot personal service establishment is 7 spaces, plus 1 accessible space.

The Applicant is proposing to construct 3 regular and 1 accessible head-in parking spaces on the site, but no additional on-site parking.



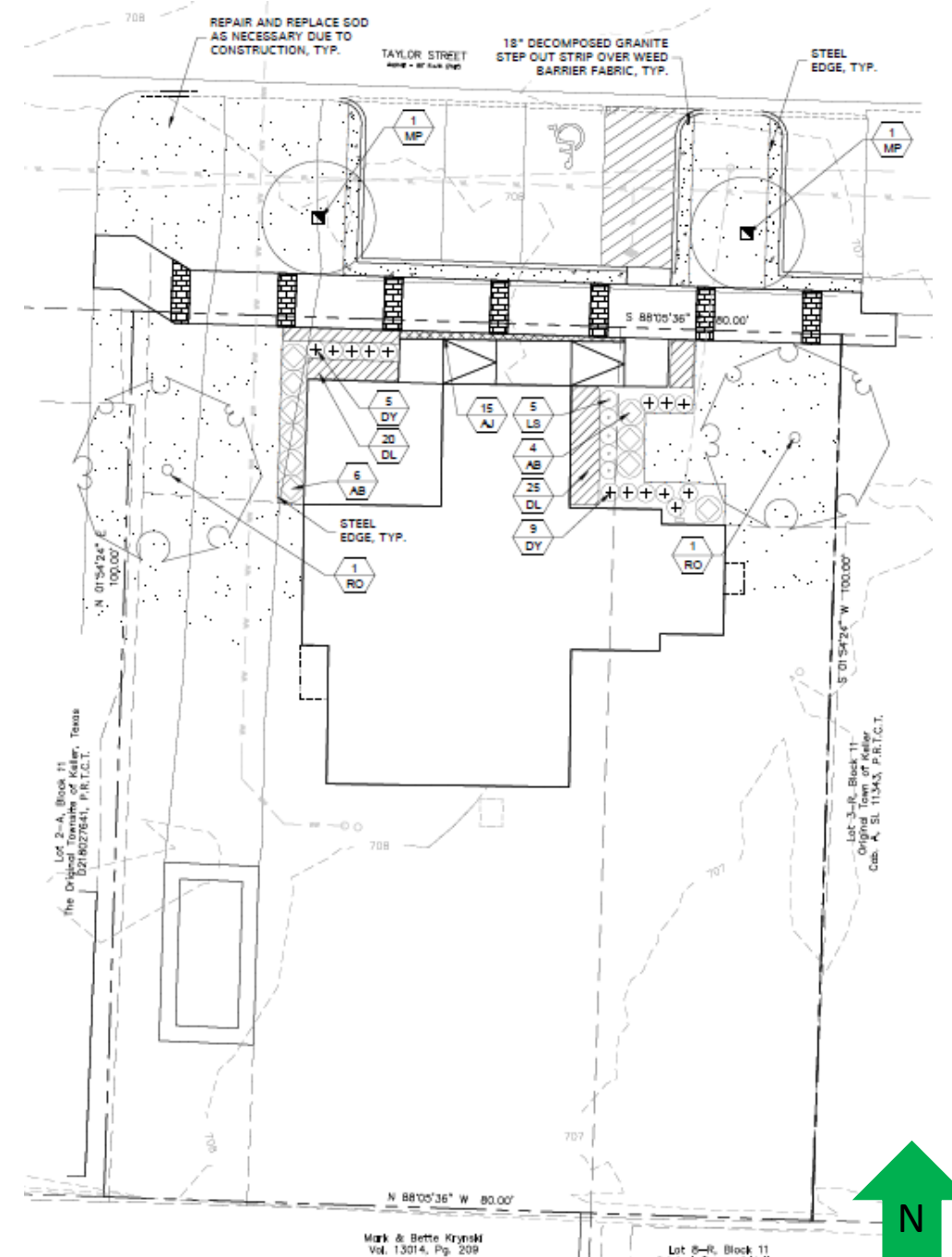


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## Landscaping:

In the Neighborhood Subdistrict, the UDC requires two large canopy trees to be planted between the building and the property line, as well as foundation plantings in front of the building.

The UDC also requires 6-foot sidewalks with a 2-foot-wide band of pavers spaced every 10 feet.



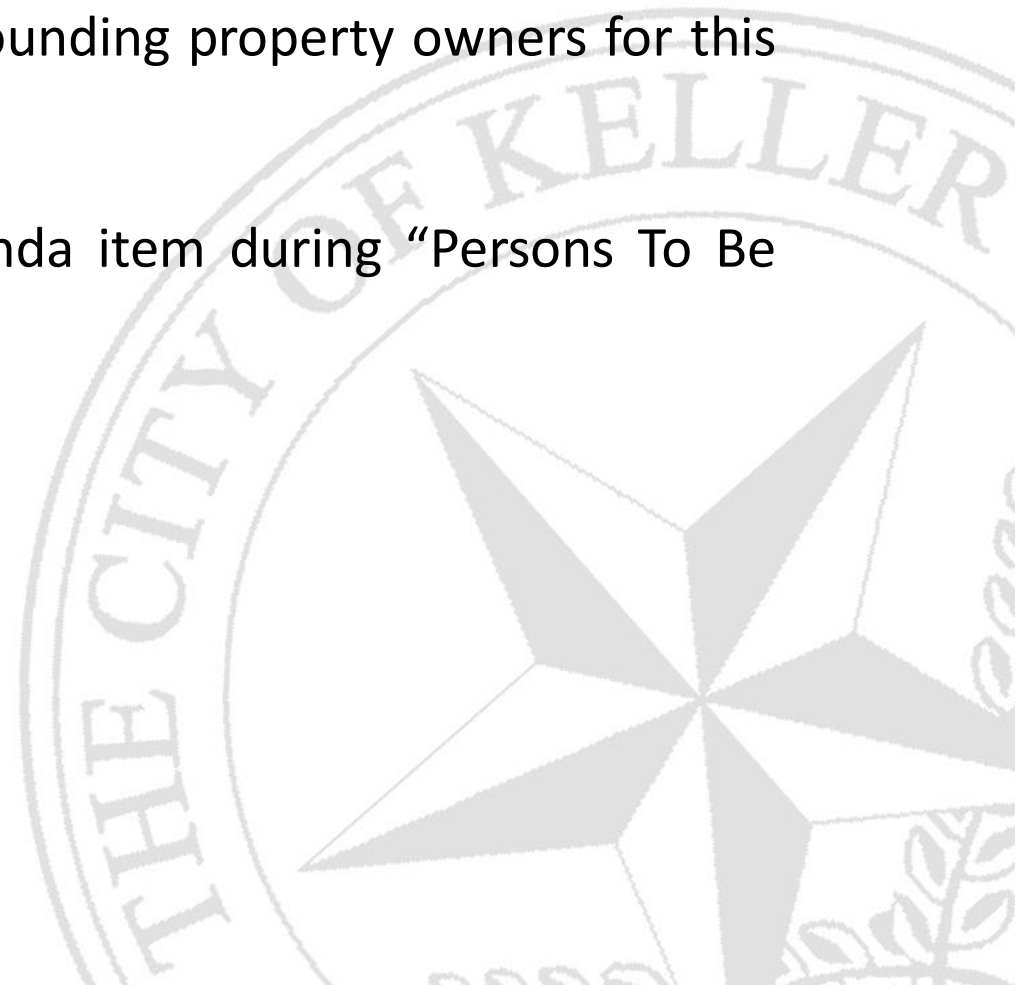


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### **Citizen Input:**

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.

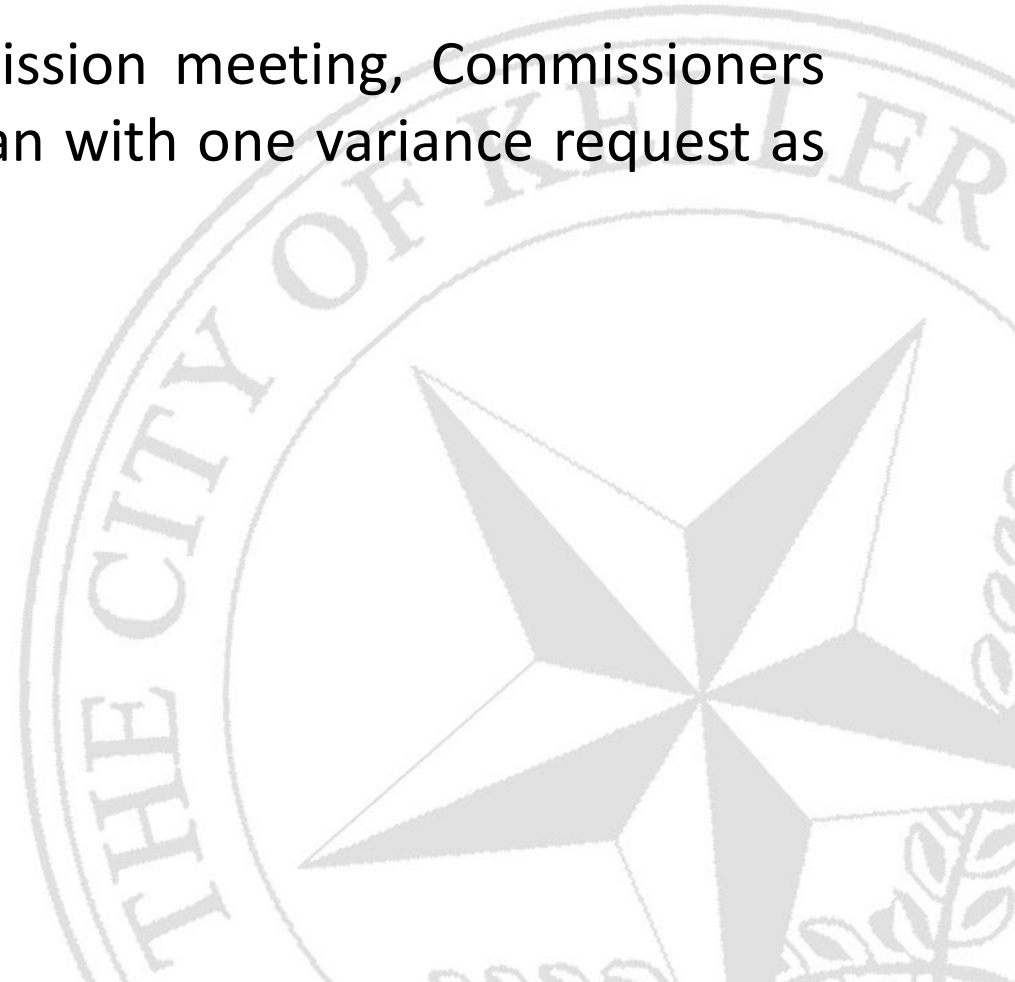
The public had an opportunity to speak on this agenda item during “Persons To Be Heard.”



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### **Planning and Zoning Commission Recommendation:**

At the May 27, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Site Plan with one variance request as presented.





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### Summary:

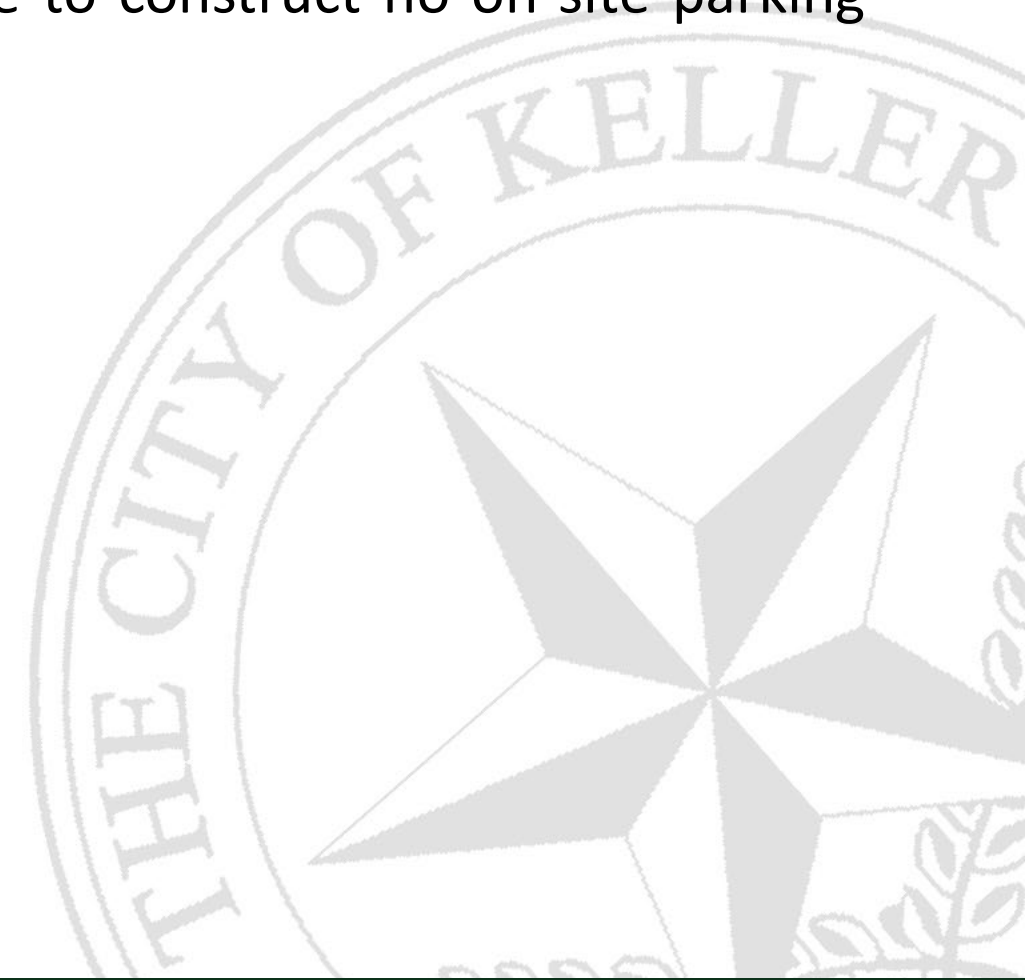
Section 2.07(A)(2) of the UDC lists the following criteria for the Planning and Zoning Commission and City Council when considering a Site Plan with variances:

- 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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### **Summary:**

Consider a request for a Site Plan with one variance to construct no on-site parking spaces.





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

- Approve as submitted (with 1 variance)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Alexis Russell**  
**817-743-4130**