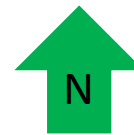


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Consider a resolution approving a Site Plan with one variance for a 1.33-acre lot, located approximately 240 feet northeast of the Keller Parkway and Cindy Street North intersection, legally described as Lot 1, Block A of the Rhima Shops Addition and addressed 525 Keller Parkway. S&B Fencing, Applicant. NSL Property Holdings, Owner. (SITE-2503-0004)

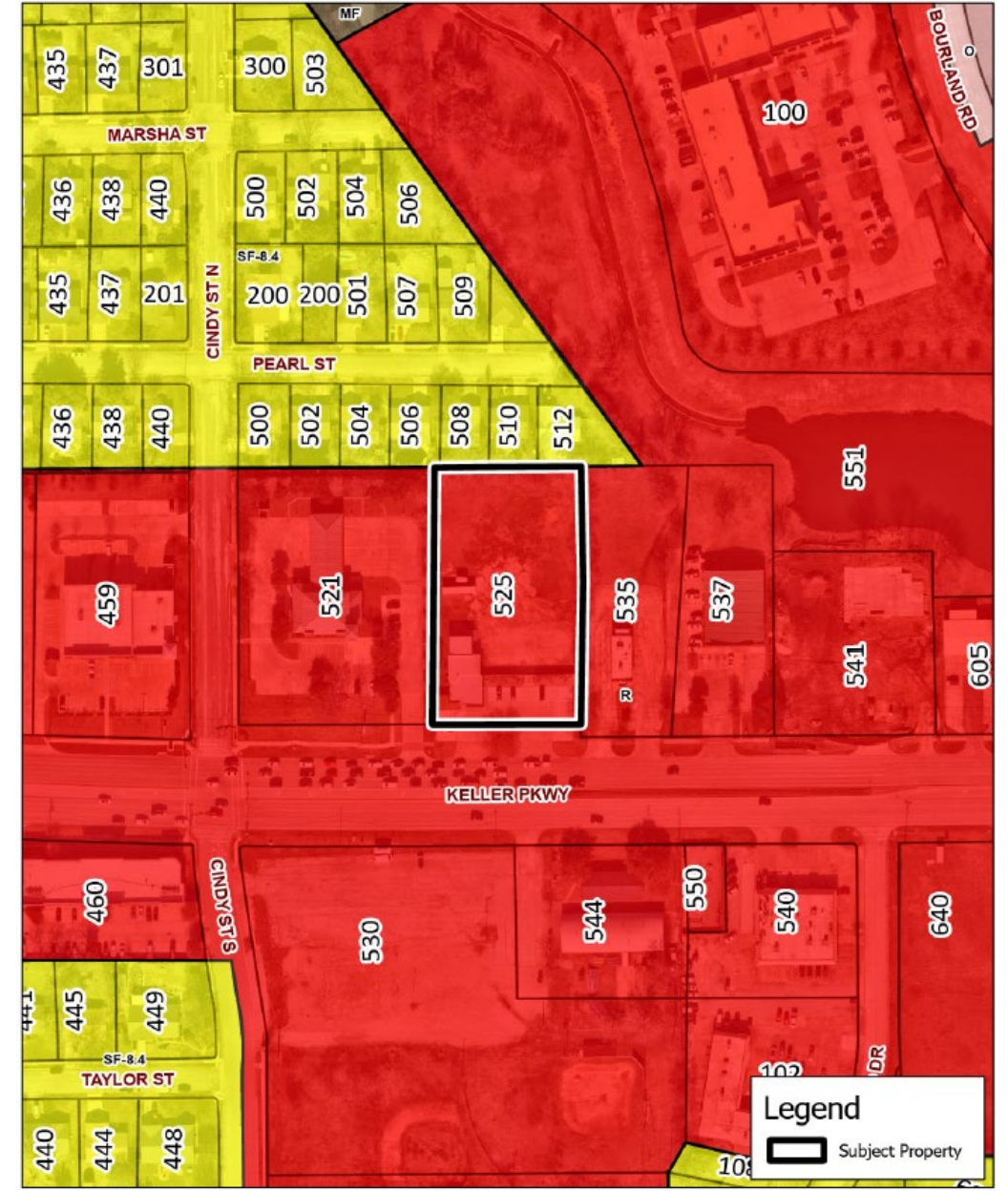
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Aerial Map



Zoned: Retail

Zoning Map



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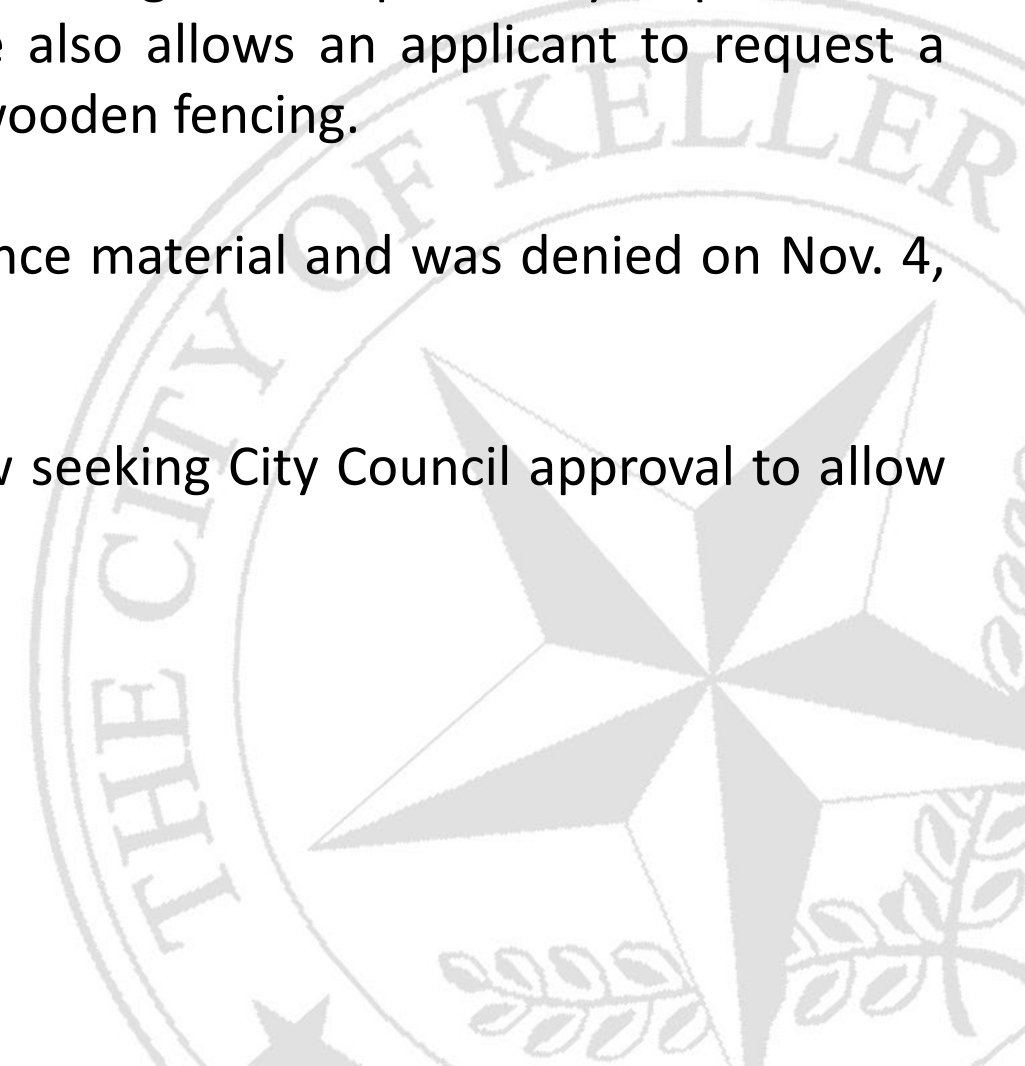
Background:

- Approximately 1,200-square-foot structure on the property was built in 1965.
- Current owner acquired the property in 2011 and platted in 2023 with the intention of developing the site with a multitenant retail center.
- In 2024, the owner decided instead to make some basic cosmetic improvements, including the removal of a chain-link fence across the front of the property and the installation of an eight-foot-tall fence with stained wood. Staff was made aware of the fence in August 2024 and confirmed it was built without a permit.
- Also in 2024, the site was leased to S&B Fencing for their business office.

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Background:

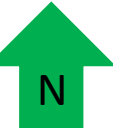
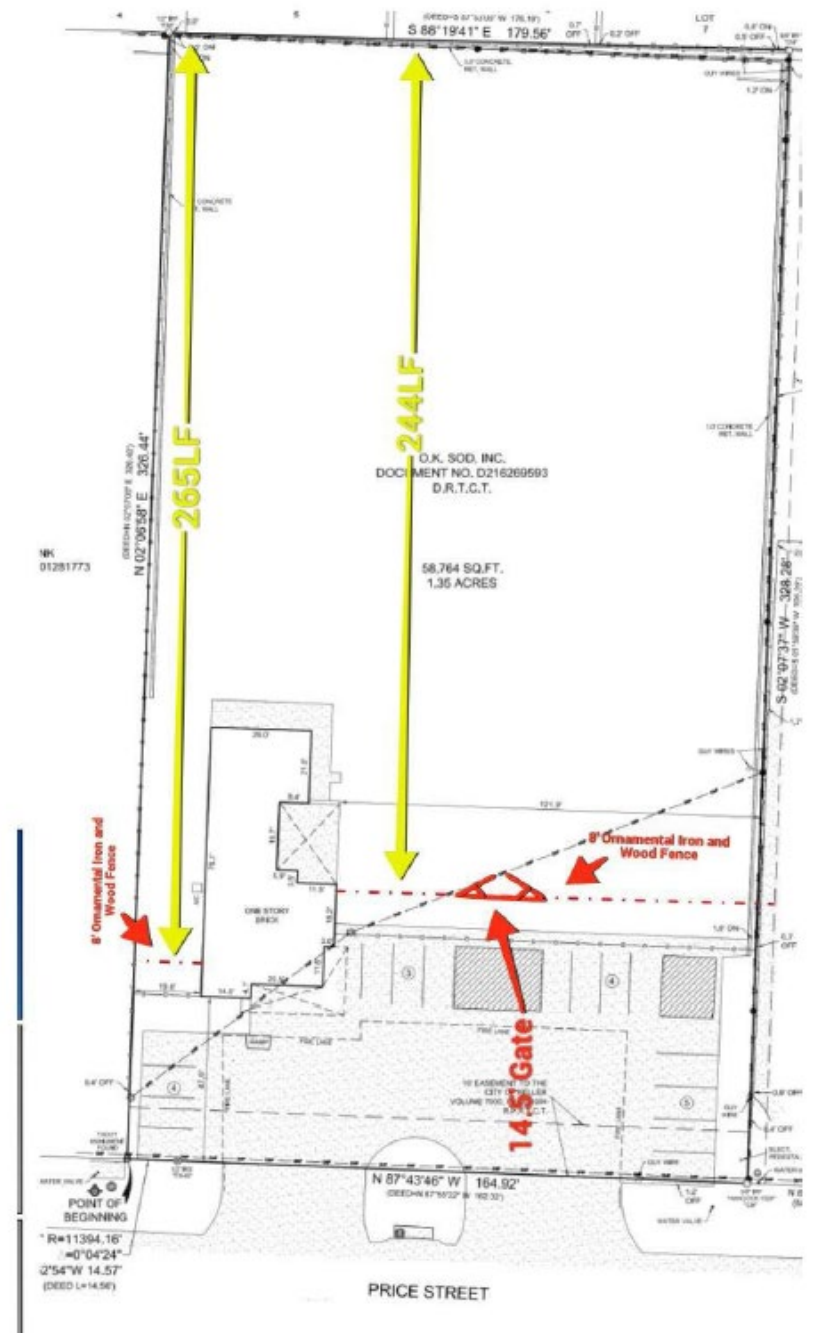
- The Unified Development Code (UDC) prohibits wooden fencing unless specifically requested on a site plan and approved by the City Council. The code also allows an applicant to request a variance from the Zoning Board of Adjustment (ZBA) for wooden fencing.
- The owner requested a variance from the ZBA for the fence material and was denied on Nov. 4, 2024.
- The current tenant, S&B Fencing, and the owner are now seeking City Council approval to allow the fence to remain.



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Site Plan:

- The Applicant submitted a sheet showing approximate locations of the 8' tall fence and 14.5' wide gate.
- On the west side of the building, the fence is located approximately 30 feet back from the front property line.
- On the east side of the building, the fence is located approximately 50 feet back from the front property line.



Before



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Before



After



After



Item H-2

Before



Before



After



After

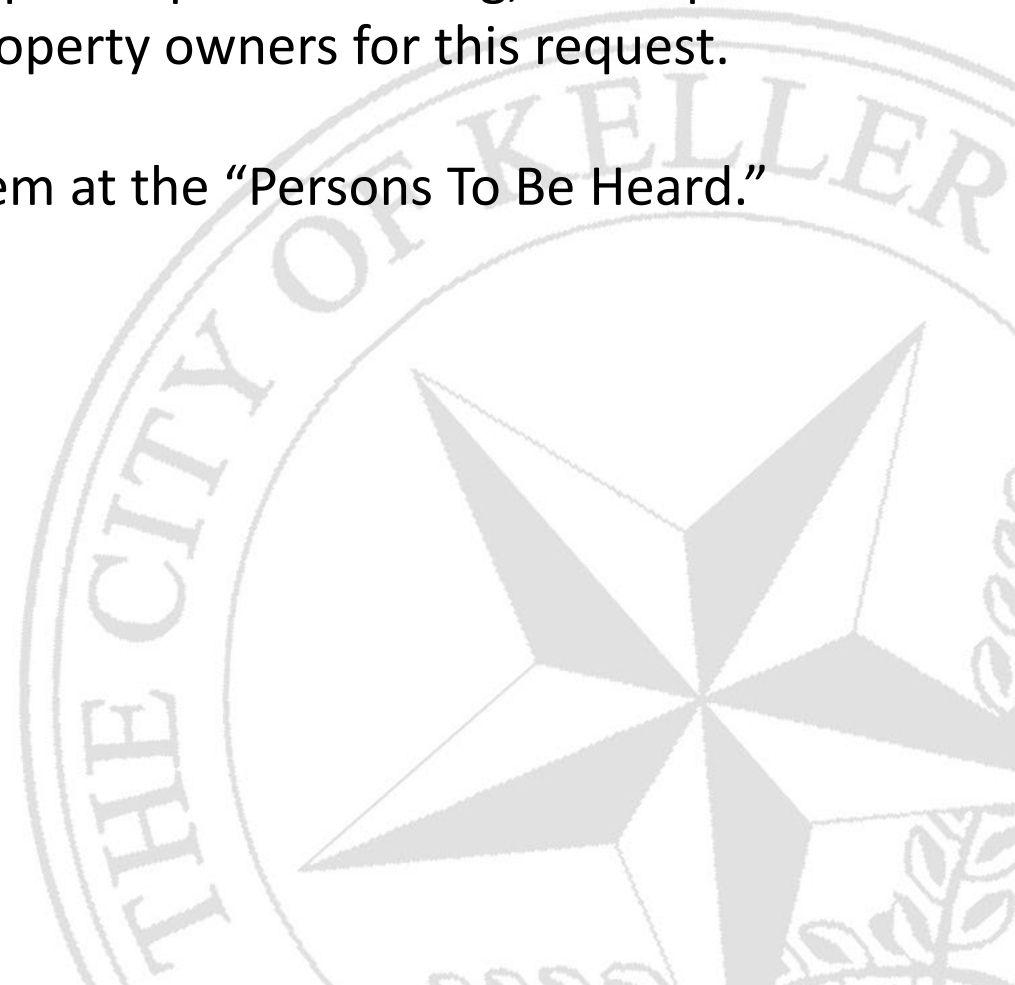


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Citizen Input:

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.

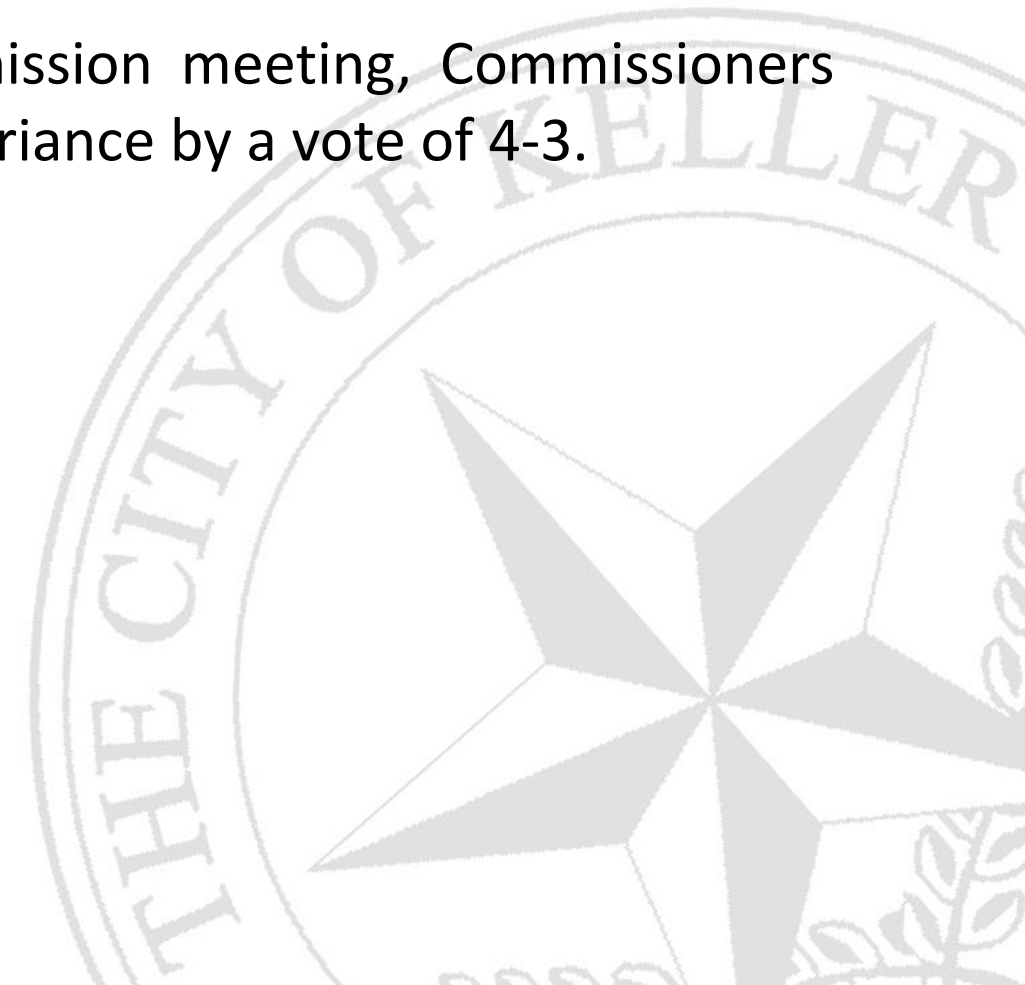
The public had an opportunity to speak on this agenda item at the “Persons To Be Heard.”



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Planning and Zoning Commission Recommendation:

At the April 8, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the site plan with one variance by a vote of 4-3.



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Summary:

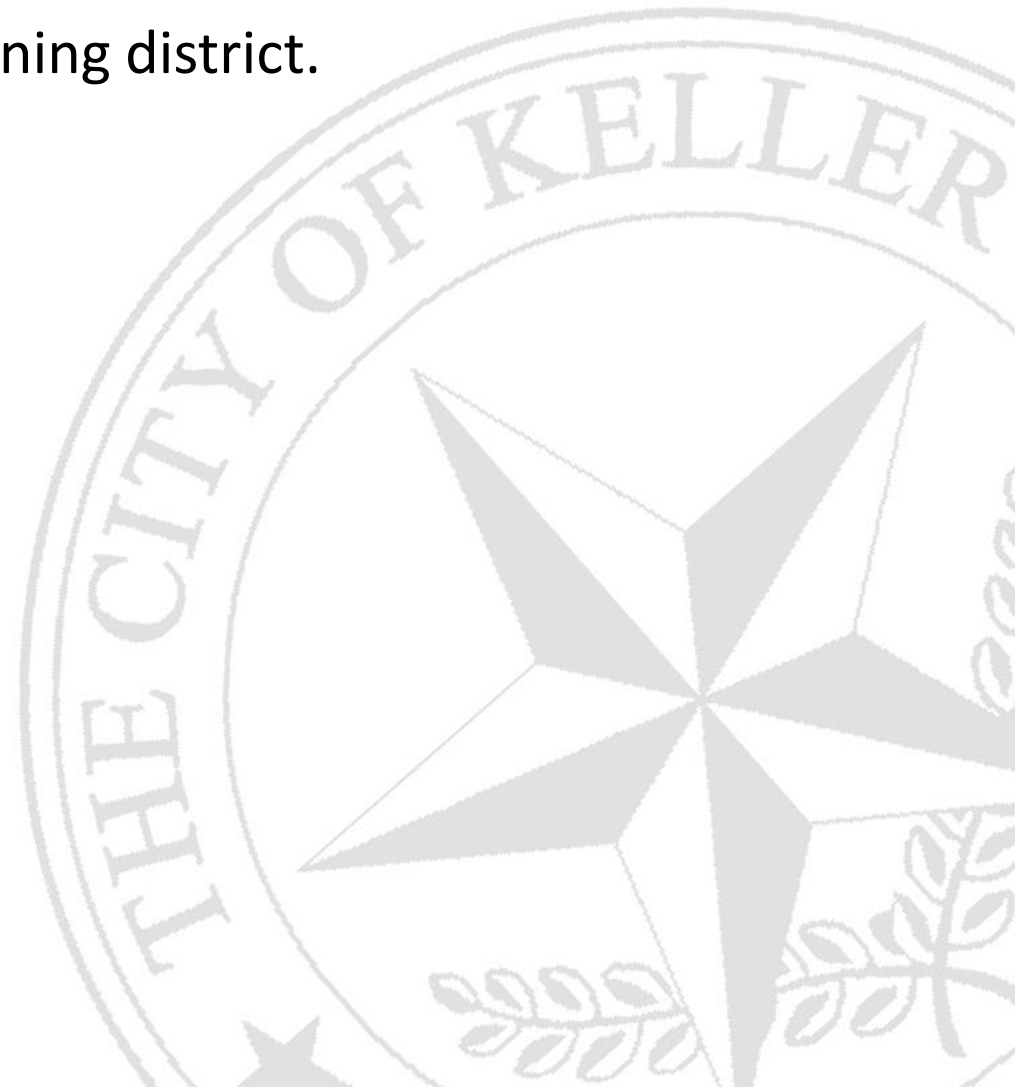
Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Site Plan with variances:

- 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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Variance Requested:

1. To allow a wooden fence in a non-residential zoning district.



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

- Approve as submitted (with 1 variance)
- 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

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