



SITE PLAN APPLICATION


SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: CHAPPS INVESTMENTS KELLER LLC
Street Address: 6 JERIMIAH LANE
City: LADERA RANCH State: CA Zip: 92694
Telephone: 305-610-4392 Fax: _____ E-mail: todd.ruppenthal@gmail.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: ~SAME as ABOVE~
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant
Date: _____


Signature of Owner TODD RUPPENTHAL
Date: 1-3-2020
Printed Name of Owner

Engineer/Architect: DR RANKIN , PLLC Contact Name(s): DON RANKIN, P.E.
Street Address: 2321 DAYBREAK TRAIL
City: PLANO State: TX Zip: 75093
Telephone: 972-378-0683 Fax: _____ E-mail: drr@drrrankin.com

SECTION 2: GENERAL SITE INFORMATION

(Proposed)
Legal Description: Lot(s): 6 Block(s): G Subdivision: Town Center Addn
Name: KELLER PLACE
Street Address: zzzz KELLER PARKWAY
Current Zoning: Town Center Proposed Zoning: Town Center
Current Use of Property: Undeveloped
Proposed Use of Property: Retail / Restaurant
Square Footage of Existing Building(s): N/A
Square Footage of Proposed Building(s): 9,750sf

Note: A special drainage meeting may be required.

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SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

Site Plan Sheet



The application fee



Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.



Site Plan Sheet

- Title Block in lower right hand corner of site plan to include:
 - Project's name.
 - Name, address, telephone number, fax number, and contact person of the Applicant.
 - Name, address, telephone number, fax number, and contact person of the Owner.
 - Name, address, telephone number, fax number, and contact person of the preparer (Architect or Engineer).
 - Address and/or legal description of the project (addition's name, lots, and blocks).
 - Total acreage and zoning.
 - Date of preparation and dates of revisions, if any (as the site plan is revised, add dates of revision to each submittal)



A summary table showing:

- Total building square footage.
- Number of required parking spaces (show calculations based on building usage).
- Number of provided parking spaces (number of handicapped parking spaces shall not be included as part of required parking spaces).



Graphic Scale labeled with scale used.



North arrow oriented to the top or right of sheet.



Vicinity map of the City Base Map with scale of 1"=1,000' with site location shaded.



Distances and bearings of all lots.



Cross section of proposed streets, alleys, and parking lots, showing the width and type of pavement and the location and width of sidewalks.



The footprints of all proposed buildings or structures.



Setback lines as required by the respective zoning district.



The names and widths of rights-of-way and pavement of existing and proposed streets and alleys.



All curbs or pavement edge and lane striping on adjacent streets with dimensions.



Driveway and sidewalk locations with dimensions and curve radii labeled.



Parking layout, including maneuvering, loading, and unloading areas.

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



<input checked="" type="checkbox"/>	Location of existing and proposed drainage structures with sizes and dimensions clearly labeled.
<input type="checkbox"/> N/A	Location of 100-year floodplain and floodway.
<input type="checkbox"/> N/A	Location of proposed improvements in relation to Areas of Special Flood Hazard.
<input checked="" type="checkbox"/>	Elevation from mean sea level of new or substantially improved structures.
<input type="checkbox"/> N/A	A certificate from a Texas-registered Professional Engineer or Architect that states non-residential flood proofed structures meet the criteria contained in the Flood Plain Ordinance.
<input type="checkbox"/> N/A	Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development.
Landscape Plan - prepared by a Texas Registered Landscape Architect	
<input checked="" type="checkbox"/>	A minimum scale of 1" = 50'
<input checked="" type="checkbox"/>	Name of preparer.
<input checked="" type="checkbox"/>	Date of preparation.
<input checked="" type="checkbox"/>	North arrow oriented to the top or right of the sheet.
<input checked="" type="checkbox"/>	Location and spacing of all plants and landscaping materials and features to be used, including paving, benches, and fountains.
<input checked="" type="checkbox"/>	Species, quantity, and size of all plant materials to be used.
<input type="checkbox"/> N/A	Location, size, and species of all trees to be preserved ("tree stamps" may not be used unless they indicate the true size and location of trees).
<input type="checkbox"/> N/A	Depth of pond, if applicable.
<input checked="" type="checkbox"/>	Topography.
<input type="checkbox"/>	Description of provisions for maintenance.
<input checked="" type="checkbox"/>	A note that states that all landscaped areas will be irrigated and that detailed irrigation plans will be submitted with construction plans.
<input checked="" type="checkbox"/>	A note that all landscaped areas are to be maintained in accordance with City regulations.
<input checked="" type="checkbox"/>	Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines.
<input type="checkbox"/> N/A	Any required mitigation trees are marked with an "M" and are in addition to required landscaping trees.

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Aerial Overlay

- A recent aerial photograph must be submitted (if applicable) in either 11" x 17" or 8.5" x 11" format with an attached transparent overlay.
- All property lines and easements.
The footprints of all proposed buildings or structures.
- Driveway and sidewalk locations.

Tree Survey/Preservation Plan

- Show location of trees on property with individual tree identification number
- Footprint of proposed structures, fire lanes, future and existing grading contours, all rights-of-way, utility and drainage easements.
- Add corresponding table with tree identification number, species common name, species Latin name, status of tree "protect" or not-protected", status of tree "remove" or "preserve"
- Summary table including: total number of trees, total number of trees removed, total number of trees exempt from mitigation requirements due to location, 20% of remaining trees (once those exempt are factored out), mitigation required based on removing more than the 20% allowance.
- All tree surveys and preservation plans shall be in accordance with Article 8.11.

Additional Information

- UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable.
- The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.



DR RANKIN, PLLC

TBPE Firm #8838

January 8th, 2020

Via Hand Delivery

City of Keller Planning & Zoning
1100 Bear Creek Parkway
Keller, TX 76244

**RE: Keller Town Center Addition
Proposed Lot 6, Block G
Site Plan Variance Request**

To Whom It May Concern:

Per the City's Unified Development Code for the Town Center zoning district, the site and building design elements listed below are not in compliance with zoning district's design criteria.

- **Landscape Buffer along FM 1709:** Due to the FM1709 variable width right-of-way (specifically the distance from Keller Parkway north curb line to the Town Center Addition property line) and the previously established front commercial drive and streetscape alignments on the adjacent lots (First Financial, Freddy's, Sherwin Williams and Keller Market Place Lot 4 & Keller Market Place Lot 5), a reduction in landscape buffer width from 30' to 24' wide near the subject lot's southeast corner will maintain the existing streetscape geometry along the north side of FM1709. Please note that this will be the last lot requiring this variance request. The required landscape buffer can be met by all remaining lots to the west while maintaining the streetscape alignments established by the existing Keller Town Center development. In reference to UDC 803 P.6-Fig 5, a Variance is requested for this reduction in landscape buffer width.
- **Allow No Windows on North (rear) Facade:** The proposed building's north face is adjacent to the Saddlebrook residential subdivision. Out of respect for the neighbor's, our design will focus the retail activity to the front of the building. This has been done previously for other nearby buildings, per UDC 803 P.4.c.7,
- **Flat Roof design in lieu of sloped:** The proposed building has parapet height changes, cornices, and shed type sloped standing seam metal awnings. As has been done previously for other nearby buildings, per UDC 803 P.4.c.8, a Variance for a flat roof (hidden behind the parapets) is requested.
- **Required landscape plantings adjacent to the building's foundation:** Foundation plantings described in UDC 803 P.4.g.8 can create non-uniform moisture conditions in soils immediately adjacent to the building foundation and flatwork at front entry doors. We request a Variance to eliminate the foundation plantings in lieu of five (5) planter boxes along the proposed store front.
- **Handicap Parking:** Per UDC 807 G, Allow three handicap parking stalls to be counted as parking provided.
- **Attached Building Signage:** Per UDC 809 K.2.b, only one attached building sign per tenant is allowed unless the building is located on a street corner. We request a Variance which will allow our corner tenants one additional attached sign on each building side (east/west).

Please consider this letter as our formal request for these site and building design variances.

Respectfully,



Donald R. Rankin, P.E.

DR RANKIN, PLLC

FIELD NOTE DESCRIPTION

BEING a 1.491 acre tract of land situated in the PAMELIA ALLEN SURVEY, ABSTRACT NO. 28 in the City of Keller, Tarrant County, Texas and being part of a 8.110 acre tract "Tract 1" to GREENWAY-KELLER, L.P. recorded in clerk file #D207093496 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an "x" in concrete set for the southwest corner of LOT 5, BLOCK G of KELLER TOWN CENTER recorded in document D216120748 of the Official Public Records of Tarrant County, Texas and being located in the north line of F.M. Road 1709 (Keller Parkway);

THENCE along the north line of said Keller Parkway, *SOUTH 88°30'34" WEST* a distance of 66.71 feet to a concrete monument found for corner;

THENCE continuing with the north line of said Keller Parkway, *SOUTH 85°47'01" WEST* a distance of 118.22 feet to a 5/8 inch iron rod set for corner;

THENCE departing the north line of said Keller Parkway, *NORTH 01°29'33" WEST* a distance of 358.50 feet to a 5/8 inch iron rod set for corner in the south line of SADDLE BROOK ESTATES, PHASE ONE recorded in Cabinet A, Slide 4425;

THENCE along the south line of said SADDLE BROOK ESTATES, PHASE ONE, *SOUTH 89°28'30" EAST* a distance of 184.91 feet to a 5/8 inch iron rod set for corner;

THENCE departing the south line of said SADDLE BROOK ESTATES, PHASE ONE, *SOUTH 01°29'33" EAST* a distance of 346.38 feet to the *POINT OF BEGINNING*;

CONTAINING within these metes and bounds 1.491 acres or 64,942 square feet of land more or less.