

Item H-3

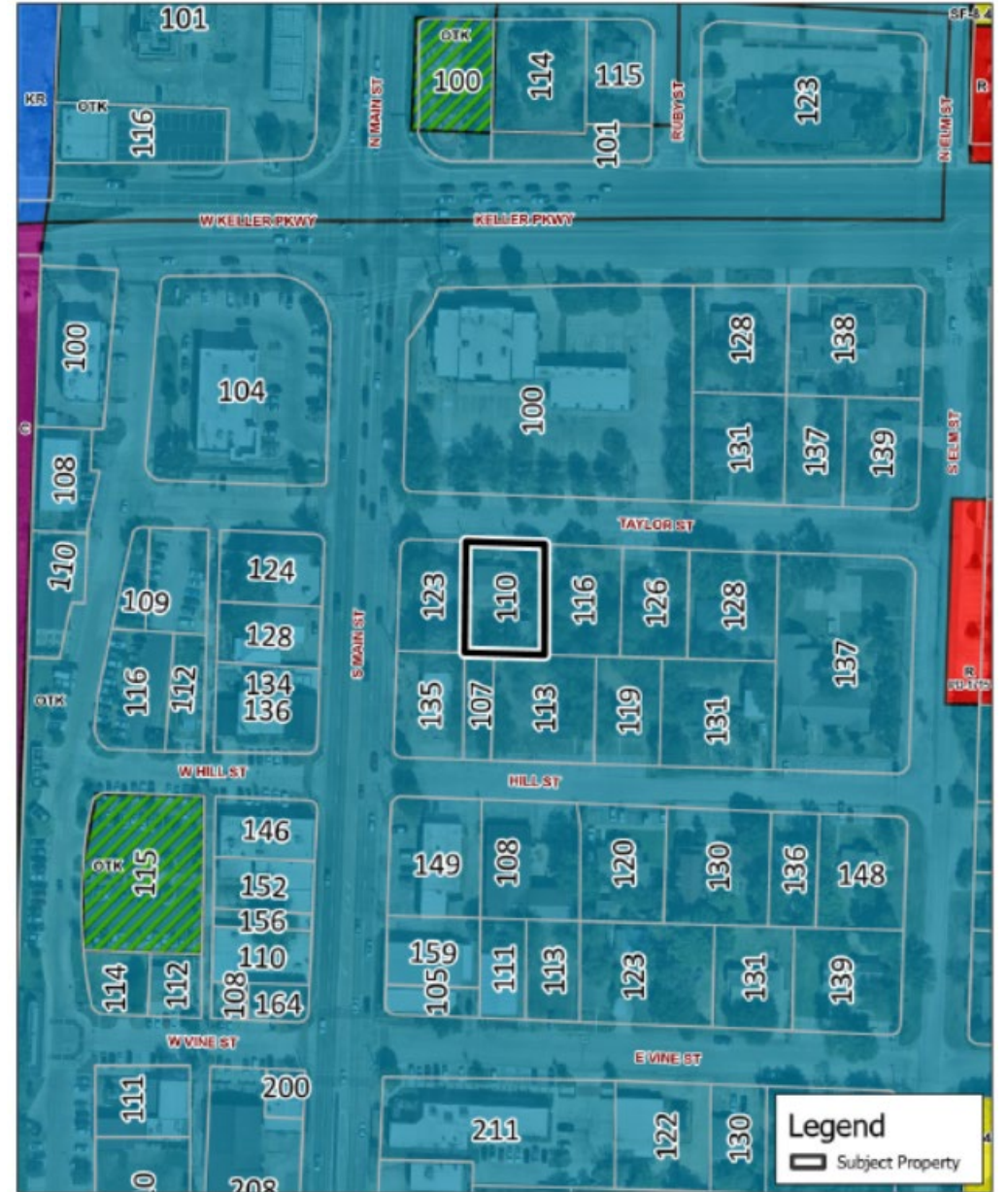
Consider a resolution approving a Site Plan with variances for an existing approximately 1,260 square foot structure on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 110 Taylor Street. David Simmons, Owner. Cary Stillwell, Applicant.(SP-24-0005)

Item H-3 Aerial Map



Zoned: OTK

Item H-3 Zoning Map



Item H-3

Background:

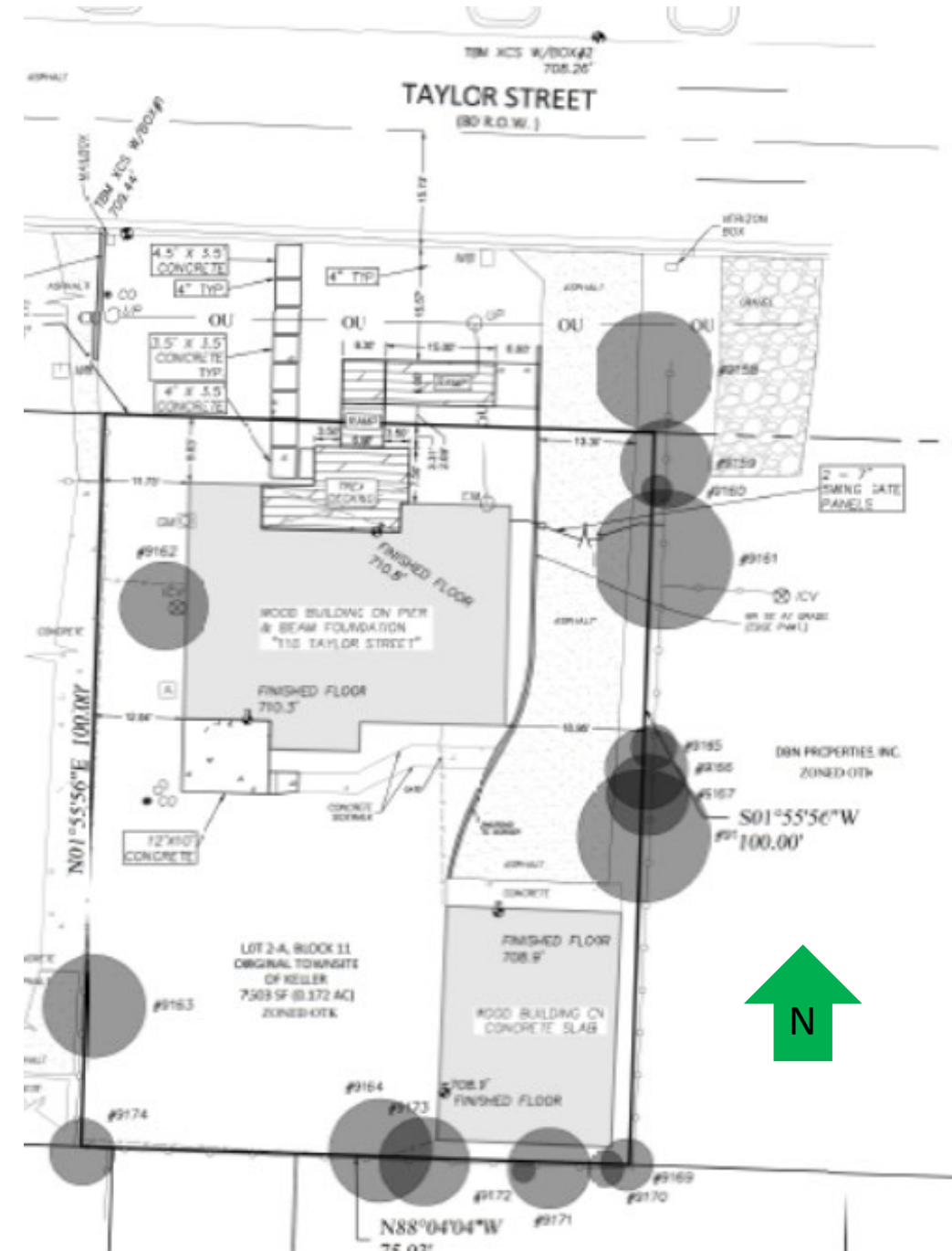
- The Applicant is proposing to convert an approximately 1,260-square-foot structure into a medical/office facility.
- The subject property has previously been used as a single-family residence and is in the Neighborhood Subdistrict of the Old Town Keller (OTK) Zoning District.
- The existing structure was built in 1955 and has been vacant since 2017.



Item H-3

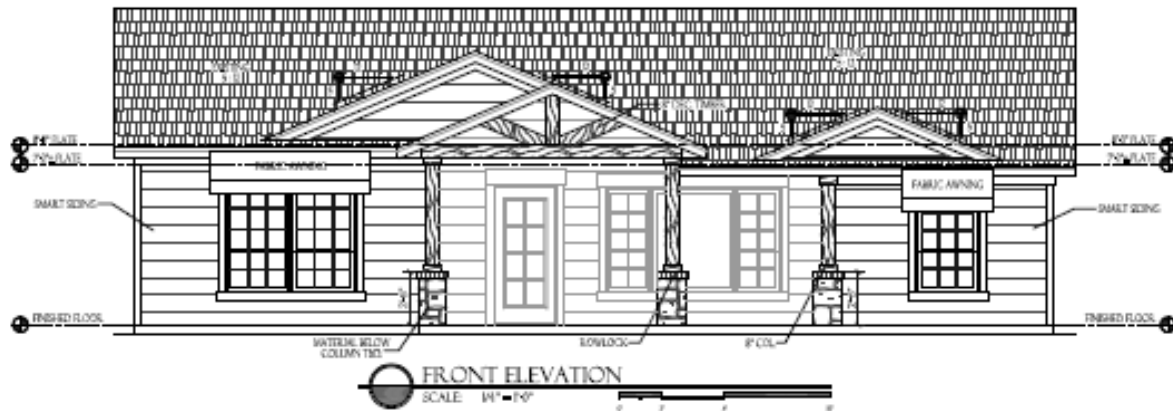
Site Layout

- The subject property includes the main structure and an approximately 466-square-foot detached garage.
- The Applicant intends to update the exterior siding and front access ramp, but does not plan to increase the footprint of the enclosed space or modify the detached garage.



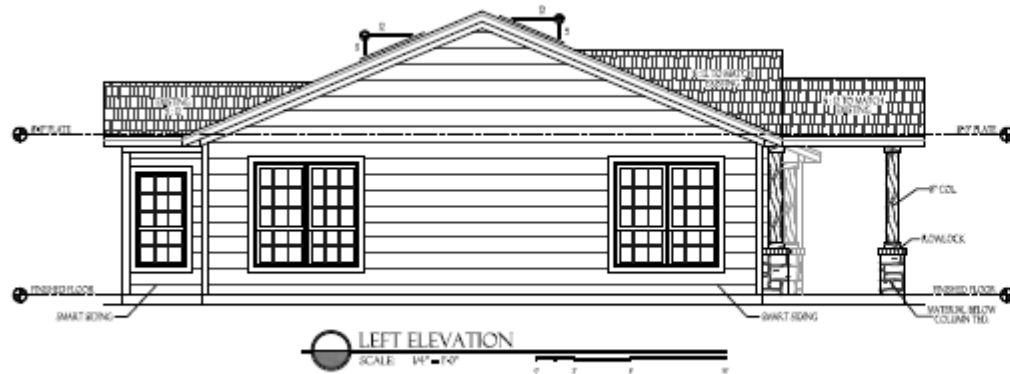
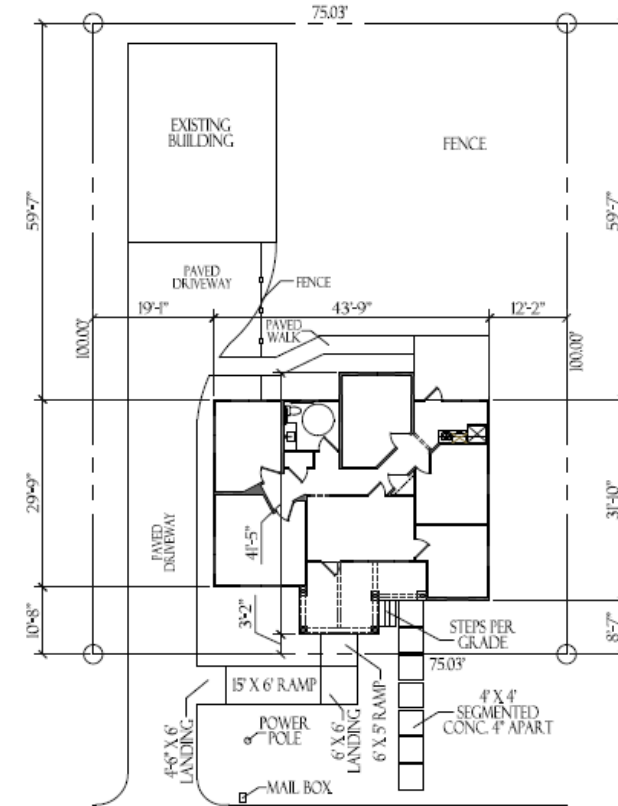
Elevations

- The Applicant proposes Smart Siding for all elevations and to expand the existing porch with cedar posts and an ADA-compliant ramp.



Elevations

- The Applicant intends to add a concrete walkway from the porch to the street.
- The existing detached garage is wood on a concrete slab.



Item H-3

Lighting: Variance Requested

The subject property is adjacent to one residential property (116 Taylor Street).

Section 4.15 of the UDC requires a photometric plan for all site plans adjacent to residential uses or zoning.

1. The Applicant requests a variance to provide no photometric plan for the project, but did include an inventory of existing exterior lighting.



Item H-3

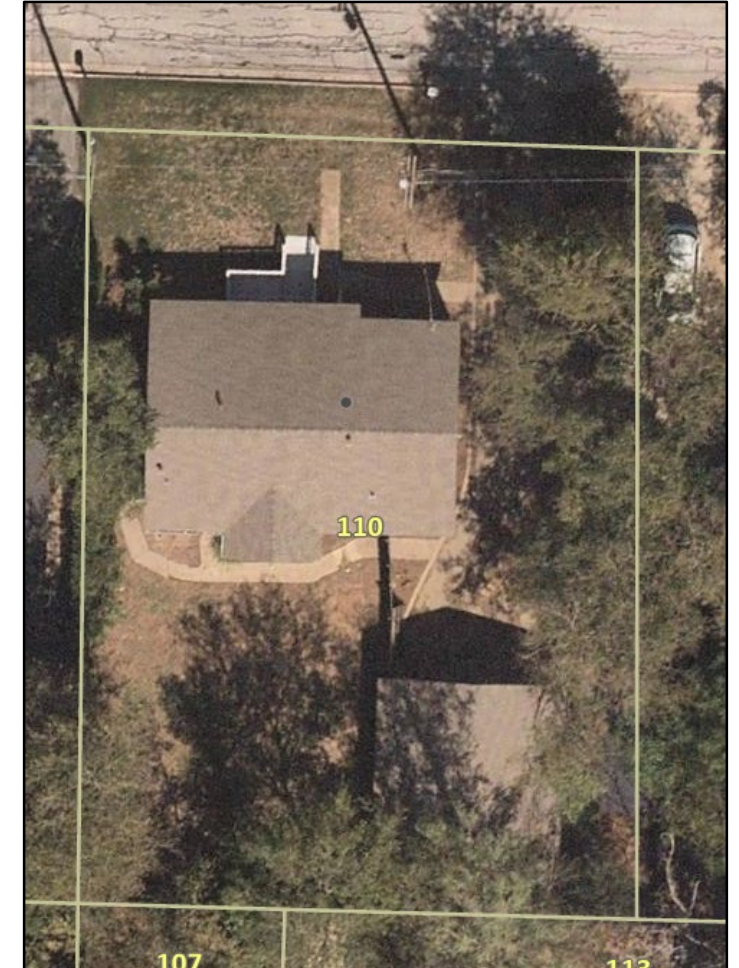
Parking: Variance Requested

The total parking requirement for a 1,260-square-foot office is four spaces plus one accessible space.

The UDC parking requirements for the OTK Neighborhood Subdistrict state that “As existing structures in the Neighborhood Subdistrict are redeveloped, the developer or property owner shall be responsible for constructing the ninety-degree (90°) head in parking within the right-of-way composed of either concrete or asphalt.”



2. The Applicant requests a variance to construct no parking as part of this project.



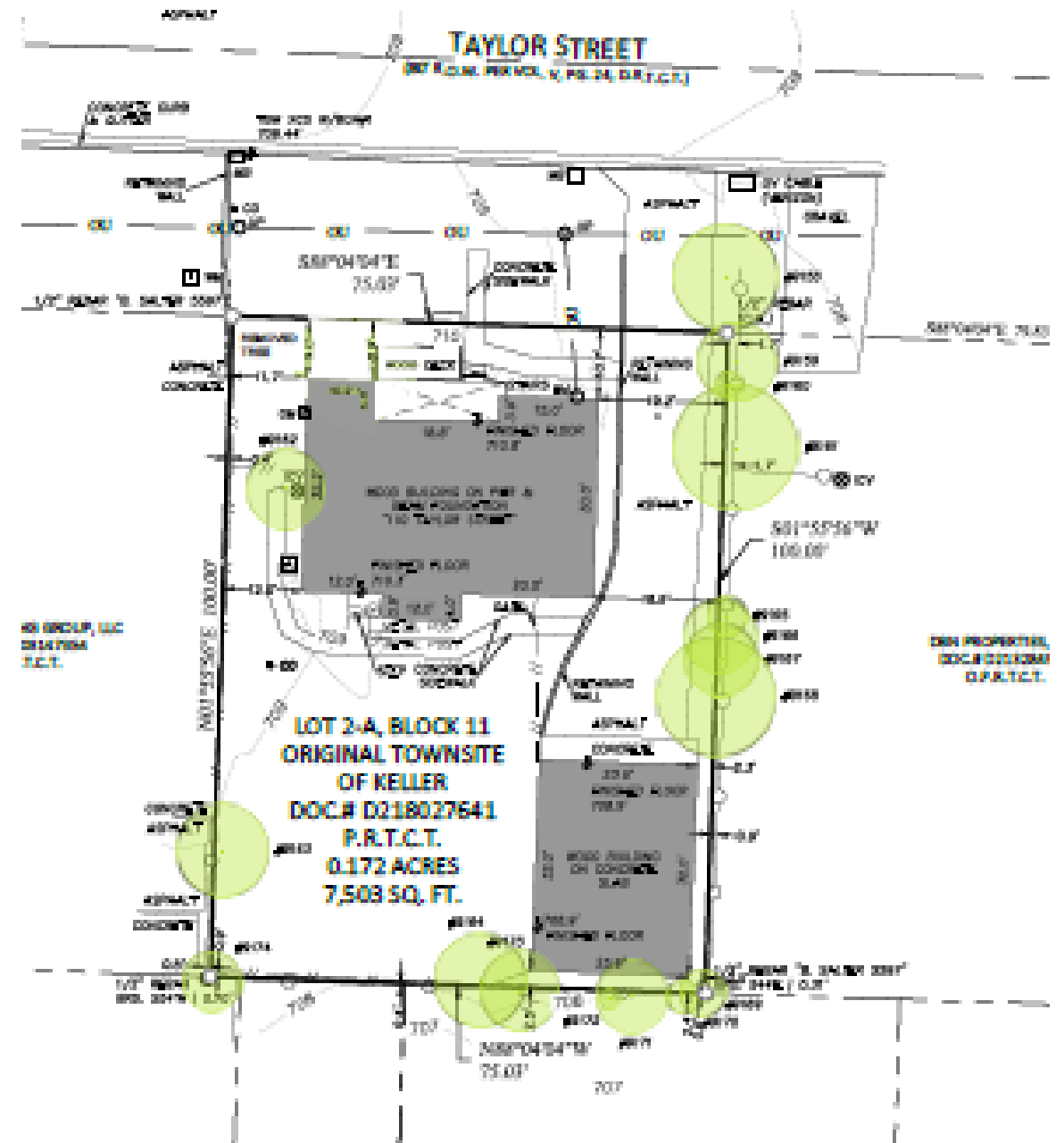
Item H-3

Landscaping: Variance Requested

In the Neighborhood Subdistrict, the UDC requires two large canopy trees between the building and the property line and requires foundation plantings in front of the building.

The Applicant has requested not to provide a landscape plan, but did provide a tree survey.

3. The Applicant requests a variance to install no new landscaping as part of this project.



Item H-3

Citizen Input:

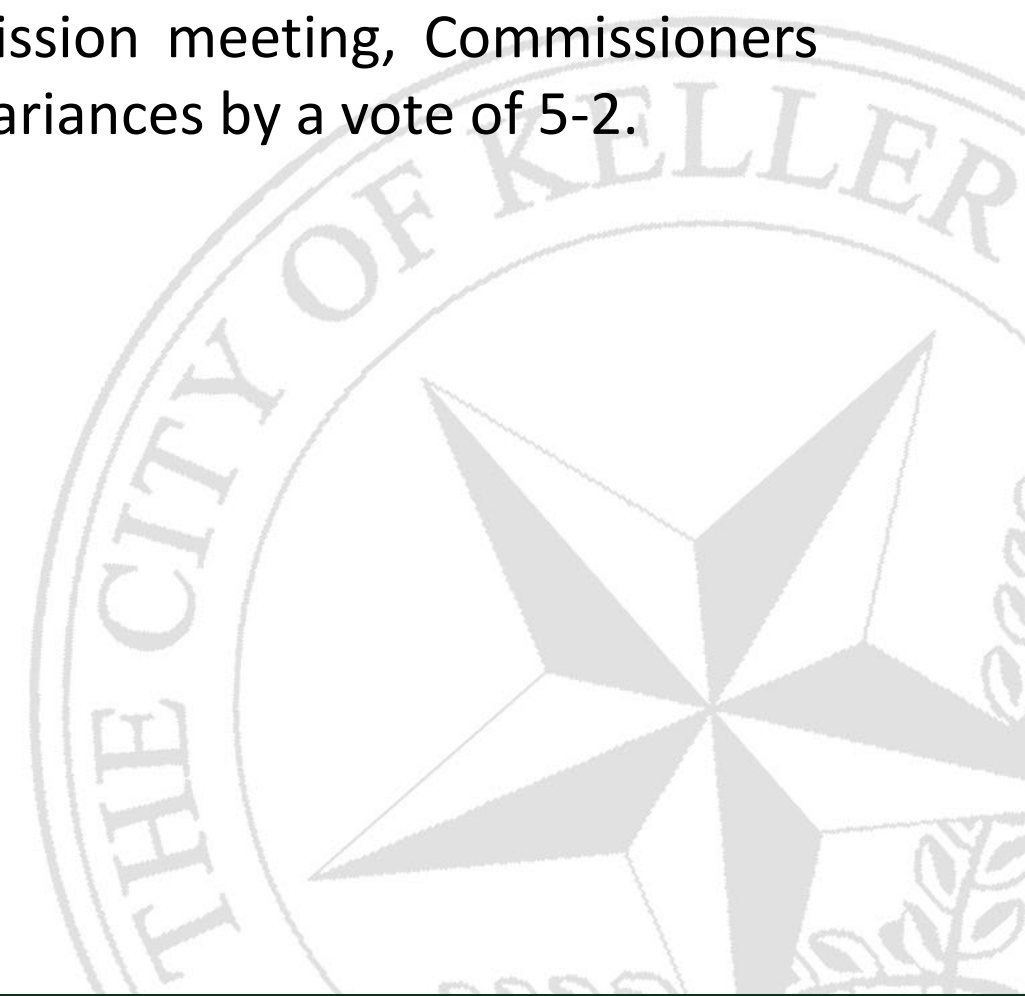
A Site Plan application, even with variances, does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

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

Item H-4

Planning and Zoning Commission Recommendation:

At the Feb. 27, 2024, Planning and Zoning Commission meeting, Commissioners recommended approval of the site plan with three variances by a vote of 5-2.



Item H-3

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.

Item H-3

Summary of Variances Requested

UDC Reference	Code Requirement	Variance Requested
Section 4.15(C)(6) – Photometric plan	Photometric plan required with site plans that are adjacent to residential zoning or uses	1. To provide no photometric plan
Section 8.19(7)(d) – Parking Requirements	Ninety-degree head-in parking shall be constructed as existing structures in the Neighborhood Subdistrict are redeveloped	2. To install no new parking
Section 8.19(7)(b) – Landscaping, Lighting and Sidewalk Requirements	Two large canopy trees required in the front yard; foundation plantings with minimum 5' width required for all new developments	3. To install no new landscaping

Item H-3

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