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Consider a resolution approving a Detailed Site Plan with variances for two separate lots within the FLEXD Planned Development totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, FLEXD Development, LLC, Applicant/Owner. (SITE-2503-0005)

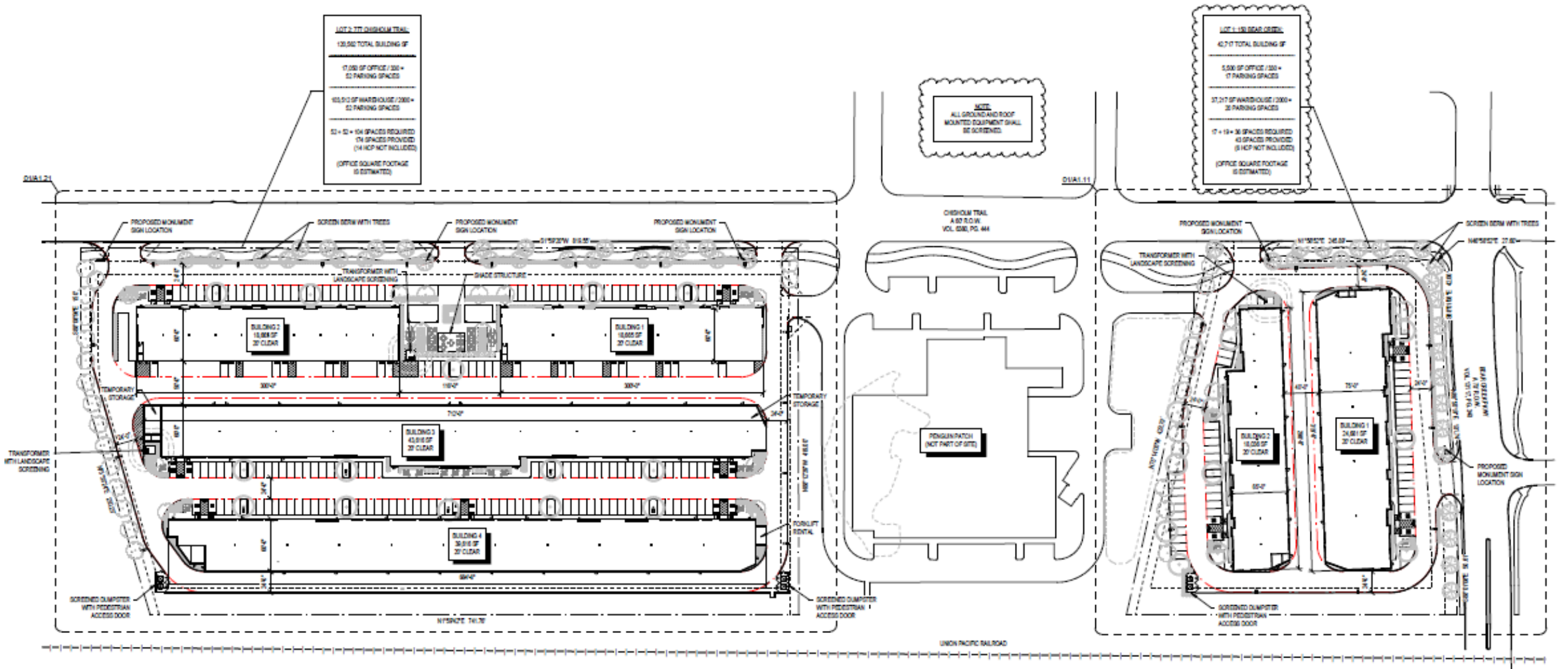
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Background:

On Dec. 3, 2024, City Council approved the Planned Development for FLEXD, a Tech Flex project consisting of 6 buildings on 2 separate lots located at 150 Bear Creek Pkwy. West and 777 Chisholm Trail.



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01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

LOT 2

LOT 1

PLAN NORTH



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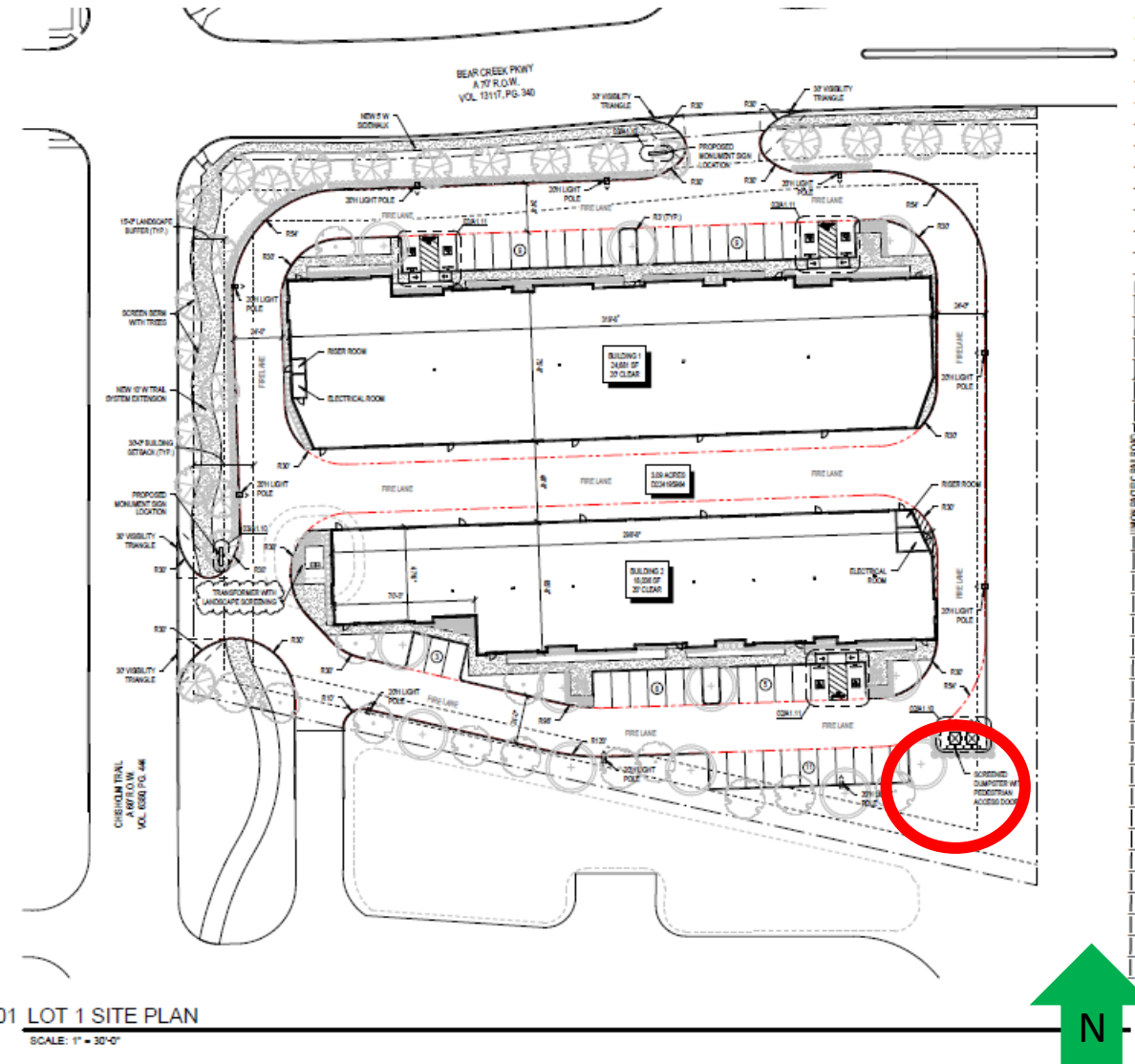
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Site Layout: Variance Requested:

All buildings will be constructed to accommodate multiple tenants. Each building will have roll-up doors facing the interior of each lot to accommodate a variety of uses and tenants.

UDC Section 9.01(2)(D)(2) states, “all service areas and waste containers and trash compactors shall be located at the rear of the property and shall not face a street.”

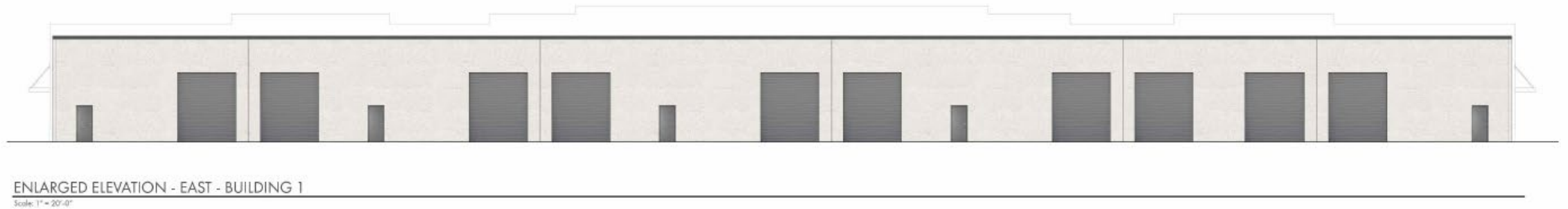
1. The Applicant requests a variance to allow the double dumpster enclosure at the southeast corner of Lot 1 to face Bear Creek Parkway.



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Elevations:

The proposed elevations show a combination of tilt-wall and masonry in compliance with the approved Planned Development standards. Similar architectural elements, materials and colors are to be applied to all buildings on both sites.



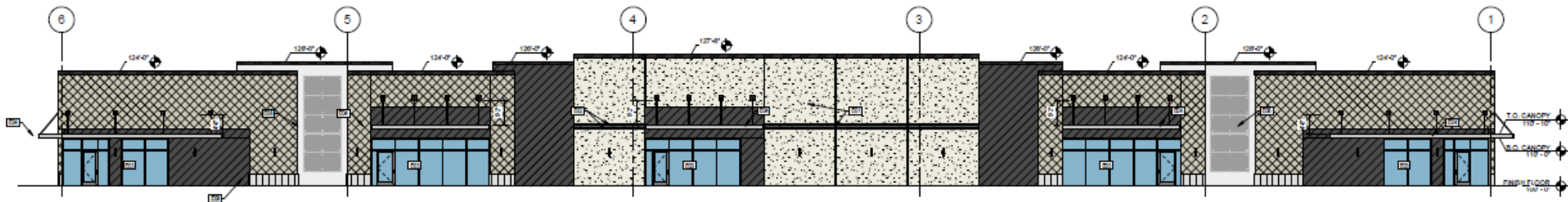
Elevations – Lot 2:

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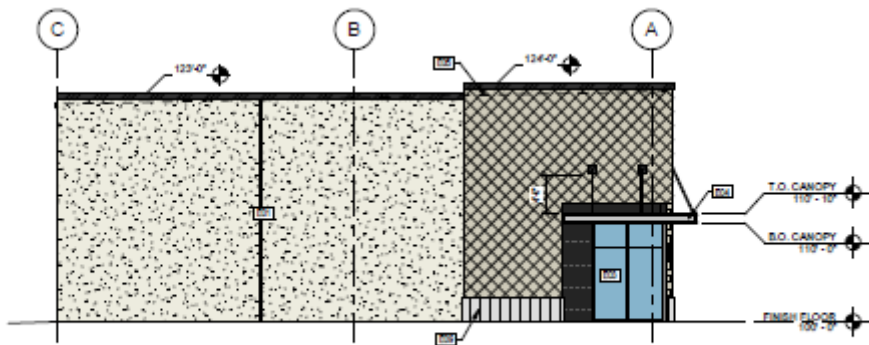
02 EXTERIOR ELEVATION - EAST

SCALE: 3/32" = 1'-0"



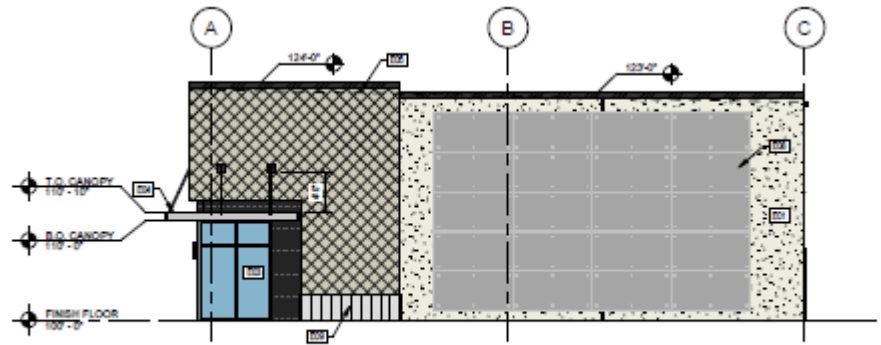
01 EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0"



03 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



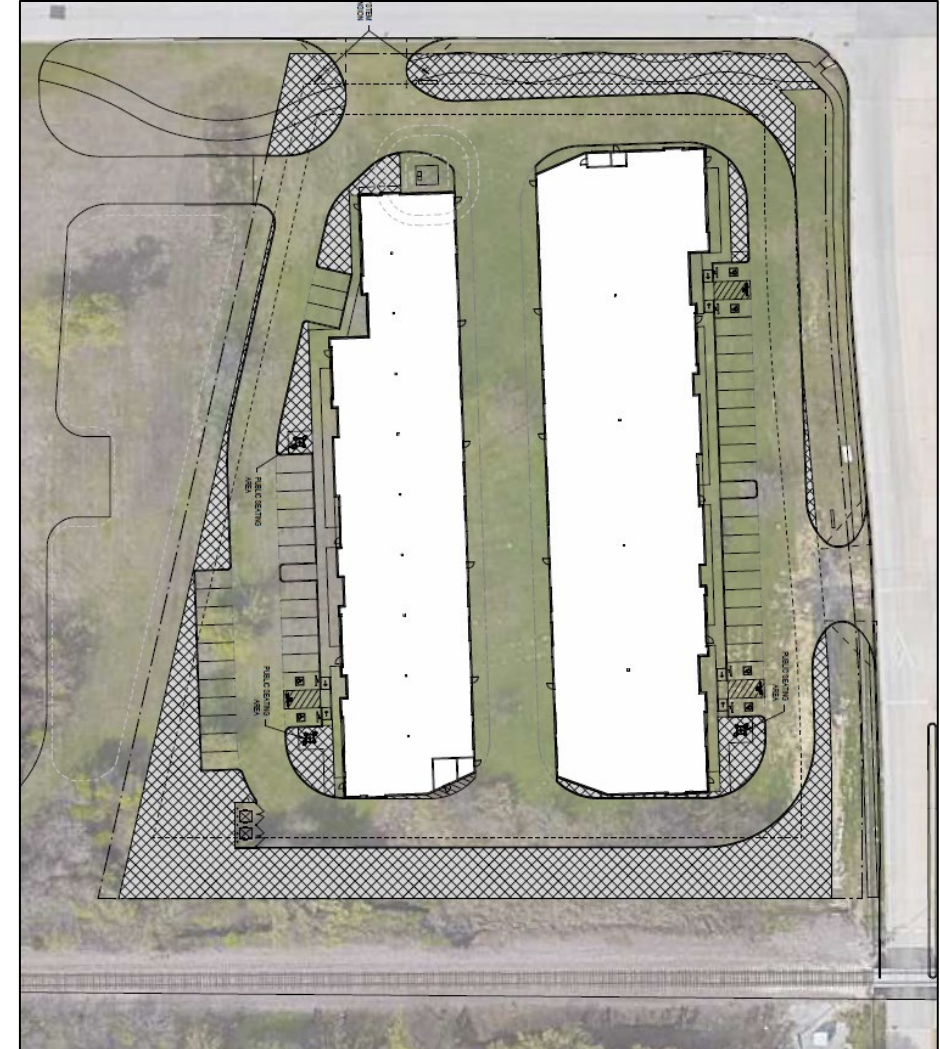
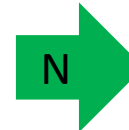
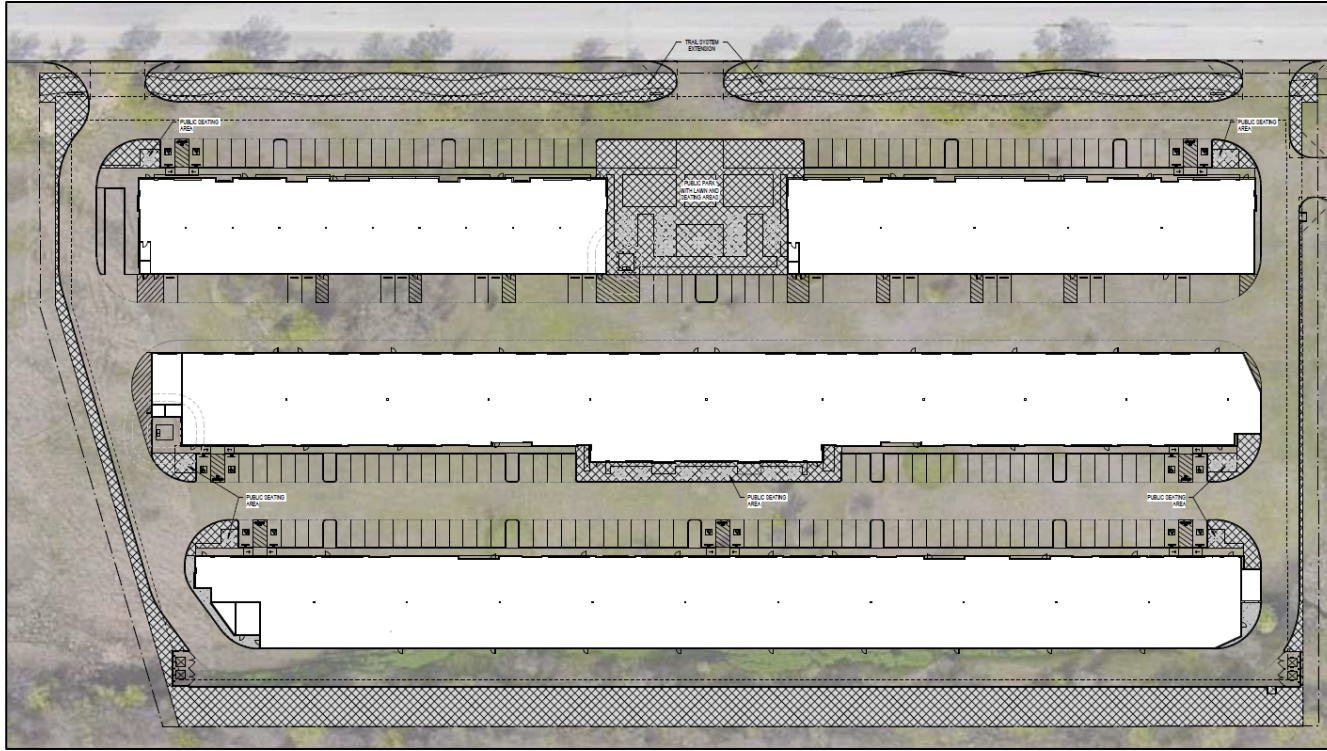
04 EXTERIOR SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Trail :

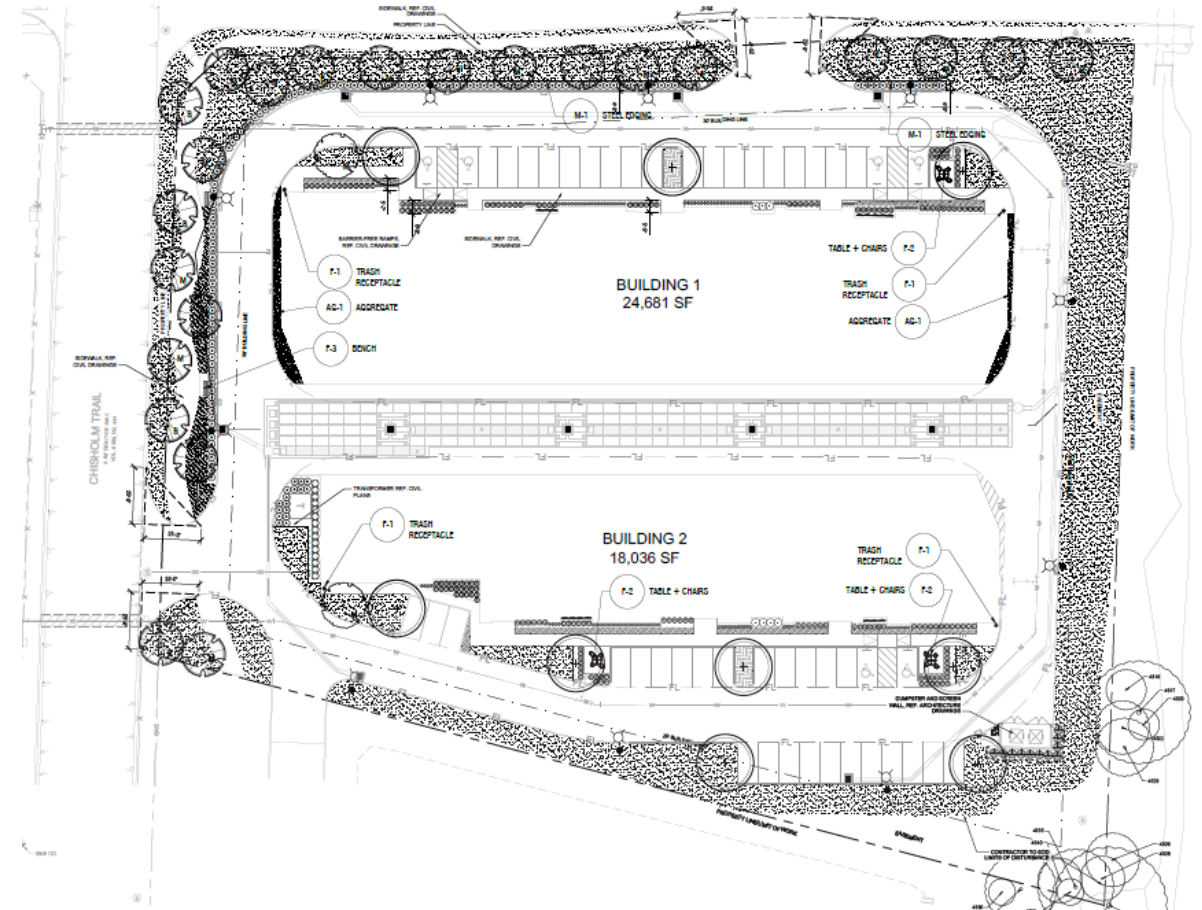
The Applicant proposes to install a 10' trail within a 15' landscape buffer along Chisholm Trail on both lots, in compliance with the city's Trails Master Plan and the approved Planned Development.



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Landscaping: Variance Requested

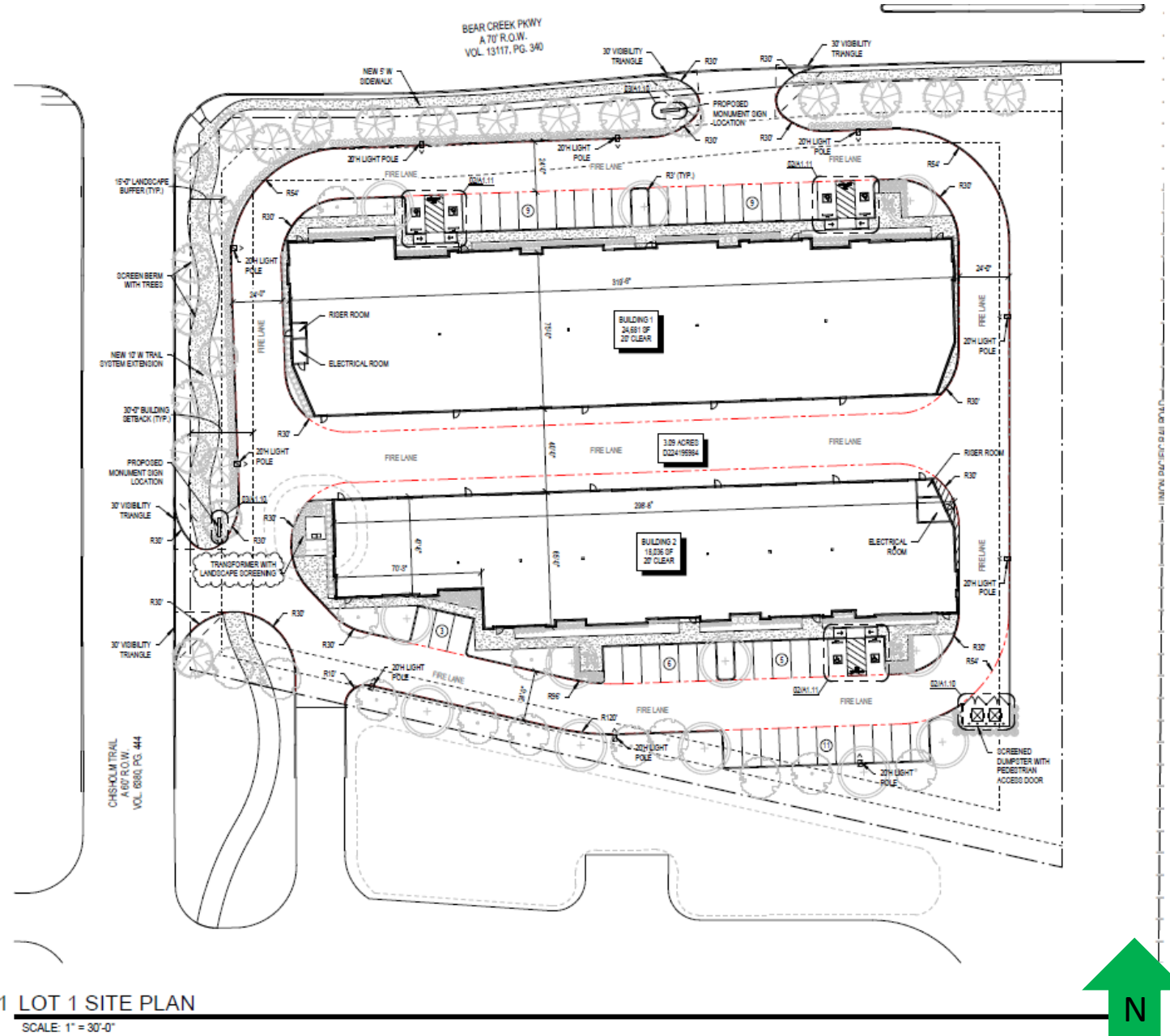
UDC Section 9.03(F)(3)(j) states “Foundation planting a minimum of five feet (5') in width shall be provided at the fronts and sides of buildings and shall consist of a combination of groundcovers, shrubs, and ornamental trees.”



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Parking:

- Approved PD standards allow a ratio of 1 space per 330 square feet for office and one space per 2,000 square feet for warehouse space, and to calculate parking requirements based on each use within a structure, regardless of total structure size.
- PD standards also allow the Applicant not to provide additional landscaping if either site is overparked.
- Based on the Applicant's estimated tenant office sizes, all parking meets or exceeds the PD parking requirements.



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Roadway Access:

Lot 1 will have two points of access, with one drive off Bear Creek Parkway and another off Chisholm Trail, plus cross access to the property to the south. Lot 2 will have three points of access, all drives off Chisholm Trail, plus cross access to the property to the north.

The entry/exits meet the requirements of the UDC.

Drainage and Utilities:

The applicant has submitted full civil construction plans for this development and has met the requirements of the UDC.

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Land Use:

The subject property is designated Retail/Commercial (RTC) with a Tech/Flex Overlay on the Future Land Use Plan (FLUP).

Surrounding FLUP Designations (150 Bear Creek Pkwy. W.):

North: Semi-Public (Municipal Service Center)

South: RTC with Tech-Flex Overlay

East: RTC

West: High Density Single-Family (HD-SF)

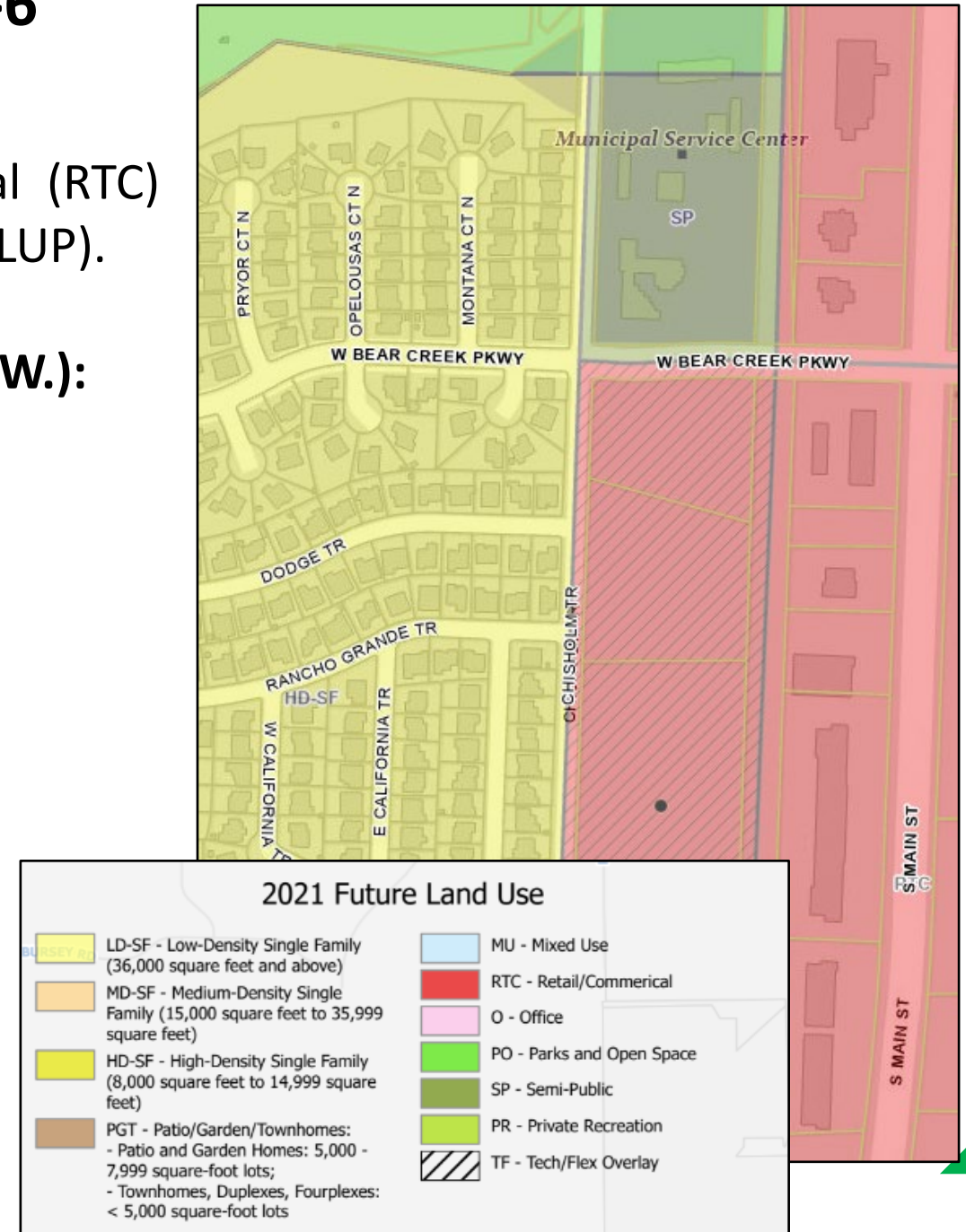
Surrounding FLUP Designations (777 Chisholm Trail):

North: RTC with Tech-Flex Overlay

South: RTC with Tech-Flex Overlay

East: RTC

West: HD-SF



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Citizen Input:

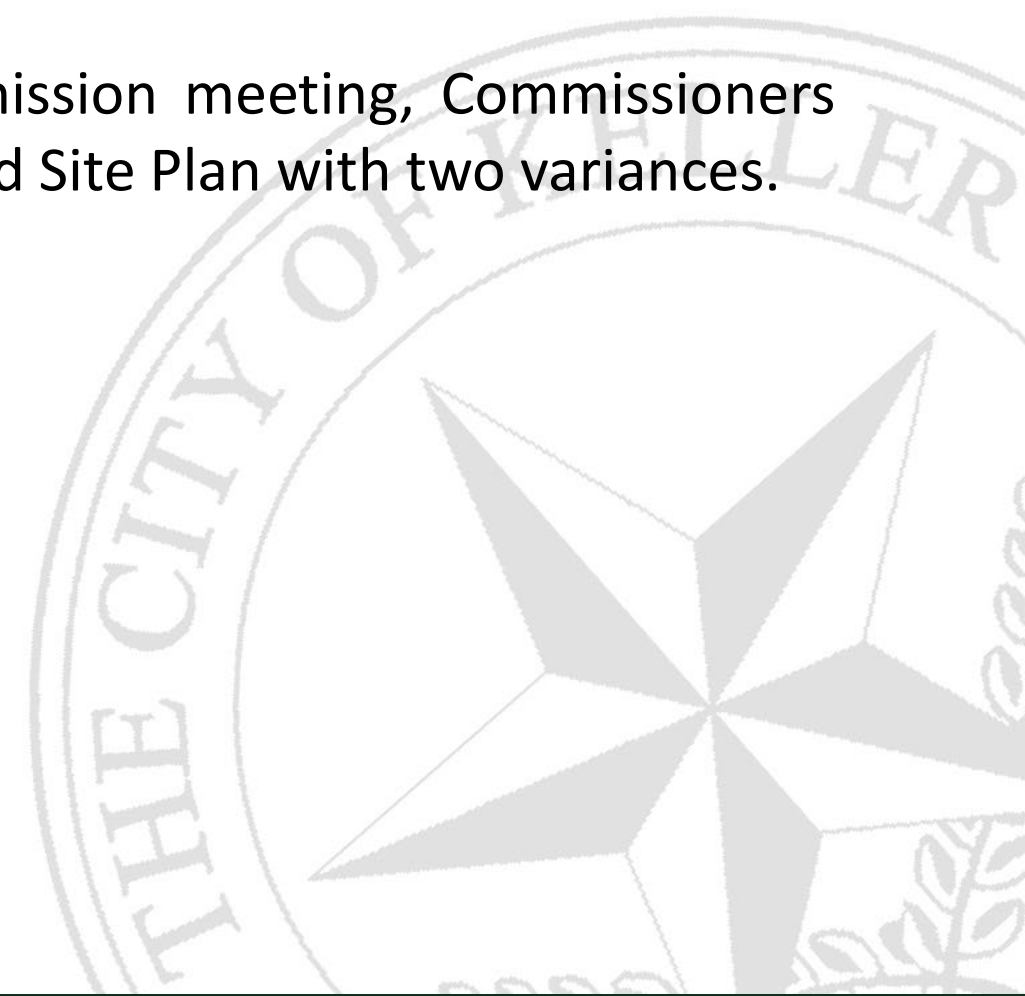
A Detailed Site Plan application, even with variances, does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request.

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 Detailed Site Plan with two variances.



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Summary:

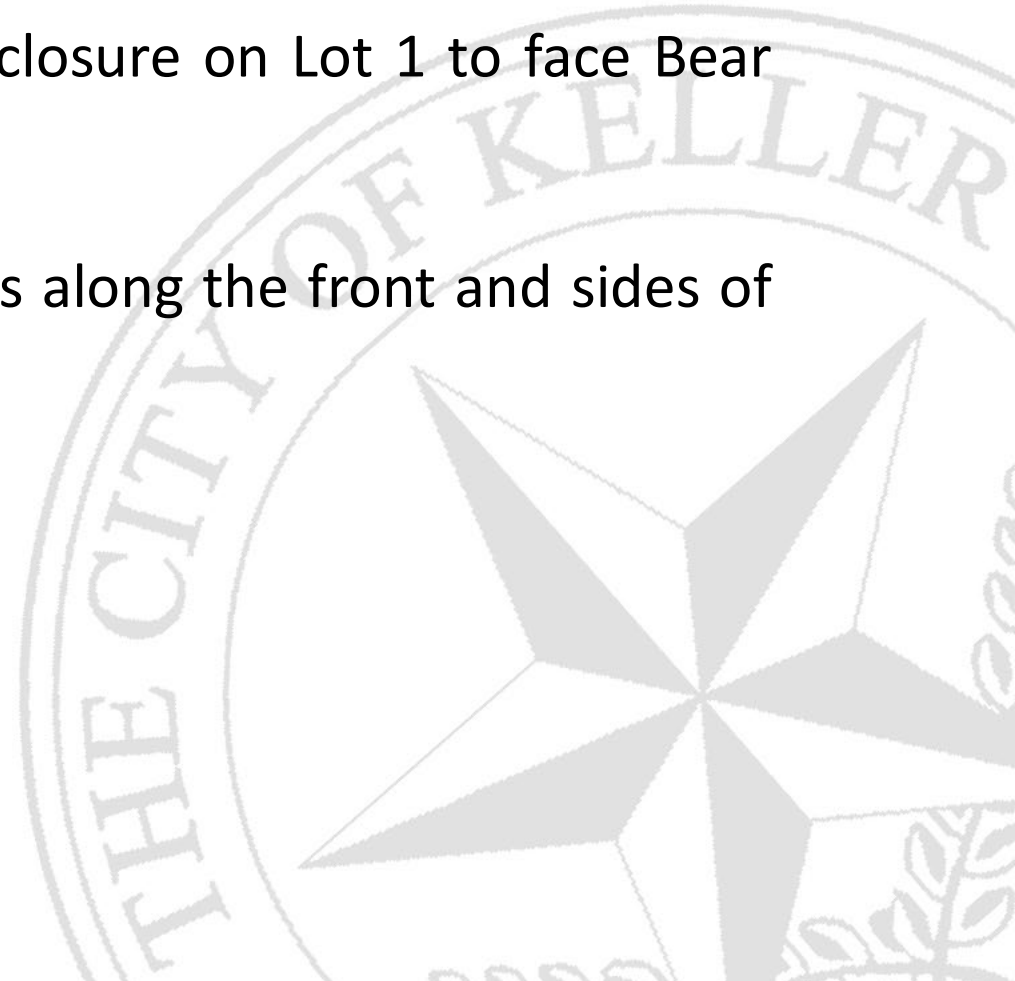
Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Site Plan with variances:

- 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 request to allow the dumpster enclosure on Lot 1 to face Bear Creek Parkway.
2. A variance to not provide foundation plantings along the front and sides of all buildings.



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The City Council has the following options when considering a Detailed 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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817-743-4130

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