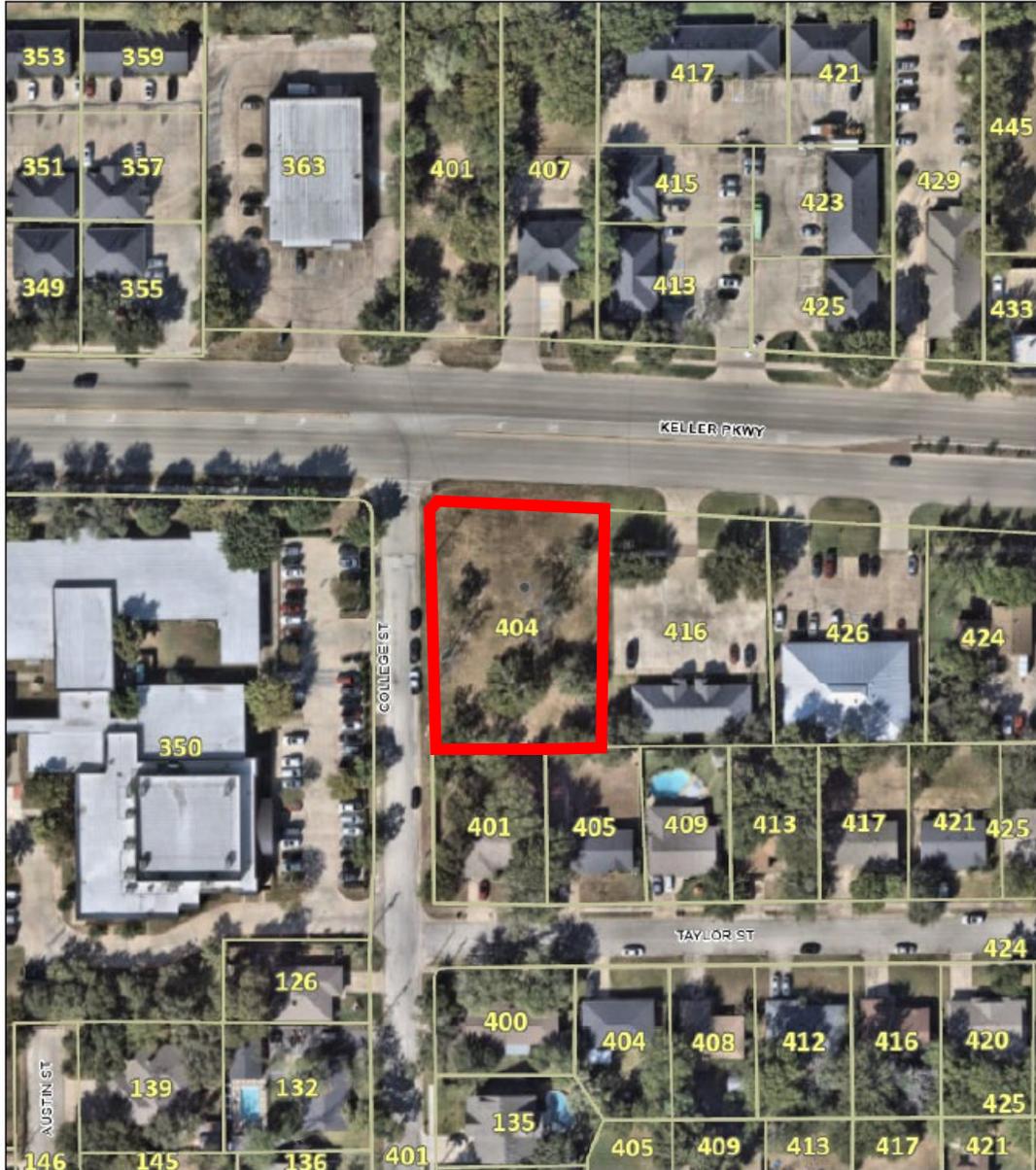


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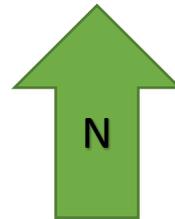
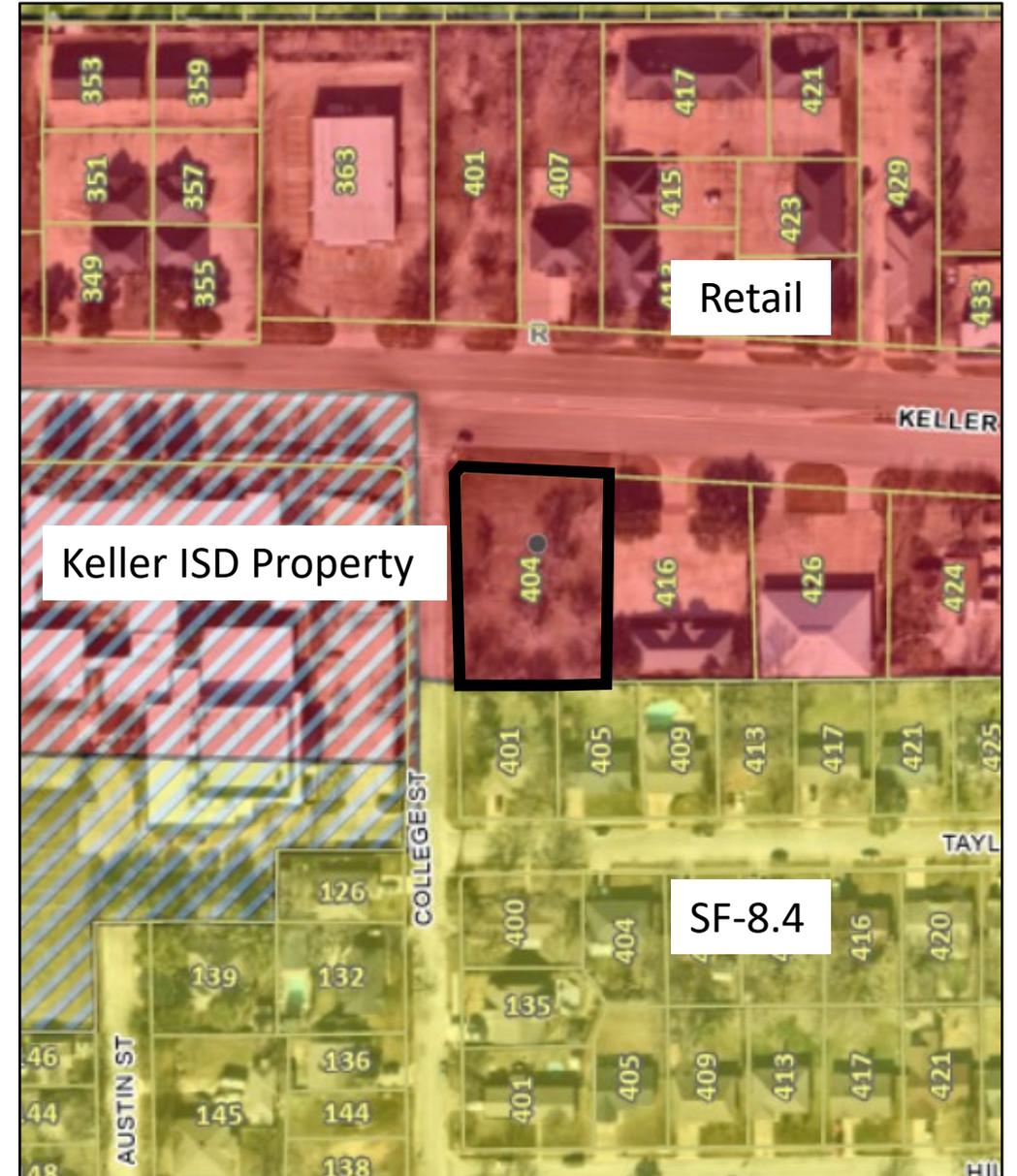
Consider a resolution approving a Site Plan with variances for a proposed 5,528 square-foot multitenant building, on the property legally described as Lot 8 of the Benson Subdivision - Keller, being 0.49-acres, located on the southeast corner of the Keller Parkway and College Street intersection, zoned Retail (R) and addressed as 404 Keller Parkway. Andrea Petty, Franz Architects, Applicant. HGCD Land Holdings LLC, Owner. (SITE-2510-0016)

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Aerial Map



Zoning Map



Zoned:
Retail (R)

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Background:

- The property was platted in 1979, but has been vacant since at least 2004.
- On March 4, 2024, the Zoning Board of Adjustment approved the following variances for the subject property (ZBA-24-0003):

UDC Setback Requirement	Approved Variance
Front – 30'	None
Side (West) – 30'	10'
Side (East) – 15'	10'
Rear – 60'	15'

- At the time of the ZBA approval, no development was proposed on the site.

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Request:

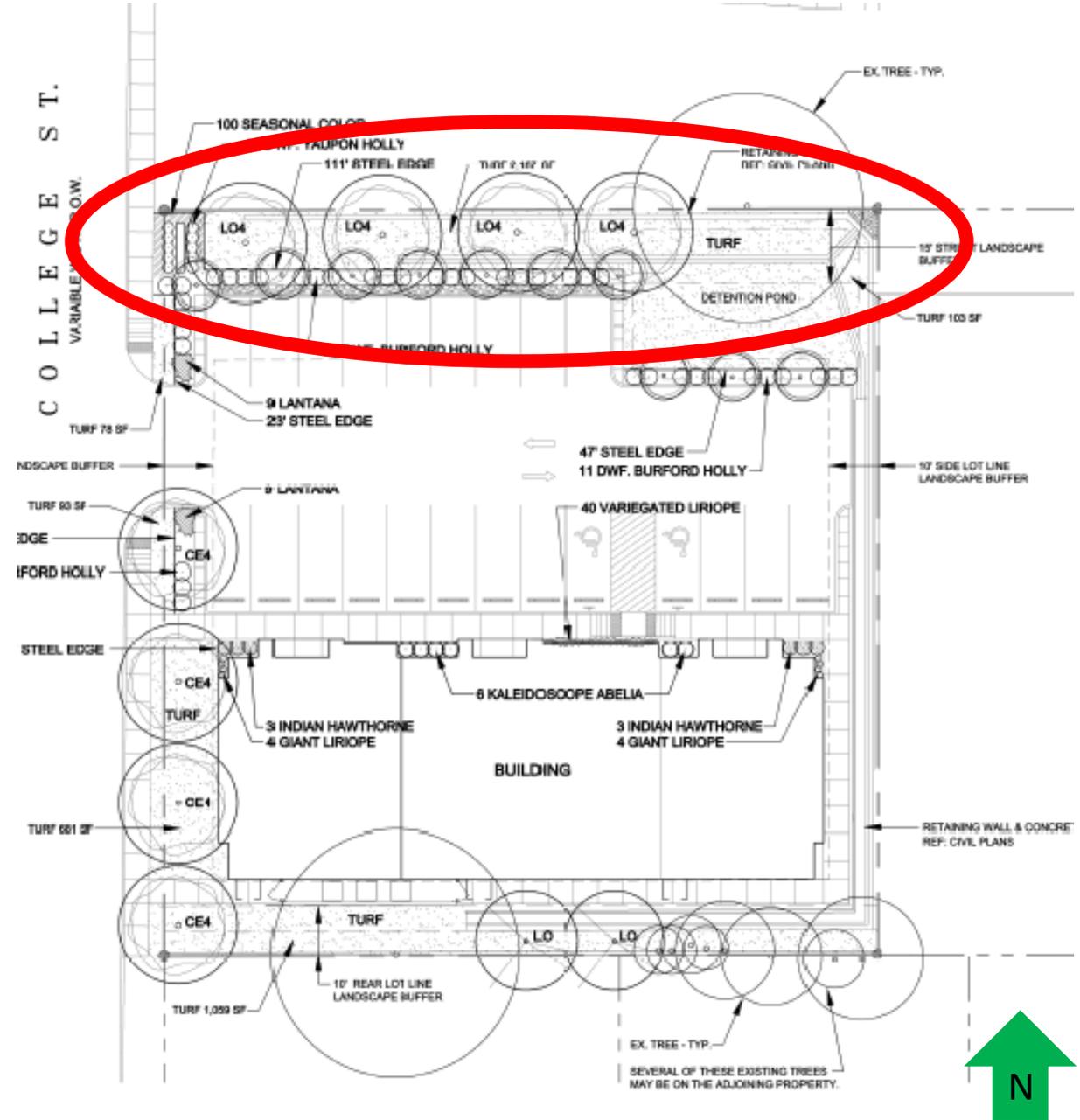
The purpose of this item is to consider a request for a Site Plan with six variances for the subject property.



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Landscaping/Buffers: Variances Requested

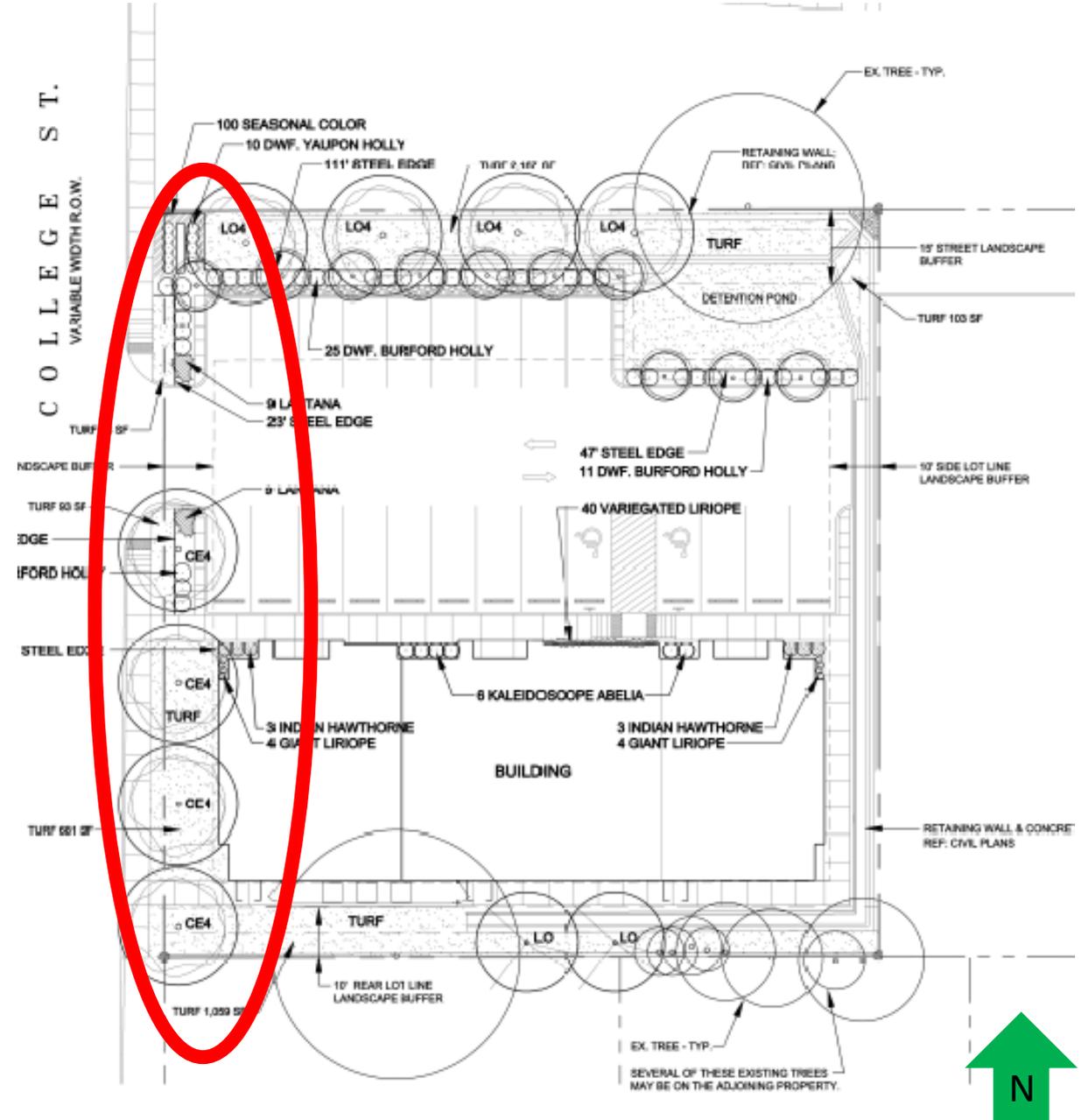
- Unified Development Code (UDC) Section 9.03(F)(a) requires a “minimum 30’ landscape buffer adjacent to all thoroughfares with 4 or more lanes as classified on the current Comprehensive Thoroughfare Plan.”
 - Keller Parkway is a six-lane roadway according to the city’s Thoroughfare Plan, so a 30’ buffer is required along the north property line.
- The Applicant requests to provide a 15’ landscape buffer along the north property line adjacent to Keller Parkway in lieu of the 30’ buffer requirement.



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Landscaping/Buffers: Variances Requested

- UDC Section 9.03(F)(b) requires a “minimum 15' landscape buffer adjacent to all other public streets.”
 - The subject property borders College St., a regular public street, on the west.
2. The Applicant requests to provide a 10' landscape buffer along the west property line adjacent to College Street in lieu of the 15' buffer requirement.



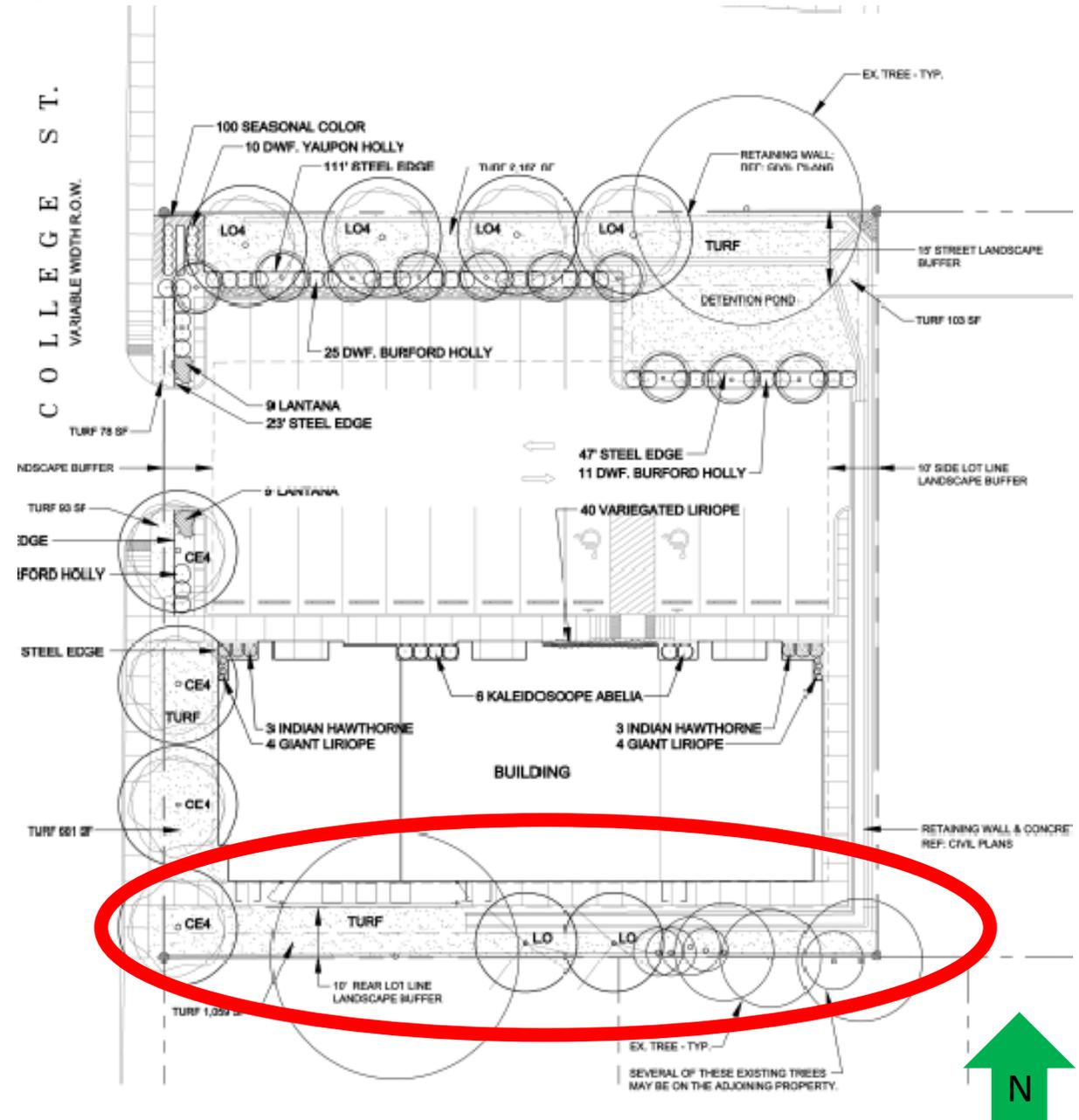
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Landscaping/Buffers: Variances Requested

UDC Section 9.03(F)(c) requires a “minimum 30' landscape buffer adjacent to all properties with residential uses or zoning or when residential zoning or uses are across the street from the side or rear yard of a non-residential or multi-family development.

The subject property is adjacent to a developed single-family neighborhood to the south.

3. The Applicant requests to provide a 10' landscape buffer along the south property line adjacent to a single-family neighborhood in lieu of the 30' buffer requirement.

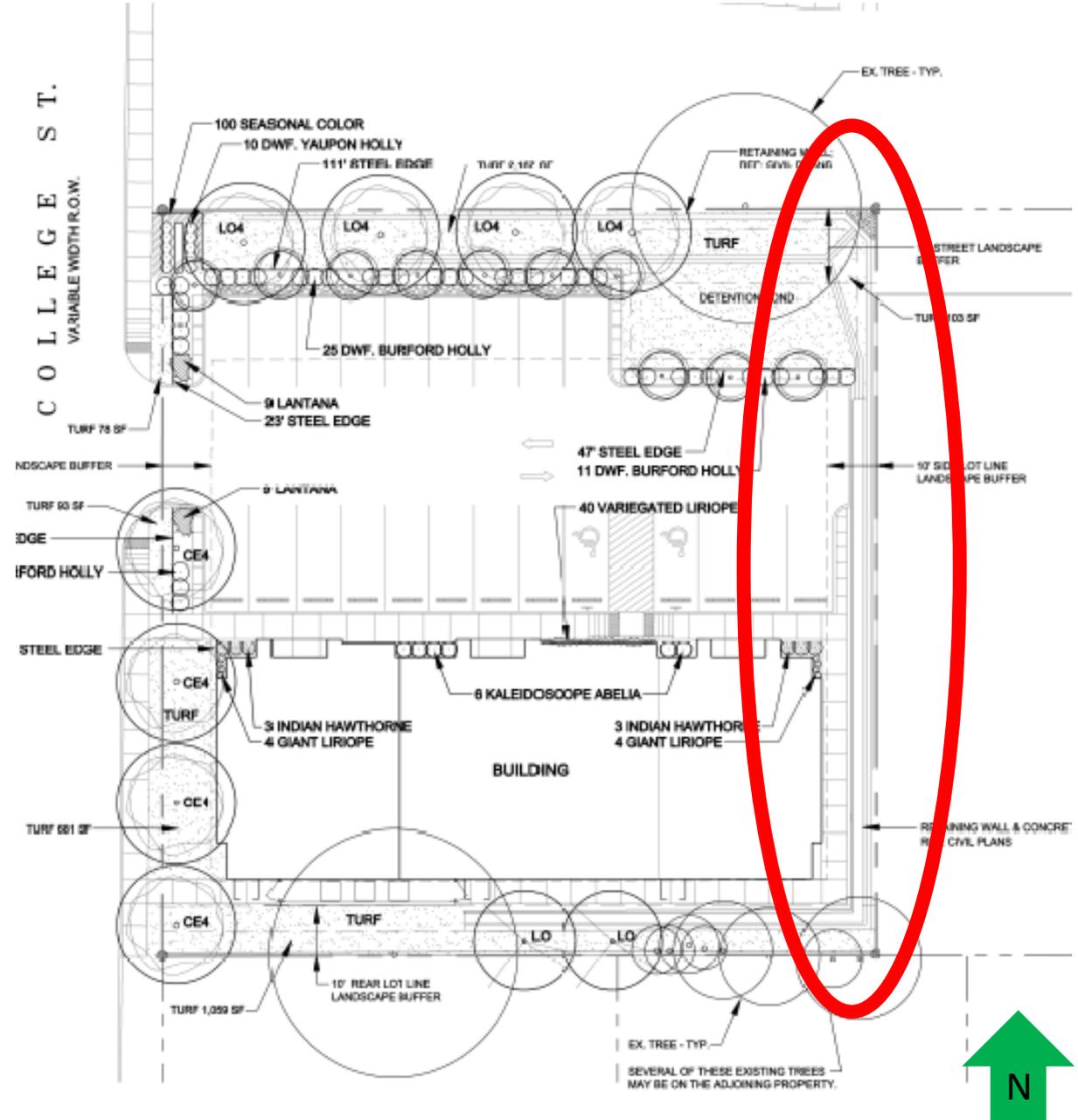


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Landscaping/Buffers: Variances Requested

UDC Section 9.03(F)(d) requires a “minimum 10' landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning. This provision does not apply in cases of shared driveways or parking between lots.

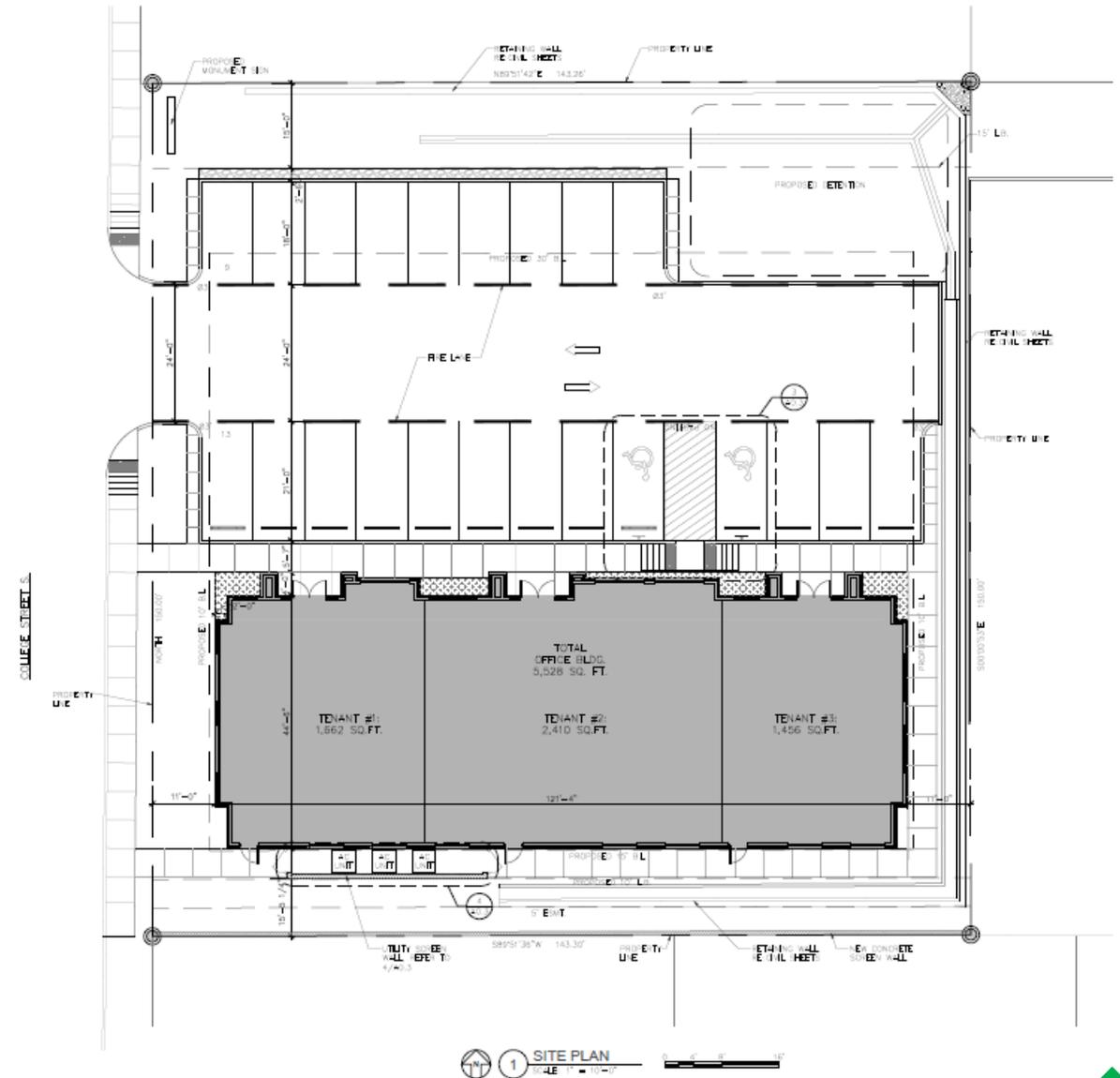
- 4. The Applicant requests to provide no landscape buffer along the east property line.



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Parking:

- UDC Section 9.02(G)(8) states the parking ratio for a business or professional office less than 10,000 square feet in size is 1 space per 330 square feet of gross floor area.
- The parking requirement for this development is 17 regular spaces. The site plan includes 20 regular and 2 accessible spaces.



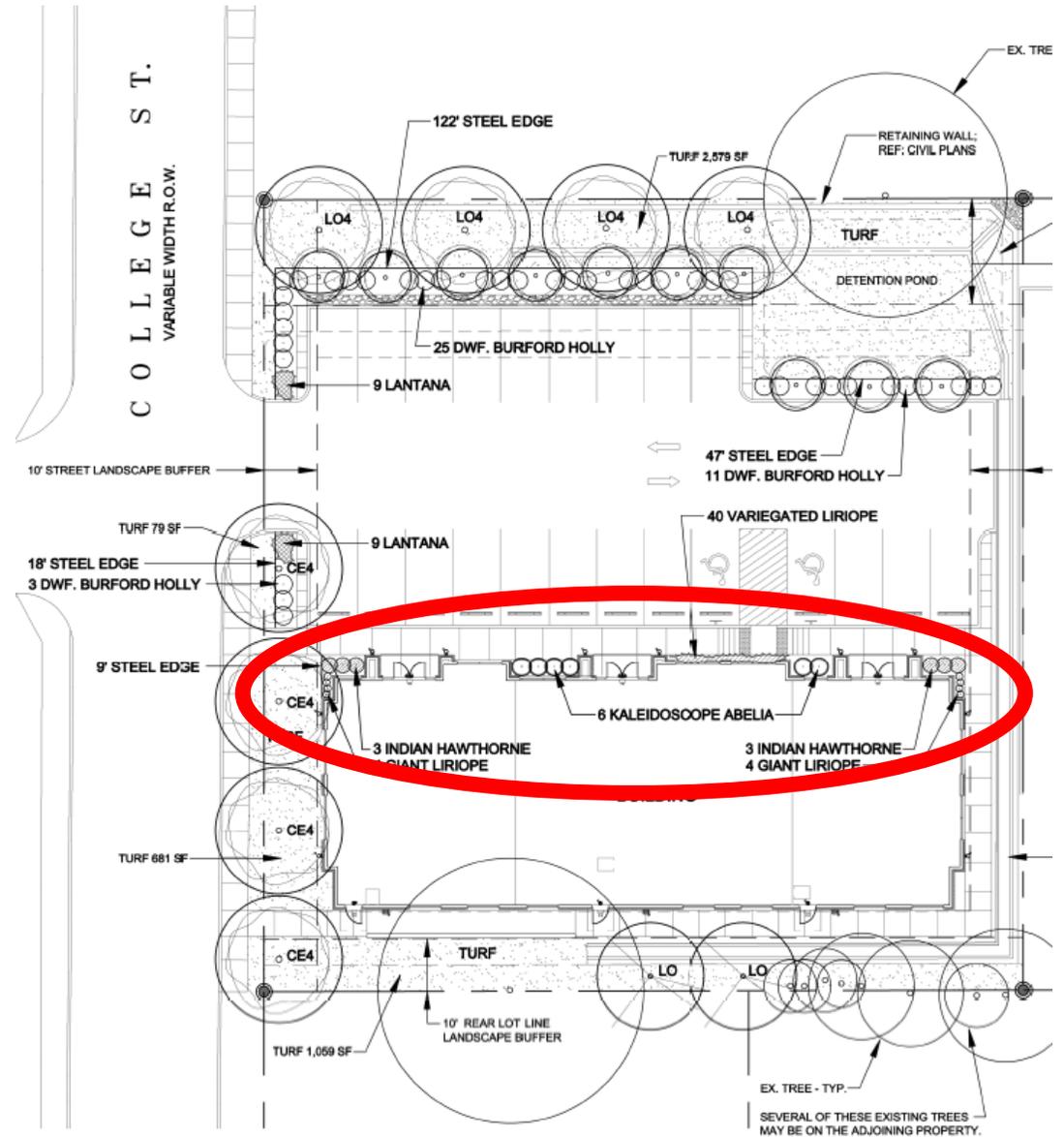
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Site Layout: Variance Requested

The proposed structure is approximately 5,500 square feet that includes three tenant spaces and a detention pond at the northeast corner. The location of the building complies with the side and rear setbacks previously approved by ZBA, and by the 30' front setback required by UDC Section 8.16(4)(b).

UDC Section 9.03(F)(3)(j) states "Foundation planting a minimum of five feet (5') in width shall be provided at the fronts and sides of buildings and shall consist of a combination of groundcovers, shrubs, and ornamental trees."

5. The Applicant requests not to install all required foundation planting.



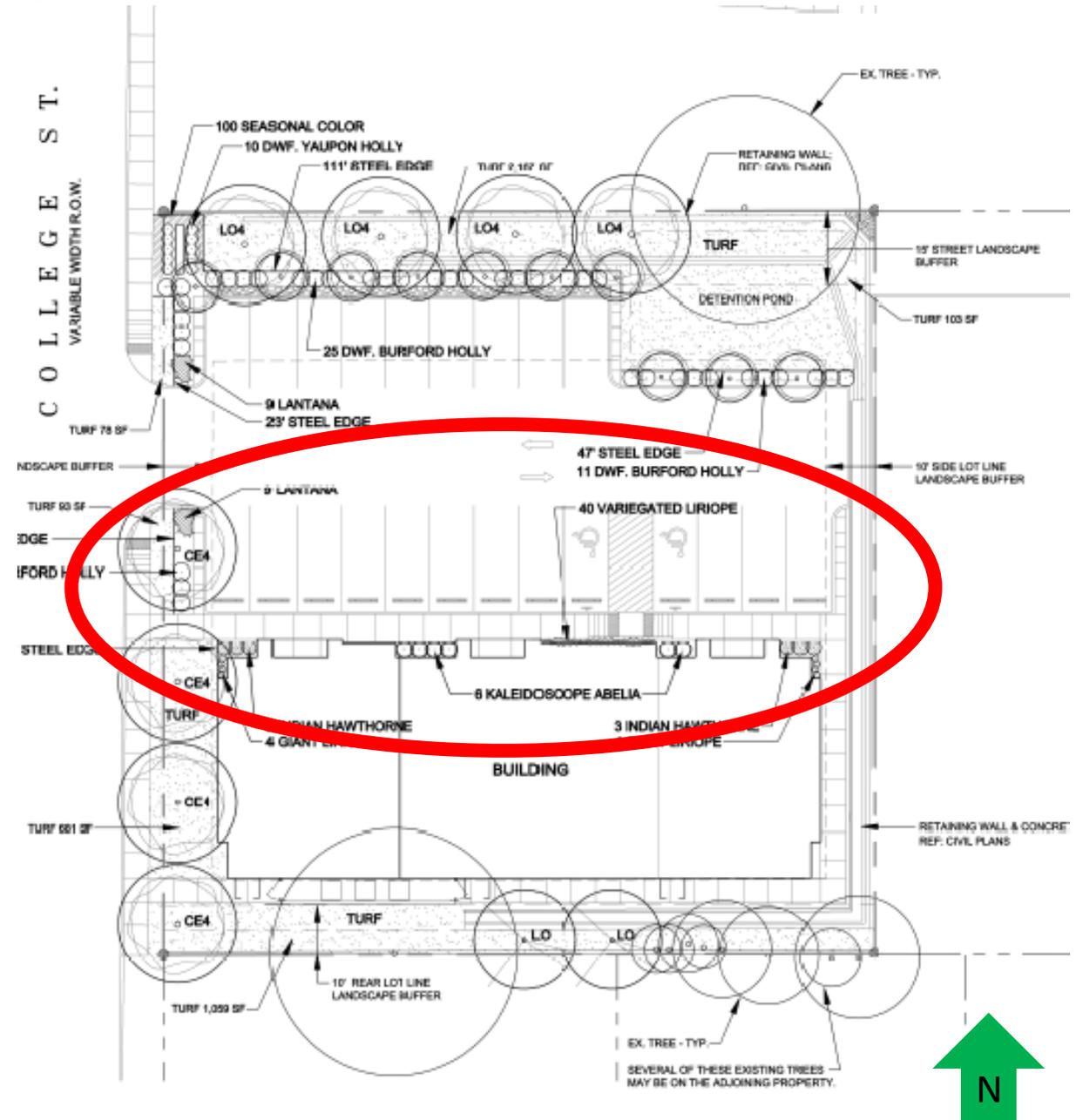
Item H-5

Site Layout: Variance Requested

UDC Section 9.03(F)(3)(e) states, “The ends of all parking aisles must be terminated with a landscaped island.”

UDC Section 9.03(F)(3)(e) states, “No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a landscaped island.”

6. The Applicant requests not to provide a landscaped island at the east end of the parking aisles and to allow the parking aisle facing the building not be interrupted by a landscaped island.



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Elevations:

The proposed elevations show a combination of white/cream stone and stucco on all elevations with a fiberglass shingle roof. The north elevation (facing Keller Parkway) is proposed to be 17.1% natural cut stone, 21.34% cast stone block and 30.55% cement stucco, with glass windows making up the remainder of the façade.



North Elevation (facing Keller Parkway)

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Elevations:



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



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



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

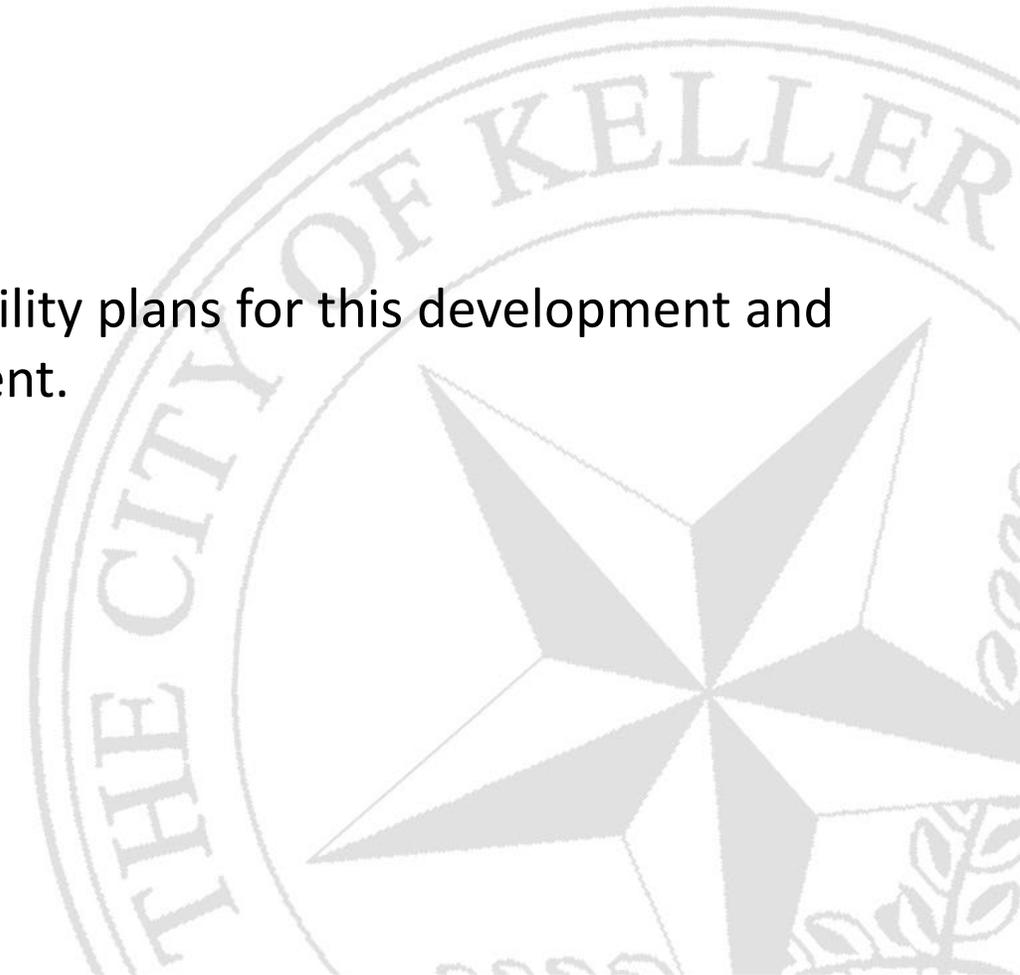
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Roadway Access:

The Applicant intends to install a driveway off College Street. No access from Keller Parkway or cross-access to the property to the east is proposed.

Drainage and Utilities:

The applicant has submitted preliminary drainage and utility plans for this development and has met the requirements of the UDC for this development.



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Land Use:

The subject property is designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP). Surrounding land use designations are as follows:

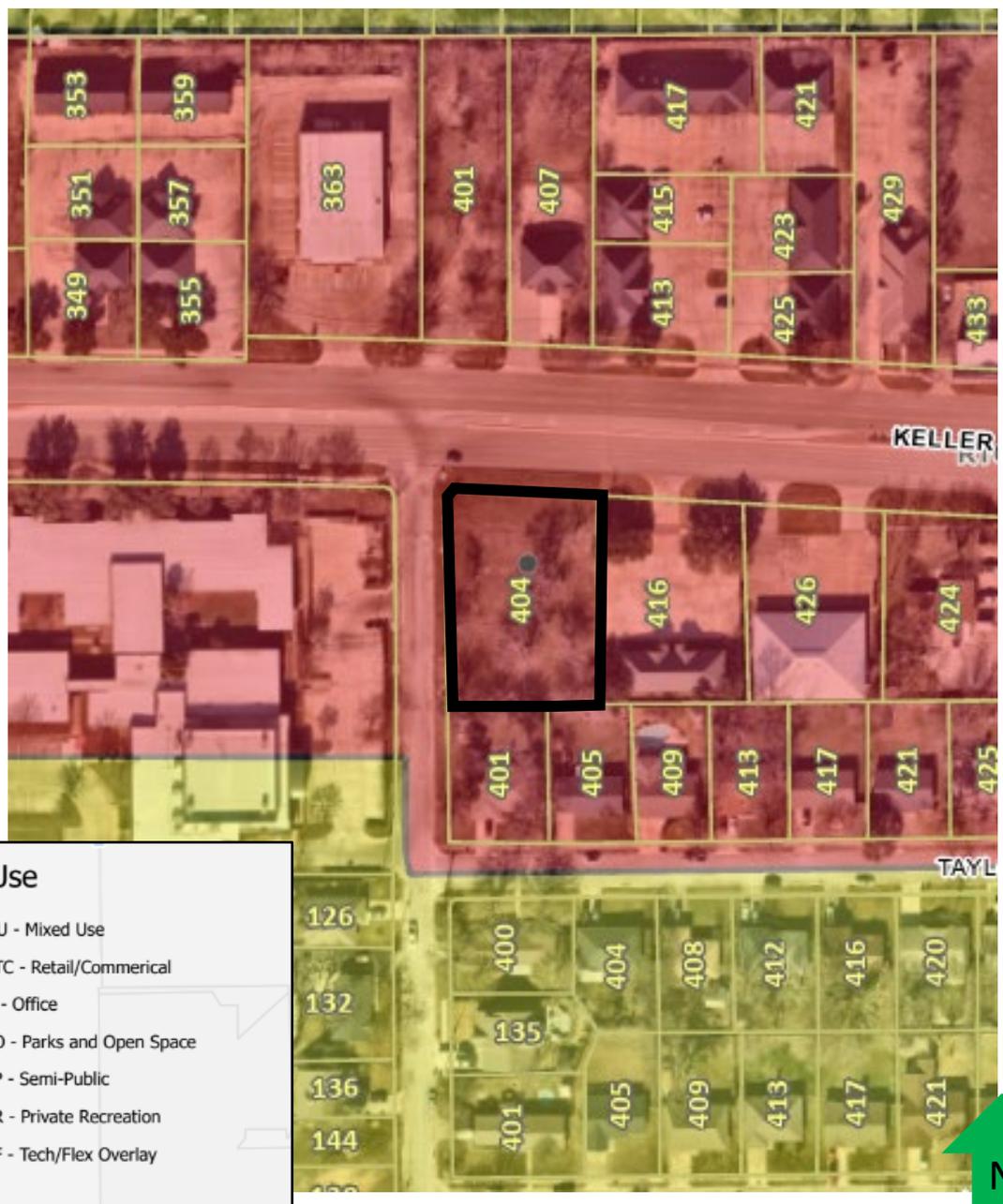
Surrounding land use designations are as follows:

North: RTC

South: RTC

East: RTC

West: RTC



2021 Future Land Use

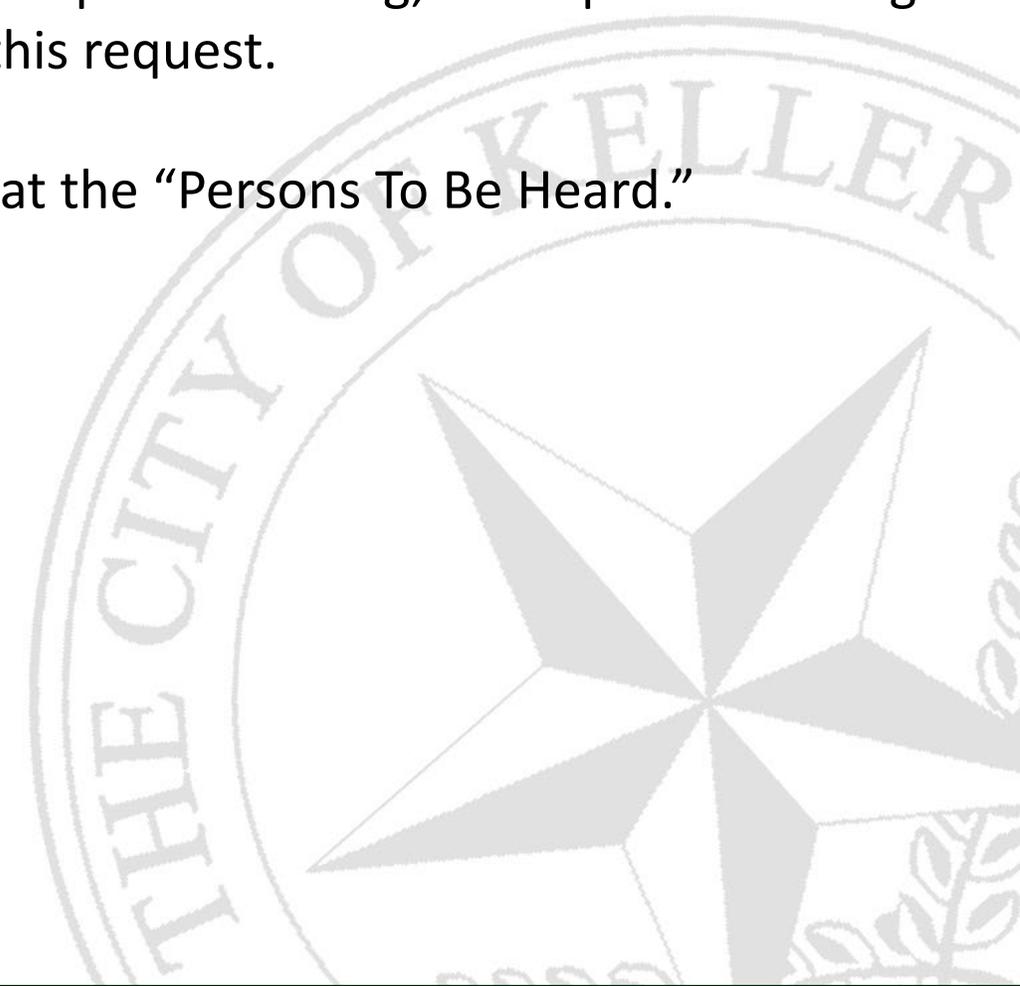
	LD-SF - Low-Density Single Family (36,000 square feet and above)		MU - Mixed Use
	MD-SF - Medium-Density Single Family (15,000 square feet to 35,999 square feet)		RTC - Retail/Commercial
	HD-SF - High-Density Single Family (8,000 square feet to 14,999 square feet)		O - Office
	PGT - Patio/Garden/Townhomes: - Patio and Garden Homes: 5,000 - 7,999 square-foot lots; - Townhomes, Duplexes, Fourplexes: < 5,000 square-foot lots		PO - Parks and Open Space
			SP - Semi-Public
			PR - Private Recreation
			TF - Tech/Flex Overlay

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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 to surrounding property owners for this request.

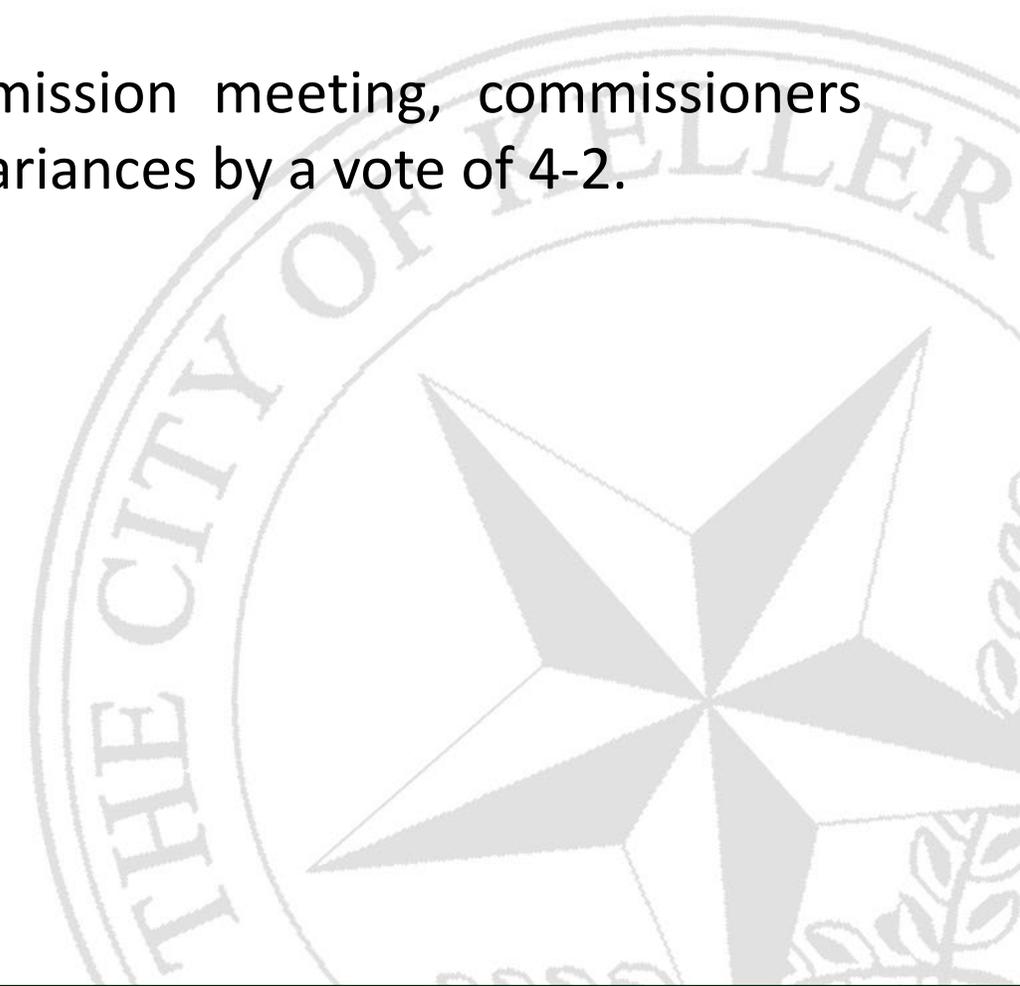
The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”



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Planning and Zoning Commission Recommendation:

At the Jan. 27, 2026, Planning and Zoning Commission meeting, commissioners recommended to deny the proposed site plan with variances by a vote of 4-2.



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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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Variance Request Summary:

	UDC Requirement	Request
1.	30' Landscape buffer along Keller Pkwy.	15' Landscape buffer
2.	15' Landscape buffer along College St.	10' Landscape buffer
3.	30' Landscape buffer along south property line (adjacent to single-family neighborhood)	10' Landscape buffer
4.	10' Landscape buffer along east property line	No buffer
5.	5' wide foundation planting along front and sides of building	Install foundation planting only along front and front corners of building
6.	All parking aisles must terminate in a landscaped island and no more than 12 consecutive parking spaces allowed without interruption of landscaped island	To not provide a landscaped island at east end of parking aisles and to allow the parking aisle facing the building to not be interrupted by a landscaped island.

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

- Approve as submitted
- 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**