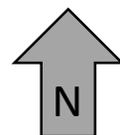
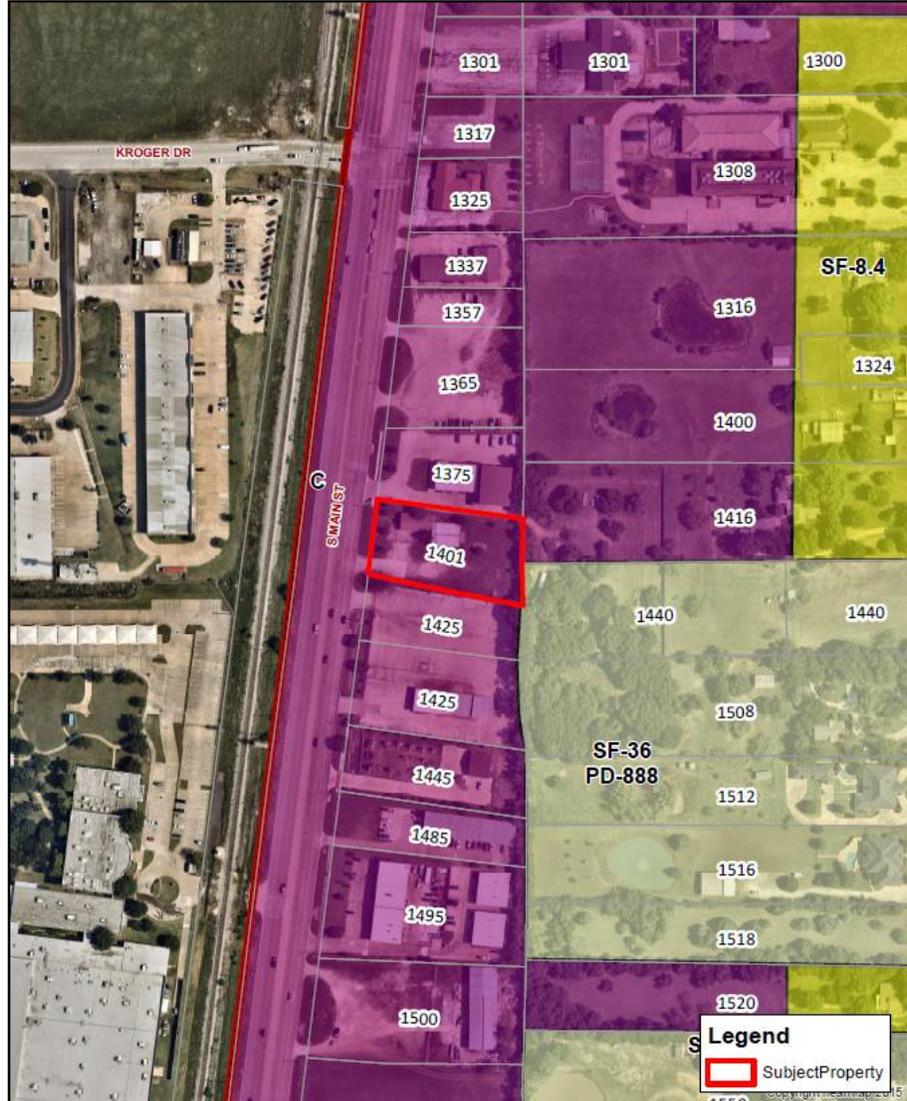


Item H-3

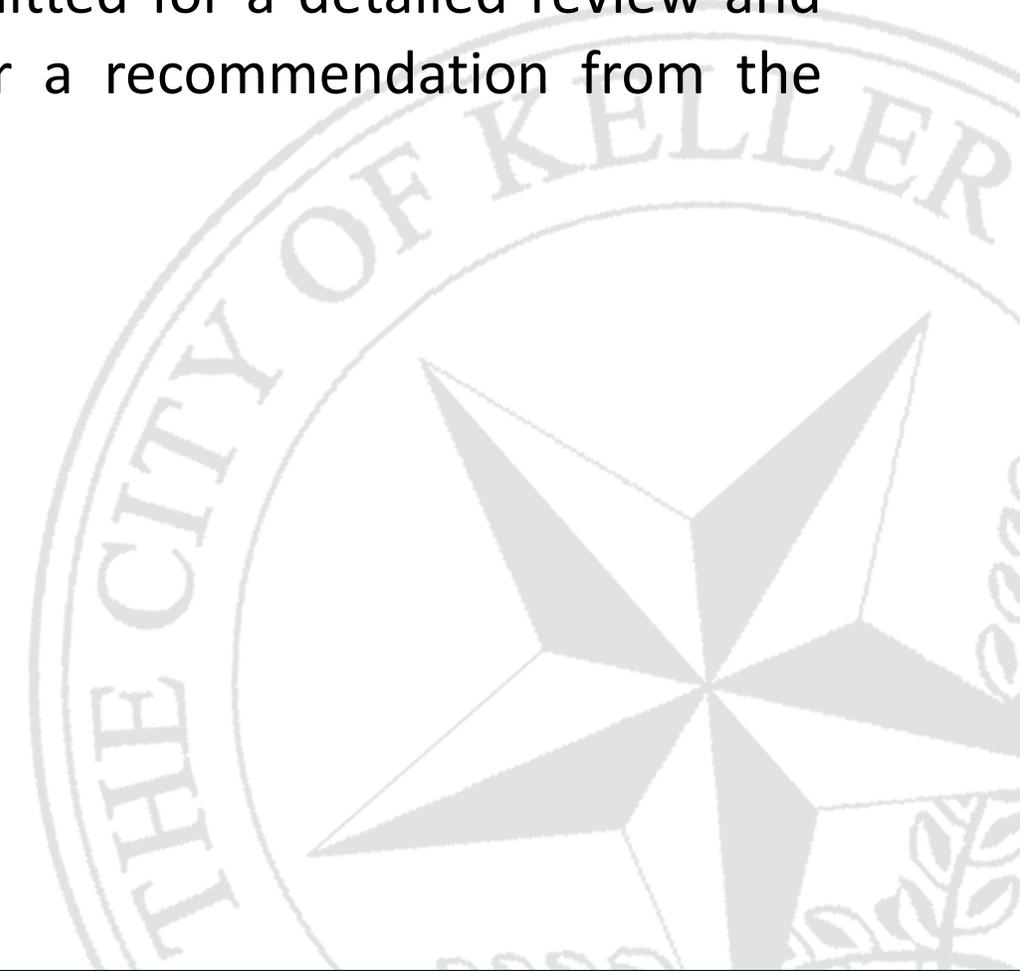
Consider a resolution approving a site plan amendment with four variances for Keller Play and Stay to operate a Pet Grooming Facility in an existing 3,050 square-foot building, located on a 0.90-acre tract of land, on the east side of South Main Street (US 377), approximately 700' south-east of the South Main Street (US 377) and Kroger Drive intersection, being Lot 2A, Block 1, Higgens Fred & Birk Hend Addition, at 1401 S Main, and zoned (C) Commercial. Majid Nejati, owner. Distinguished Custom Homes, developer/applicant. (SP-20-0027)

Item H-3 Zoning Map



Item H-3

Any Site Plan requesting a variance must be submitted for a detailed review and must receive approval through City Council after a recommendation from the Planning and Zoning Commission.



Item H-3

- The final plat for this property was approved by City Council in 1979, and the original building was built in 1980. It was originally occupied by Plumbing Operations and then was unoccupied for several years.
- In 2010, Pet Hollywood received approval by City Council for a site plan containing six variances related to development standards in order to operate their business on the site. These variances included alternative building materials, waived landscaping, retaining an existing chain link fence, waiving the masonry screening wall, allowing existing gravel parking surface, and delaying construction of a five-foot sidewalk. Pet Hollywood occupied the building in 2011.
- Pet Hollywood vacated the property in 2018, and it remains unoccupied.
- Keller Play and Stay has agreed to address some of the previous variances on this site while also requesting four additional variances.

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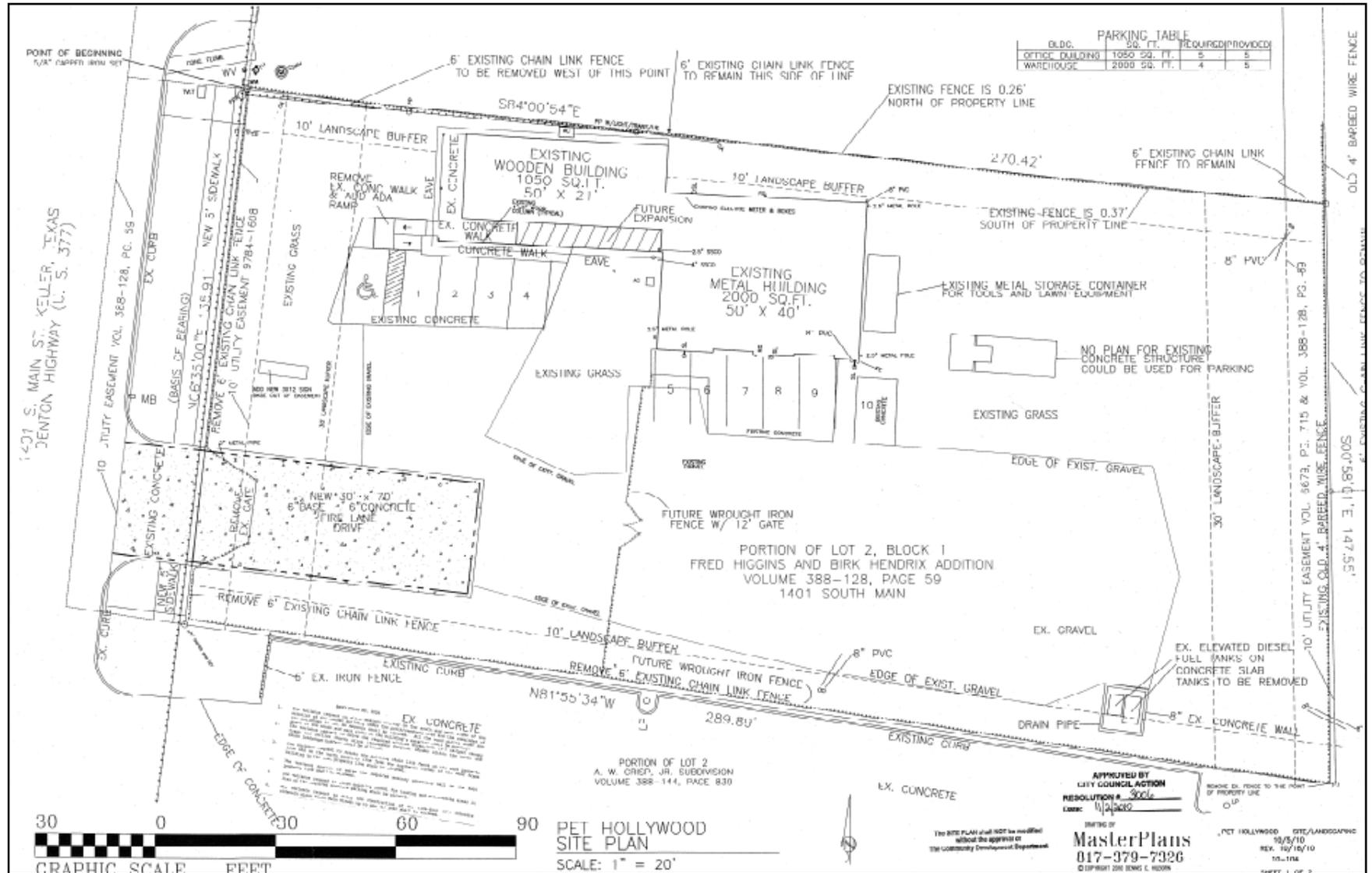
Some of the previous variances that the Applicant has agreed to provide include:

- The gravel drive and existing concrete will be replaced by a new concrete drive that meets current design and fire lane standards.
- The 5-foot sidewalk that was initially supposed to be constructed by the previous tenant will be constructed with this redevelopment.



Item H-3

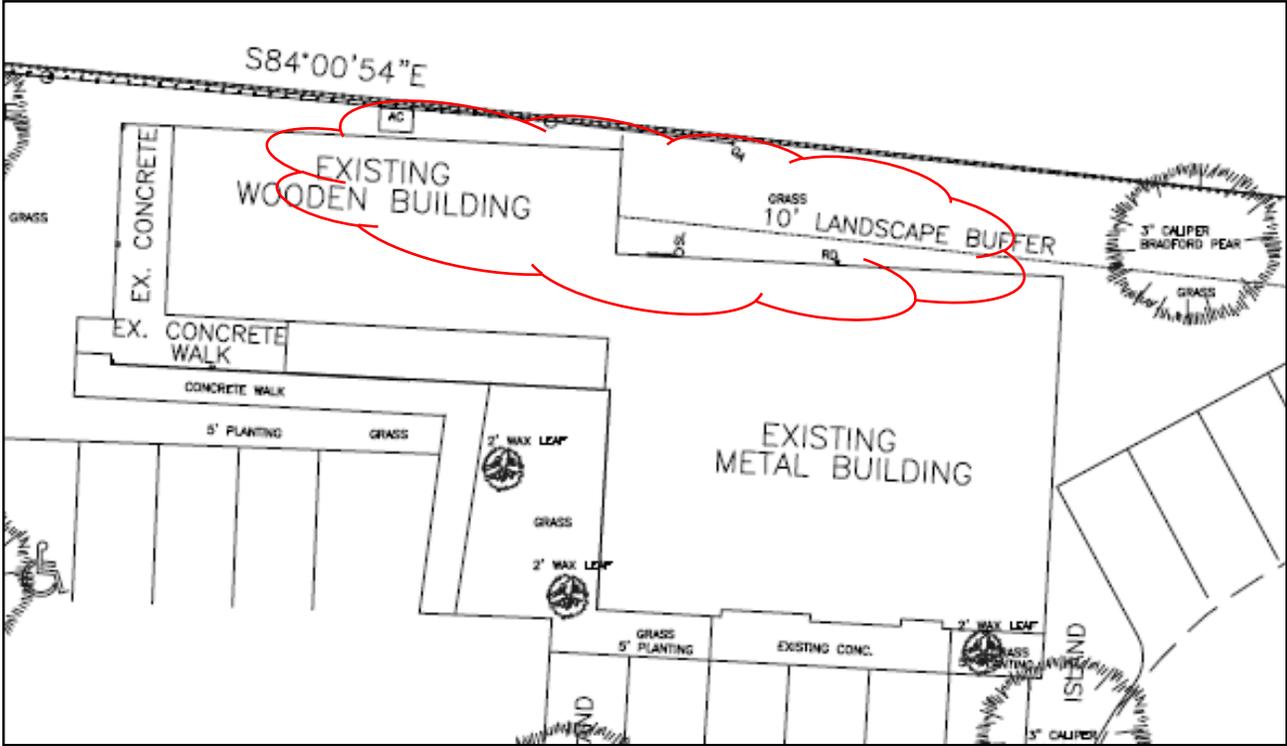
Site as it stands today:



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Variance 1:

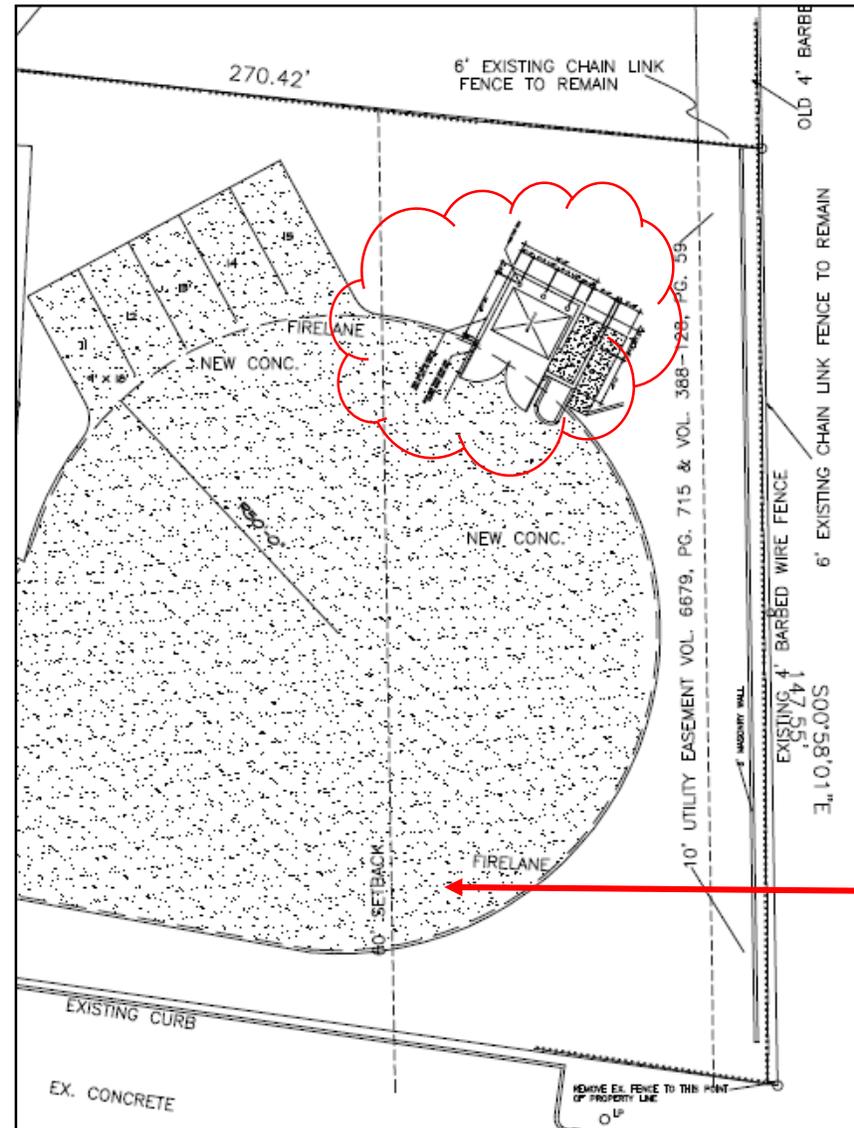
Allow the existing 3,050-square-foot building encroachment approximately 7 feet and 6 inches into the 10-foot north side-yard landscape buffer to remain.



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Variance 2:

Allow the dumpster to encroach into the rear setback.

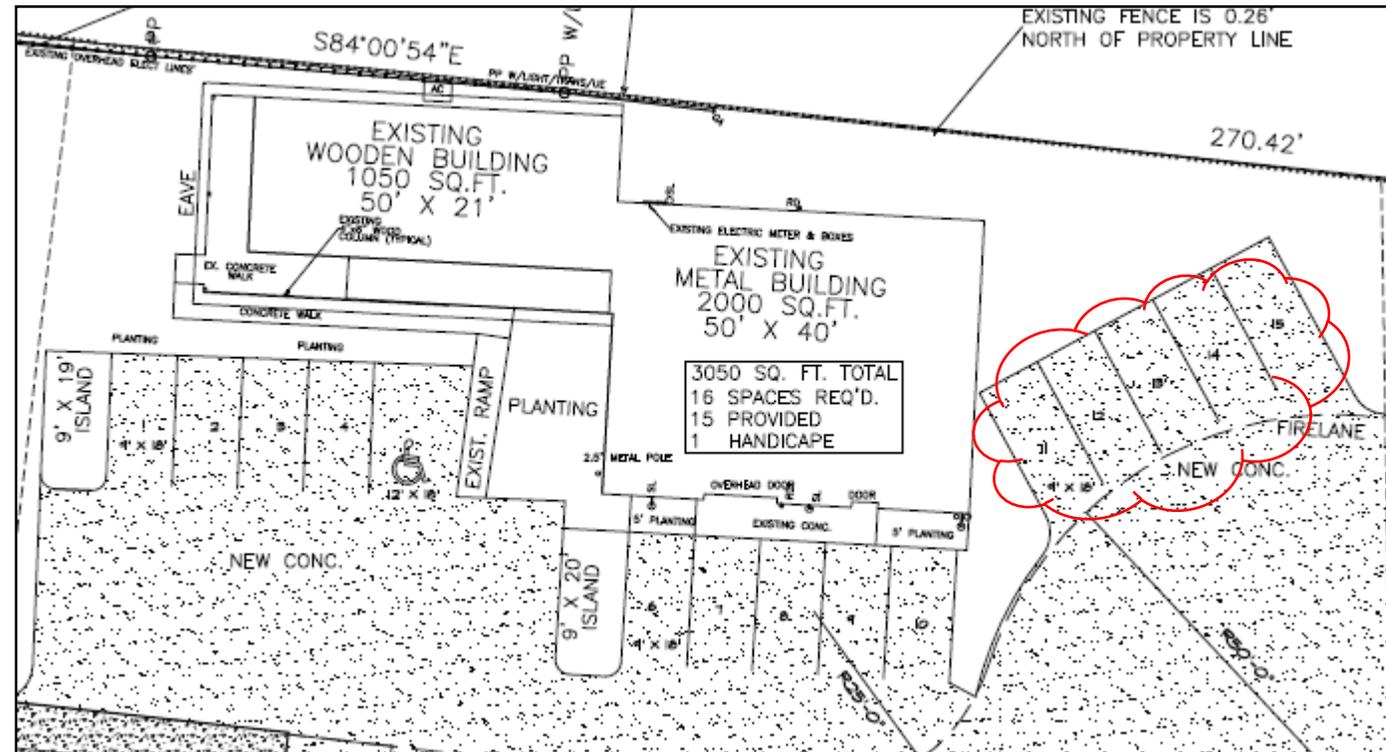


60' Setback

Item H-3

Variance 3:

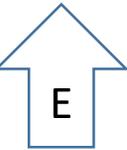
Allow for 10 parking spaces in lieu of the 17 required parking spaces.



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Variance 4:

Waive the required masonry screening wall along the east property line.



SF-36

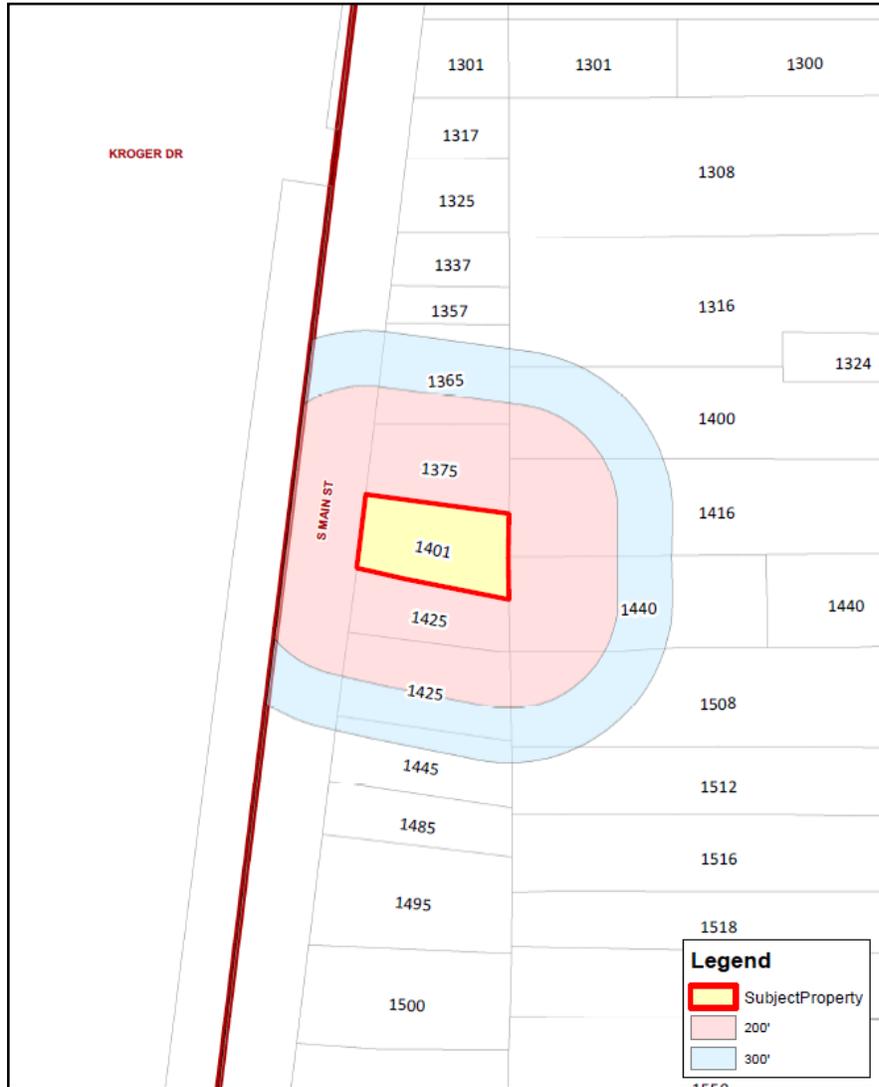


Item H-3

Summary of Variance Requests:

1. Allow the existing building to encroach approximately seven feet and six inches into the ten-foot, north side-yard, landscape buffer.
2. Allow the dumpster to encroach into the rear setback.
3. Allow for 10 parking spaces in lieu of the 16 required parking spaces.
4. Waive the required masonry screening wall along the east property line.

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- 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.
- There has been no response from the public to this application.
- The public will have an opportunity to speak on this agenda item during “Persons To Be Heard.”

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The Planning and Zoning Commission unanimously recommended approval by a vote of 7-0 on Oct. 13, 2020.

The Commission noted the variance requests were appropriate given the existing site conditions and other challenges related to the site's redevelopment.

Item H-3

The City Council has the following options when considering a site plan application with variances:

- 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?
Julie Smith
817-743-4127

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