

Item H-4

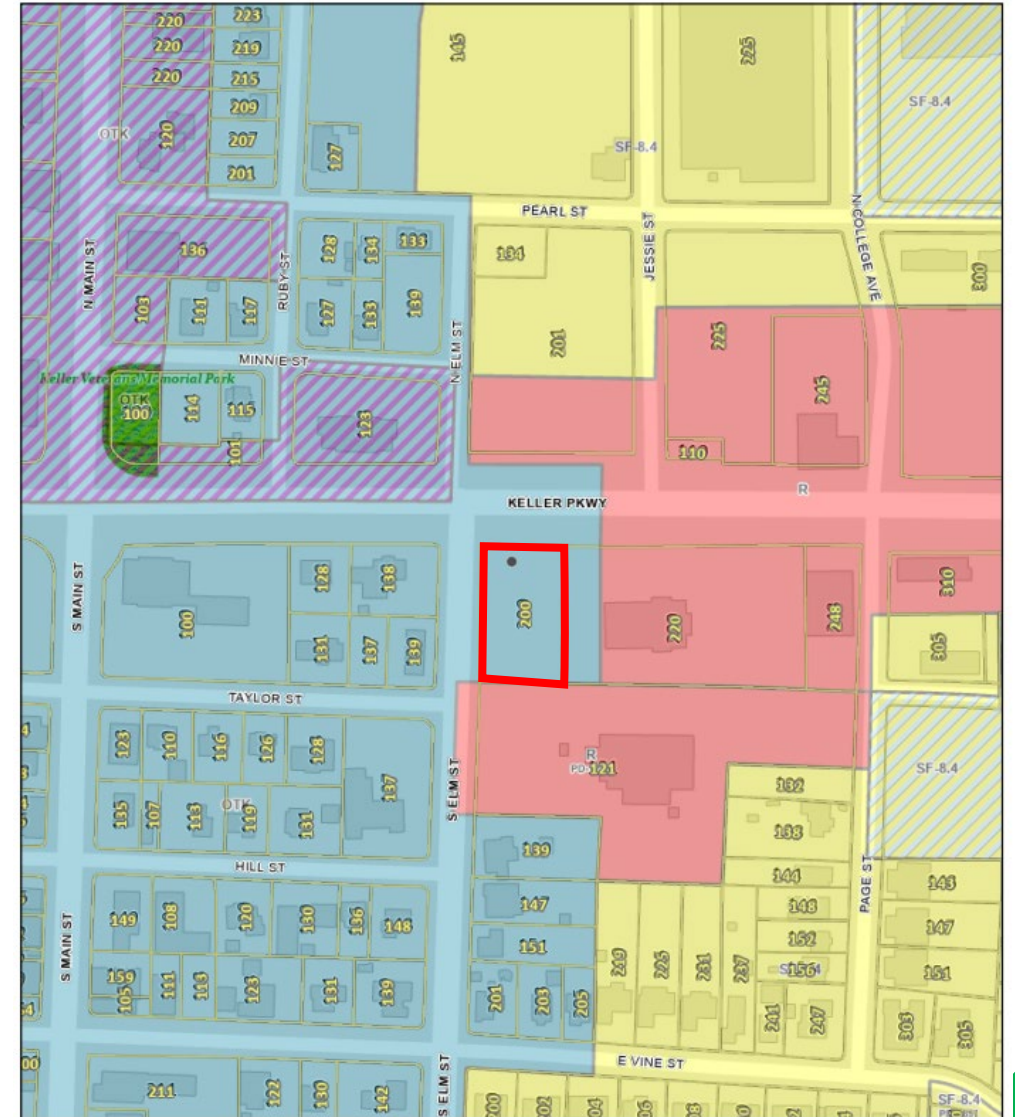
Consider a resolution approving a Site Plan with variances for a new proposed restaurant building, on approximately 0.69 acres, located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway. Rodney Martinez/Tommy Zheng, Applicants. SCI Texas Funeral Services, Inc., Owner. (SITE-2503-0003)

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Background:

The Applicant intends to construct a new 7,160-square-foot restaurant in Old Town Keller (OTK) on the lot located at the southeast corner of the Keller Parkway and South Elm Street intersection.

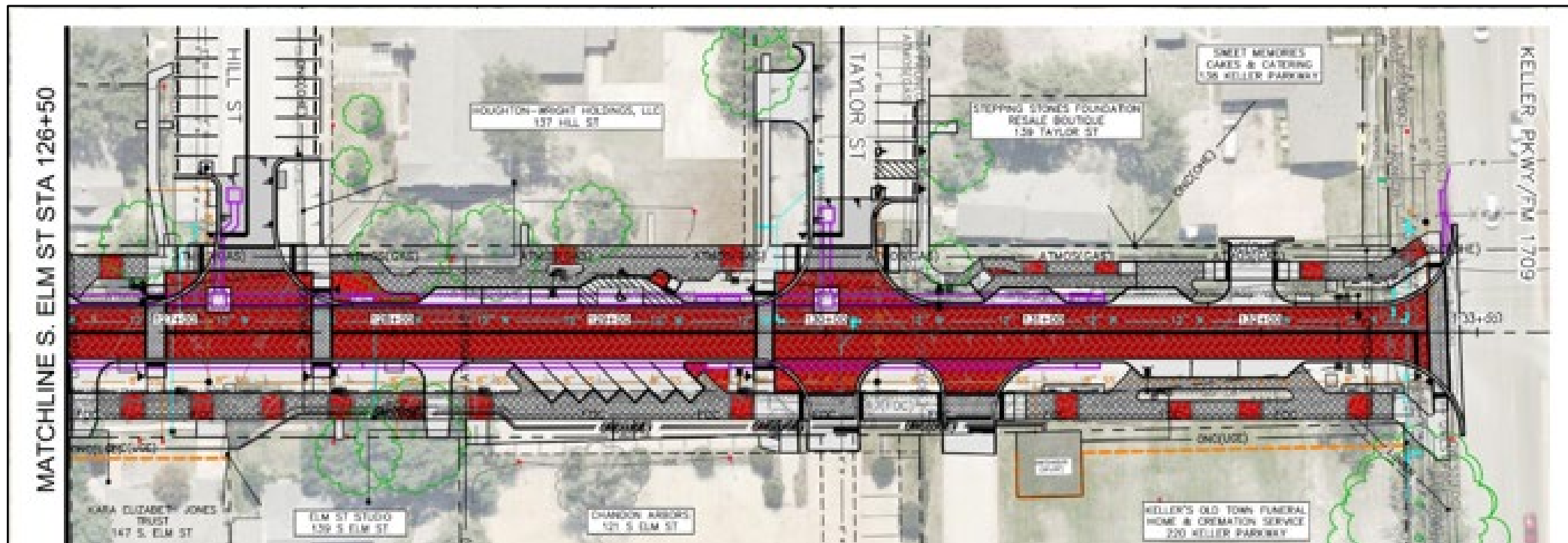
The subject property is zoned OTK - Main Street Subdistrict.



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Background:

The proposed project will be constructed adjacent to South Elm Street, which is currently undergoing a full reconstruction as part of the city's OTK improvements project.



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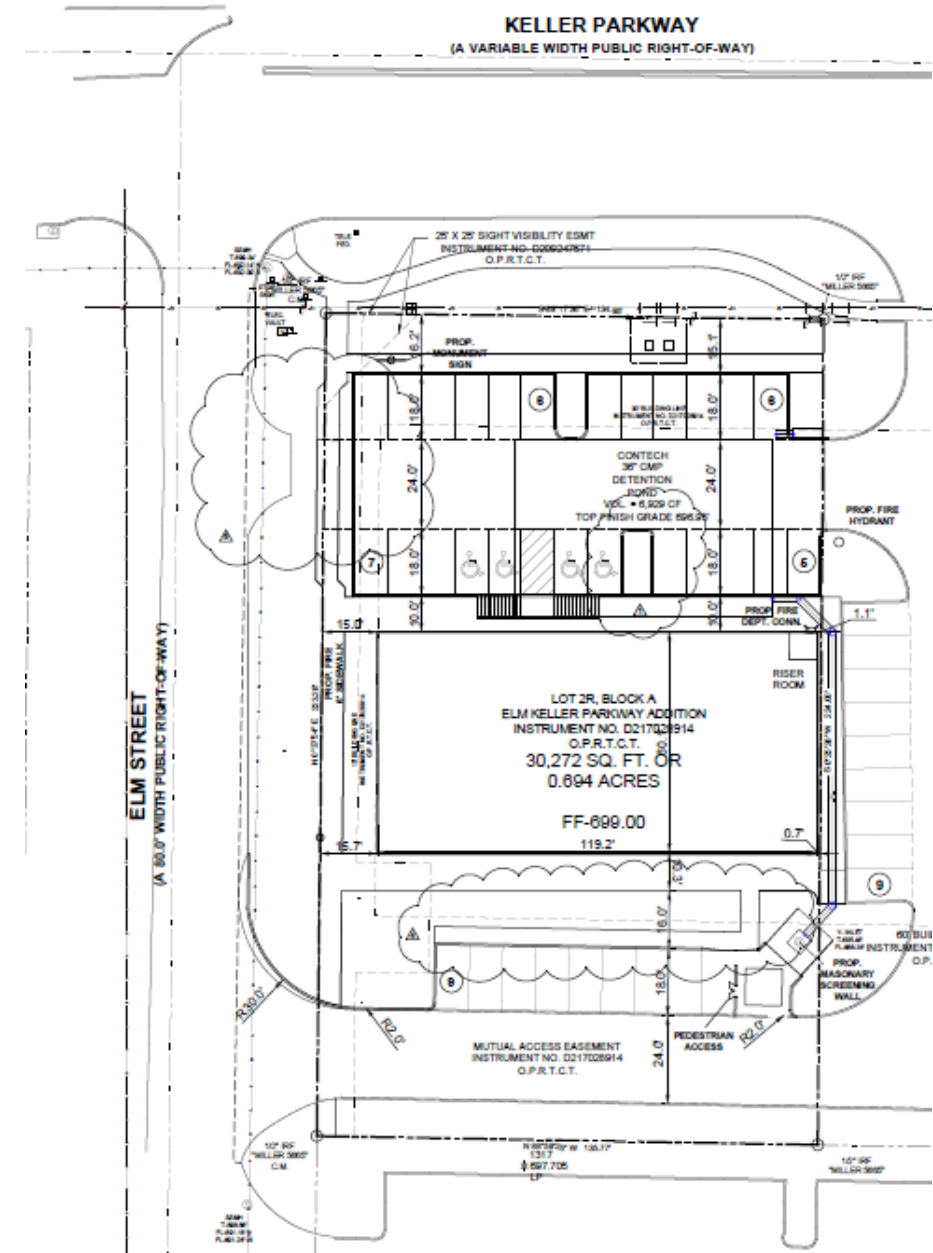
Site Layout: Variances Requested:

Unified Development Code (UDC) 8.19(5)(f) prohibits parking areas in front of buildings in the Main Street Subdistrict.

1. The Applicant requests a variance to allow parking in front of the restaurant building (between the building and Keller Parkway.

UDC Section 9.02 defines the parking ratio for full-service restaurants as one space per 150 square feet of gross floor area, bringing the total parking requirement to 48 regular spaces, plus accessible spaces.

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2. The Applicant requests a variance to under park the site by 19 spaces.



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Elevations:

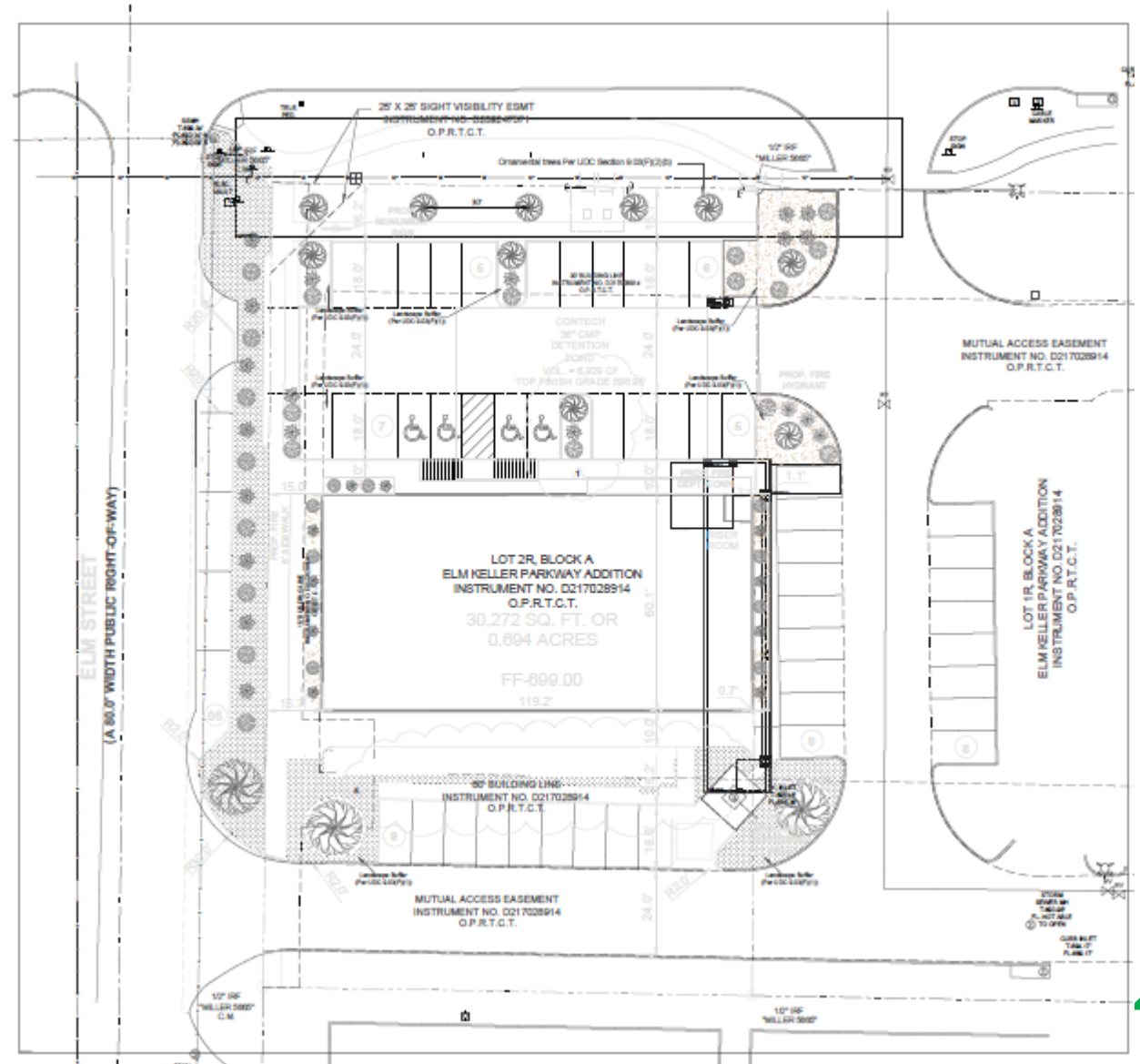
The proposed elevations show a brick façade on all sides of the structure, with metal awnings and accents over windows and the restaurant entrance.



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Landscaping/Buffers: Variance Requested

The Applicant provided a detailed landscape plan that meets most OTK and basic UDC landscape requirements for non-residential developments.



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Landscaping/Buffers: Variance Requested

UDC Section 9.03(F)(1) requires a minimum thirty-foot (30') landscape buffer adjacent to all thoroughfares with four (4) or more lanes as classified on the current Comprehensive Thoroughfare Plan, which includes Keller Parkway.

3. The Applicant requests a variance to install an approximately 15' wide landscape buffer along the north property line in lieu of the 30' requirement.

UDC Section 9.03(F)(b) requires a minimum fifteen-foot (15') landscape buffer adjacent to all other public streets.

4. The Applicant requests a variance to provide no landscape buffer along the west property line (adjacent to South Elm Street).

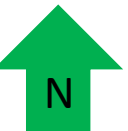
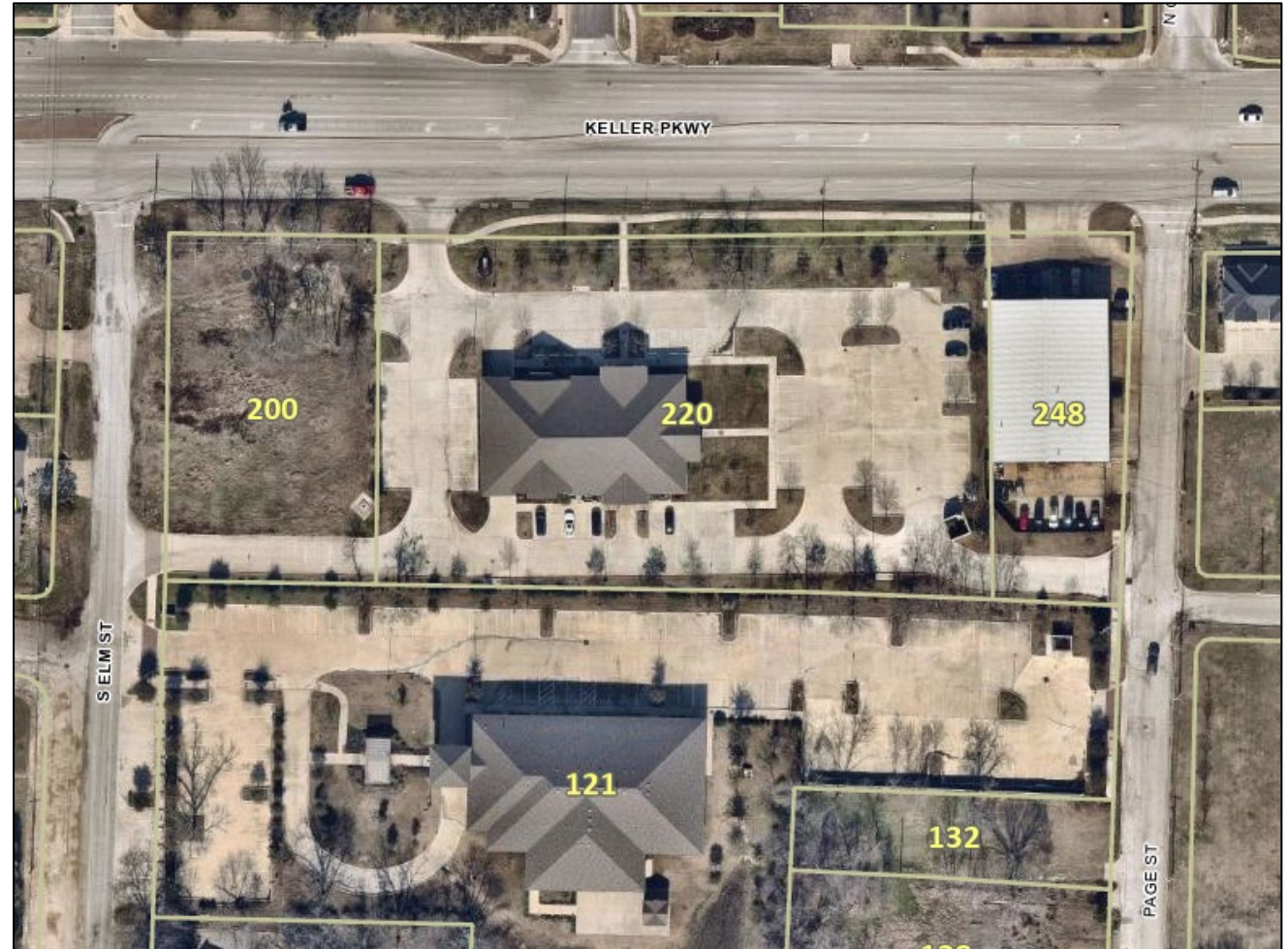
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Roadway Access:

The Applicant intends to utilize the existing shared drives off South Elm Street south of the restaurant and off Keller Parkway (east of the restaurant). No roadway improvements are required for this development.

Drainage and Utilities:

The applicant has submitted full civil construction plans that are under review by staff.



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Land Use:

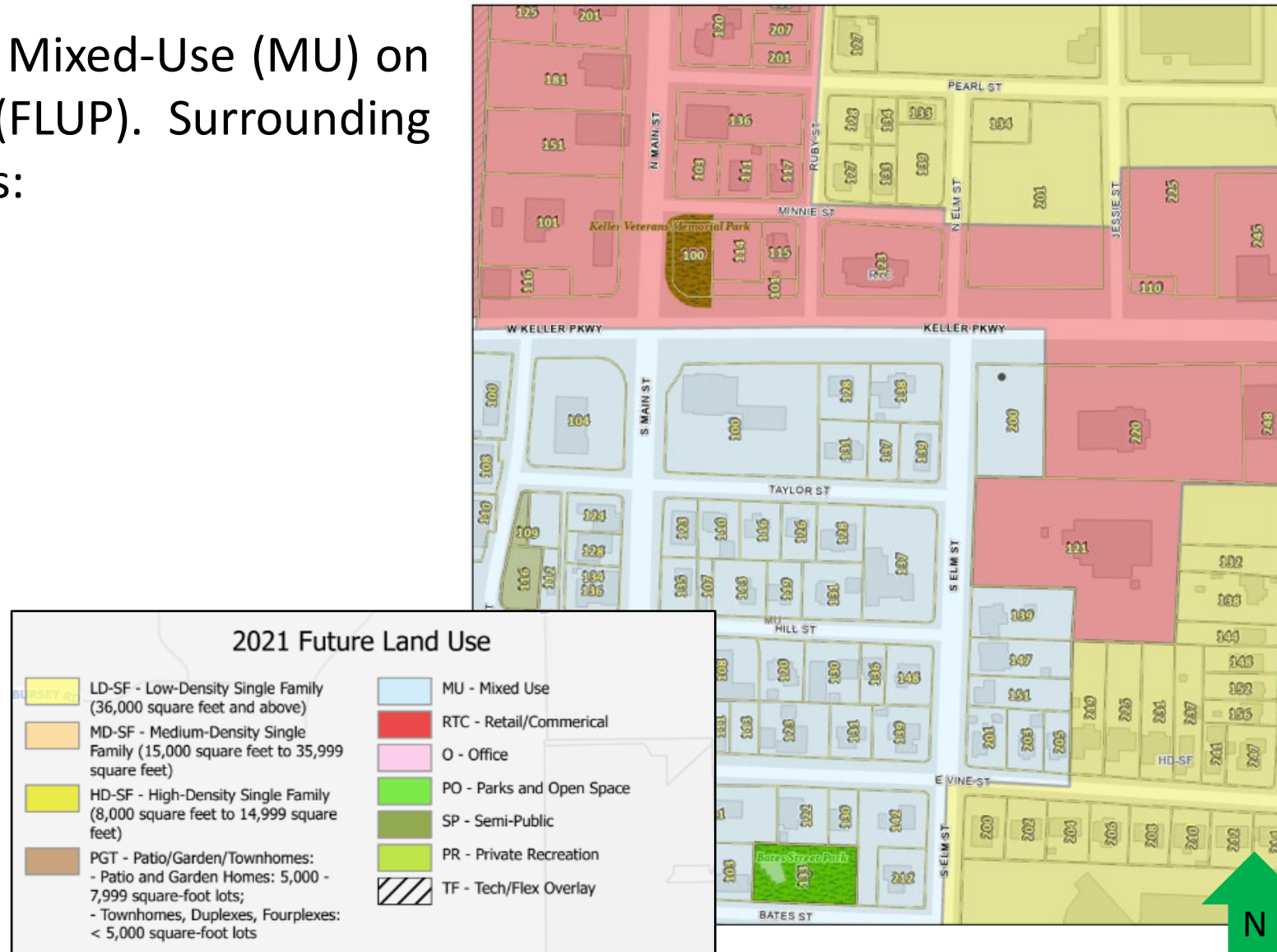
The subject property is designated Mixed-Use (MU) on the city's Future Land Use Plan (FLUP). Surrounding land use designations are as follows:

North: Retail/Commercial (RTC)

South: RTC

East: RTC

West: MU



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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 at the “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 four variances, with the condition that the landscape buffer along the northern property line be a minimum of 15' in width.

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Summary:

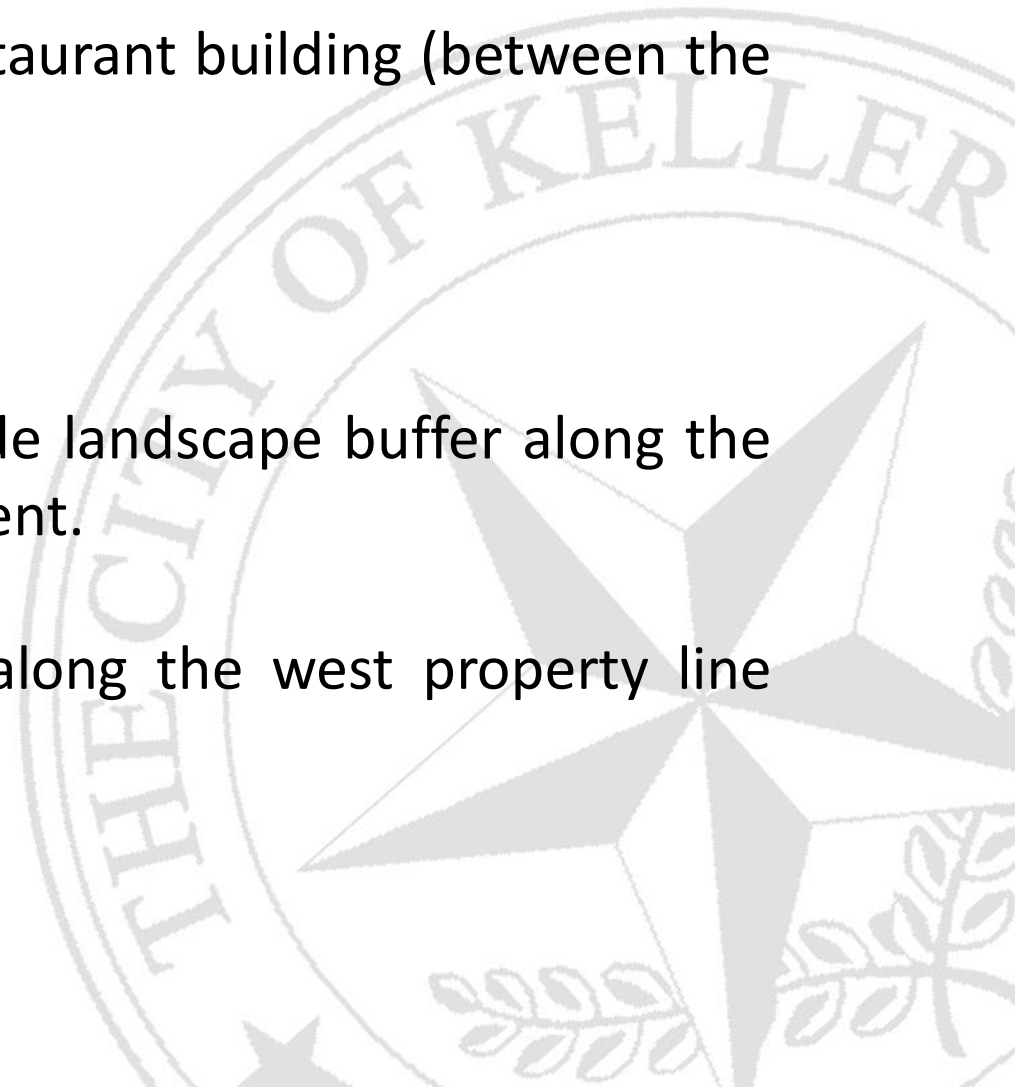
Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Site Plan with variances:

- 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 of Variances Requested:

1. A variance to allow parking in front of the restaurant building (between the building and Keller Parkway).
2. A variance to under park the site by 19 spaces.
3. A variance to install an approximately 15' wide landscape buffer along the north property line in lieu of the 30' requirement.
4. A variance to provide no landscape buffer along the west property line (adjacent to South Elm Street).



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

- Approve as submitted (with 4 variances)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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