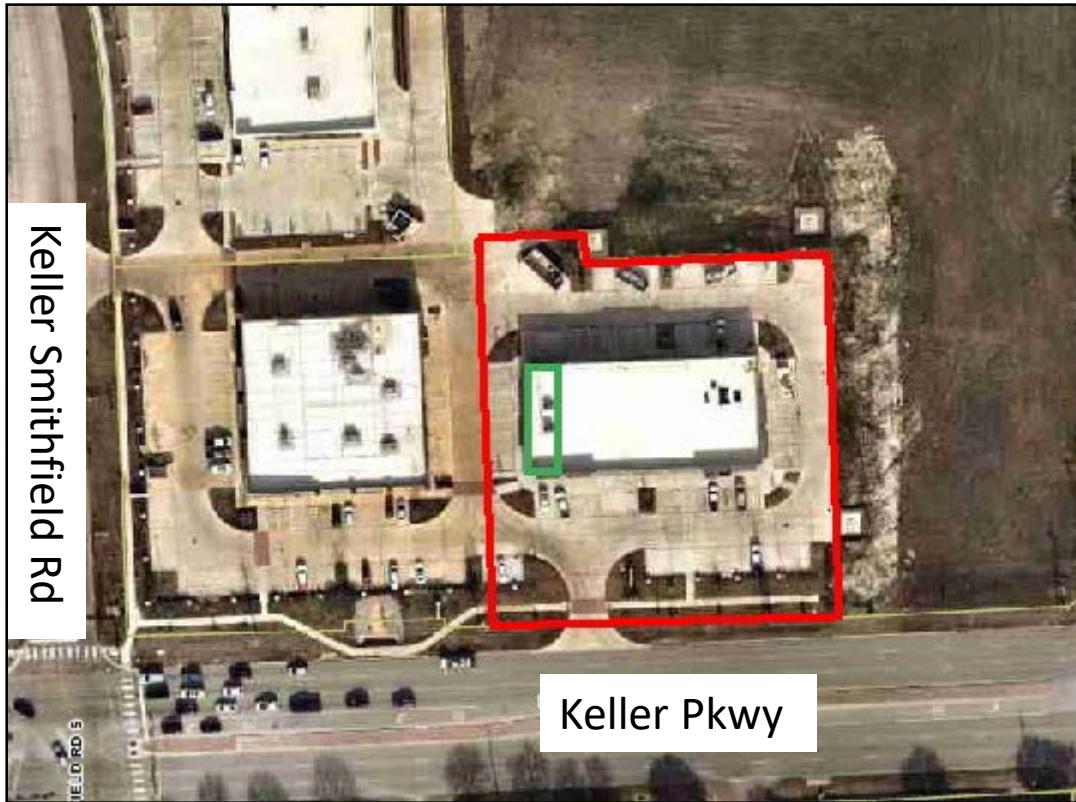


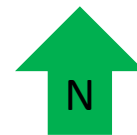
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Consider a resolution approving a Site Plan Amendment for Tropical Smoothie, in an existing 1,550 square-foot lease space, within a 12,094 square-foot, multi-tenant building, situated on 1.42-acre property, located on the north side of Keller Parkway (F.M. 1709), approximately 250 feet northwest from the intersection of Keller Parkway and Chandler Road, being Lot 2, Block A of Greenway Keller Addition, zoned Town Center (TC), and addressed as 1521 Keller Parkway, Suite 100. DYNE Operating, Applicant, Greenway-Keller LP., Owner. (SP-22-0012)

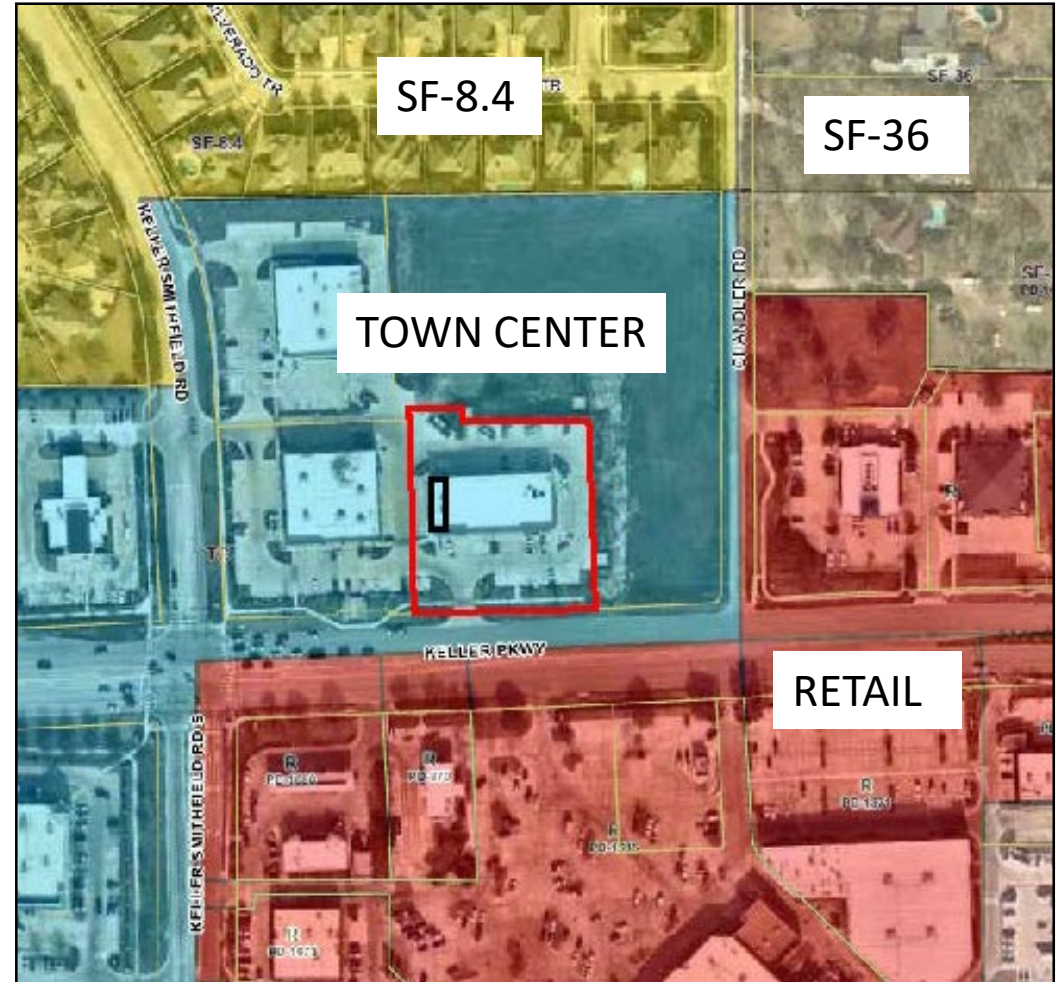
Item H-4 Aerial Map



Zoned:
Town
Center



Item H-4 Zoning Map

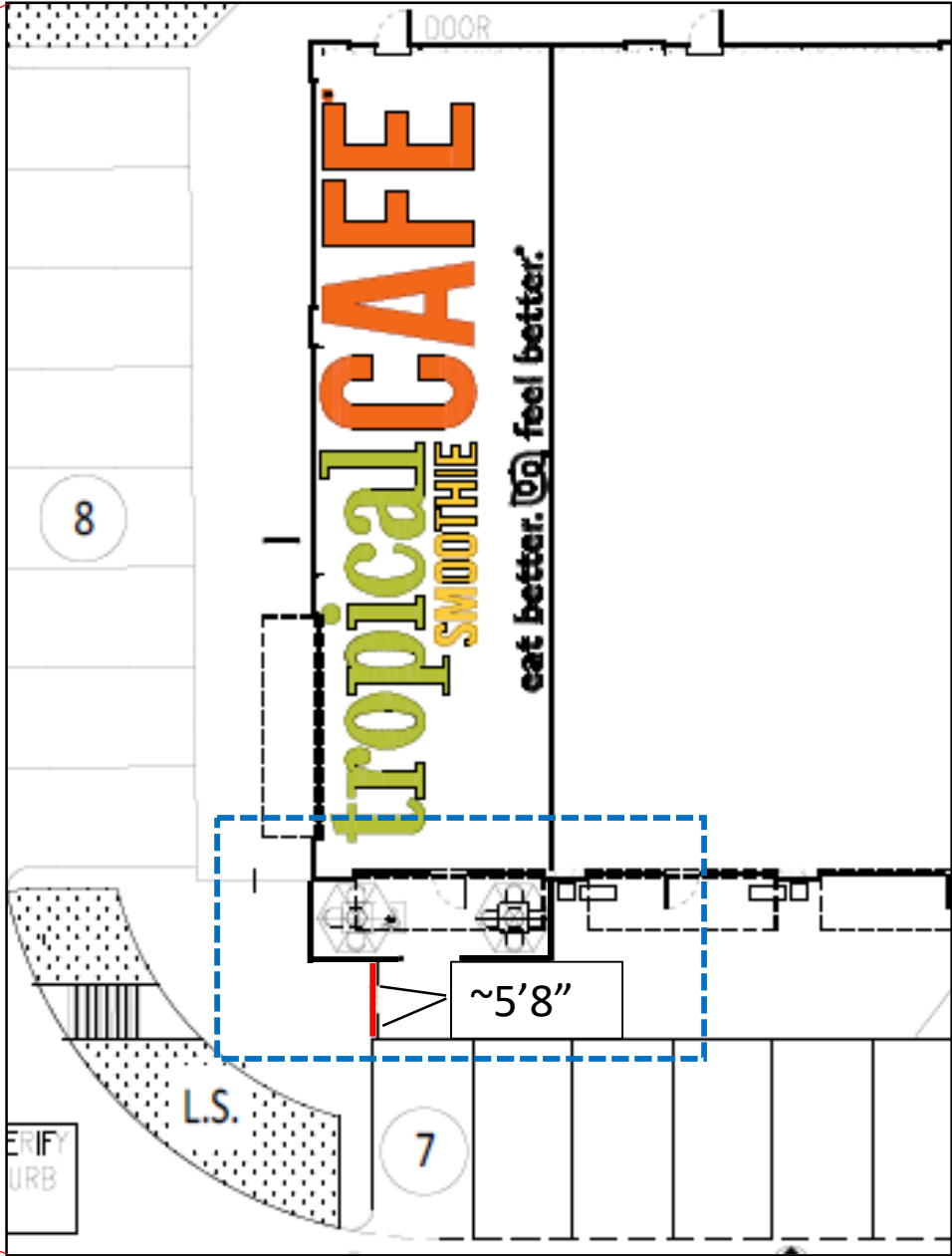
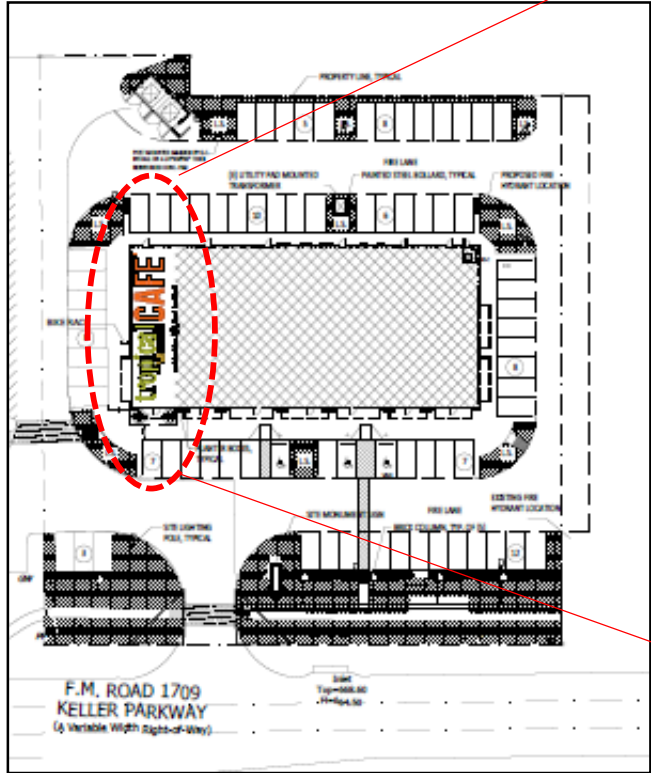


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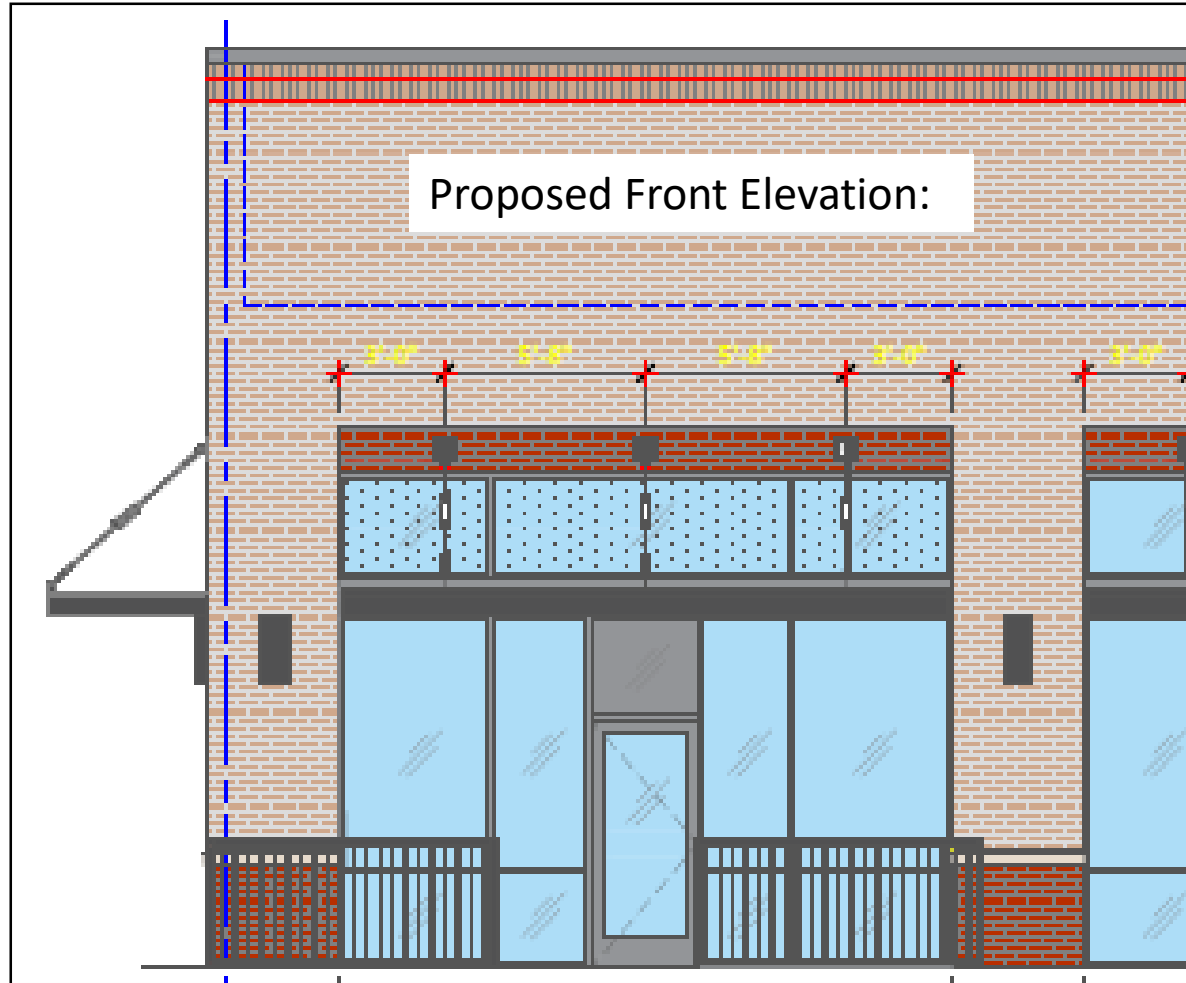
Background

- The Applicant submitted a Site Plan Amendment to modify the front elevations by creating a small patio area with a 3 ½' tall wrought iron fence.
- All Site Plan Amendments in the Town Center Zoning District must receive approval by City Council following a recommendation by the Planning and Zoning Commission.

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Citizen Input:

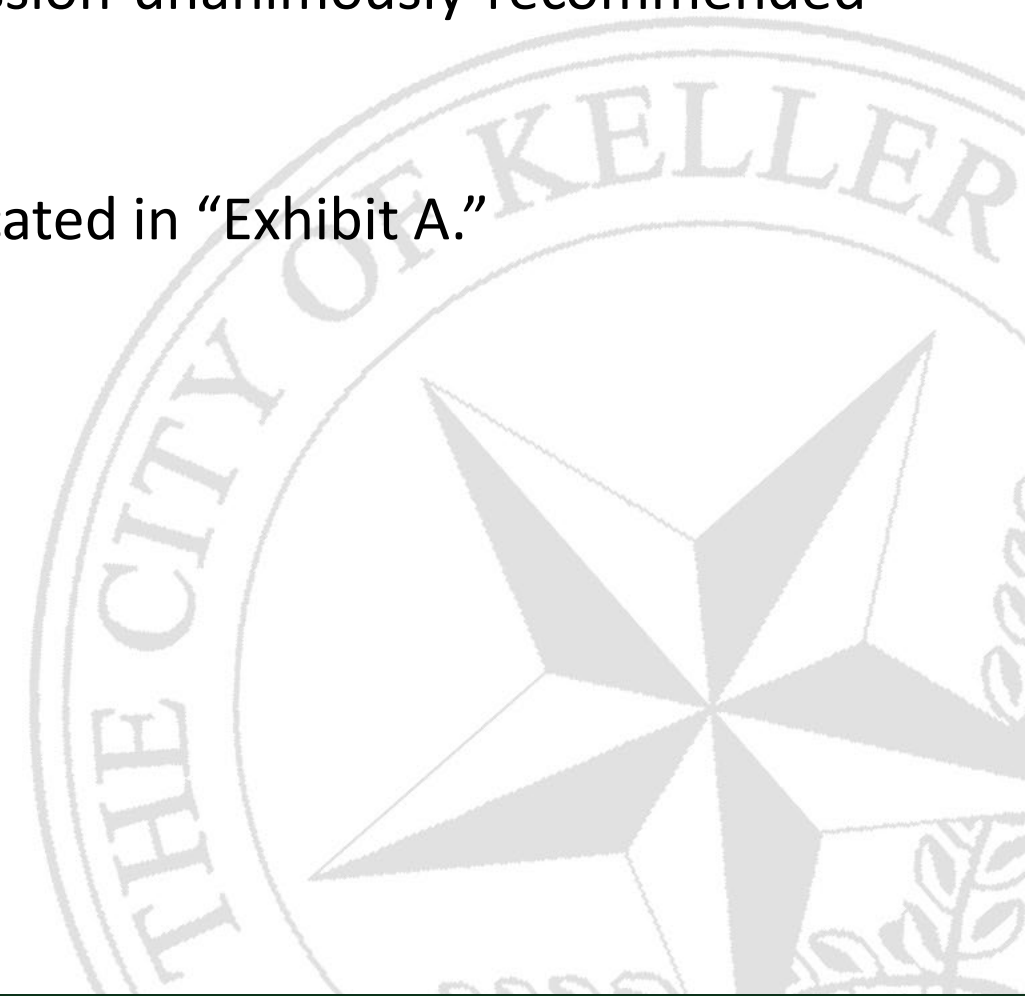
A Site Plan Amendment application, even with variances, does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. The public had an opportunity to speak on this agenda item during “Persons To Be Heard.”

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Planning & Zoning Commission Recommendation:

On April 26, 2022, the Planning and Zoning Commission unanimously recommended approval of the following request:

1. To allow the front elevation to be modified as indicated in “Exhibit A.”



Item H-4

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

- 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?
Julie Smith
817-743-4130