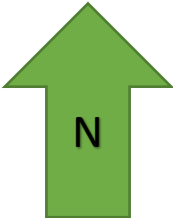
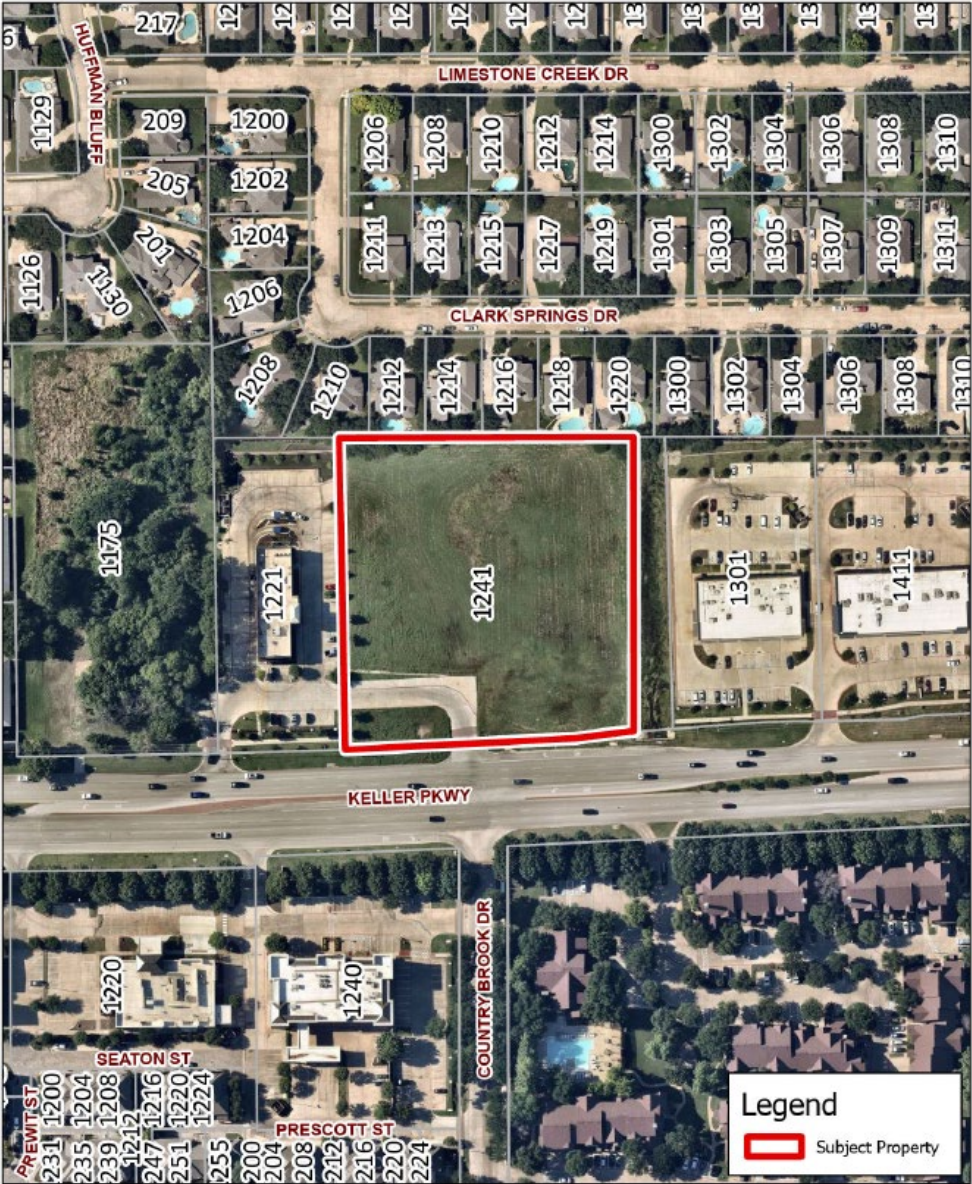


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Consider a resolution approving a Site Plan with variances for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. (SITE-2501-0001)

Item H-1

Aerial Map



Zoned:
Town
Center (TC)

Zoning Map



Item H-1

Background:

On Dec. 3, 2024, City Council approved the following Specific Use Permit (SUP) requests for the future development of the subject property:

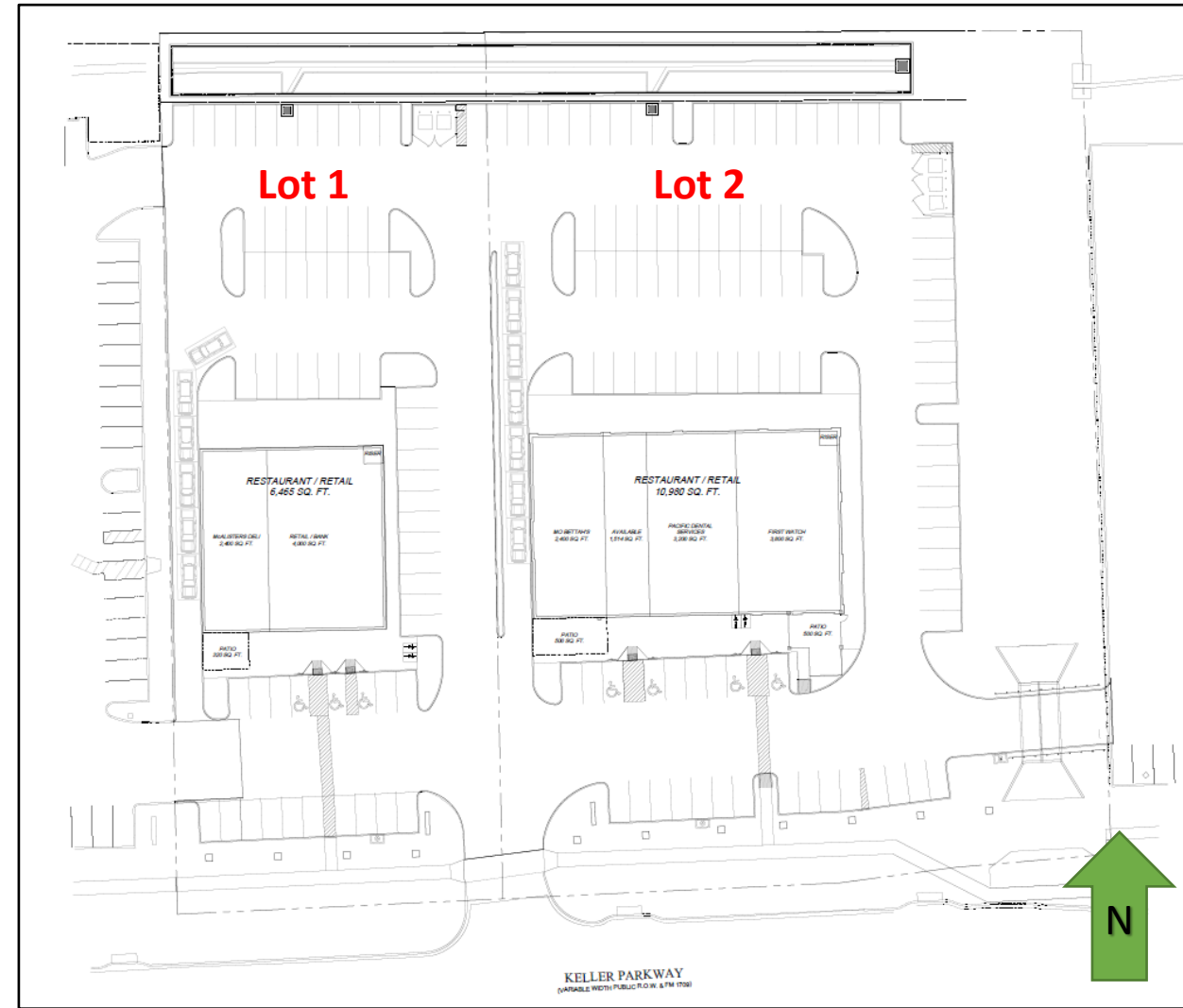
Lot 1

- To allow a one-story building.
- To allow a building footprint of less than 6,000 square-feet in the Town Center Zoning District (Applicant is now planning for a larger structure).
- To allow a restaurant with a drive-thru (McAlister's Deli).
- An SUP to allow a bank.

Lot 2

- To allow a one-story building.
- To allow a restaurant with a drive-thru (Mo Bettah's).

On Apr. 1, 2025, Council also approved an SUP for a dental office to occupy one of the lease spaces between the restaurants on Lot 2.

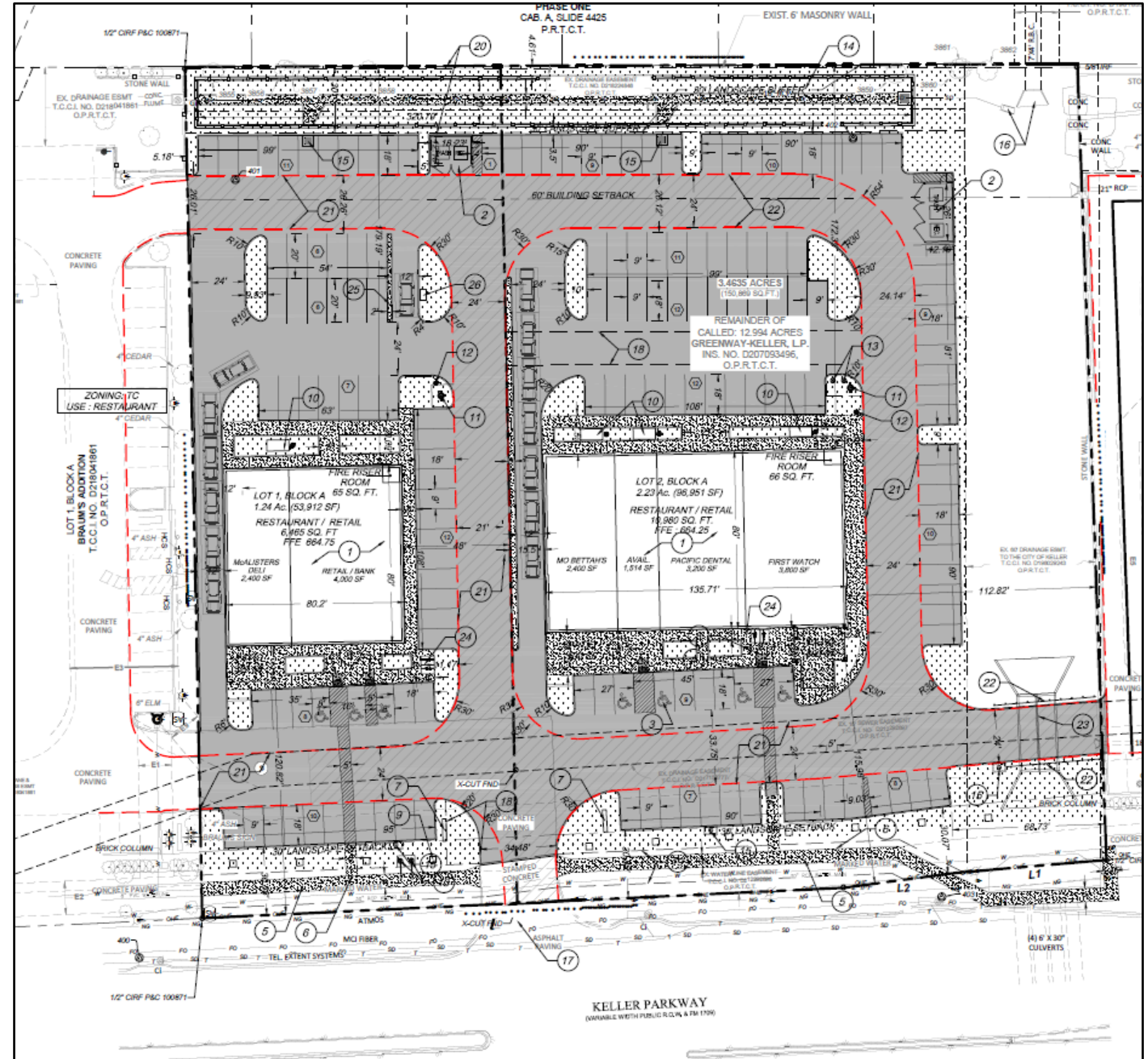


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Request:

The purpose of this item is to review the request for a Site Plan with variances for the subject property.

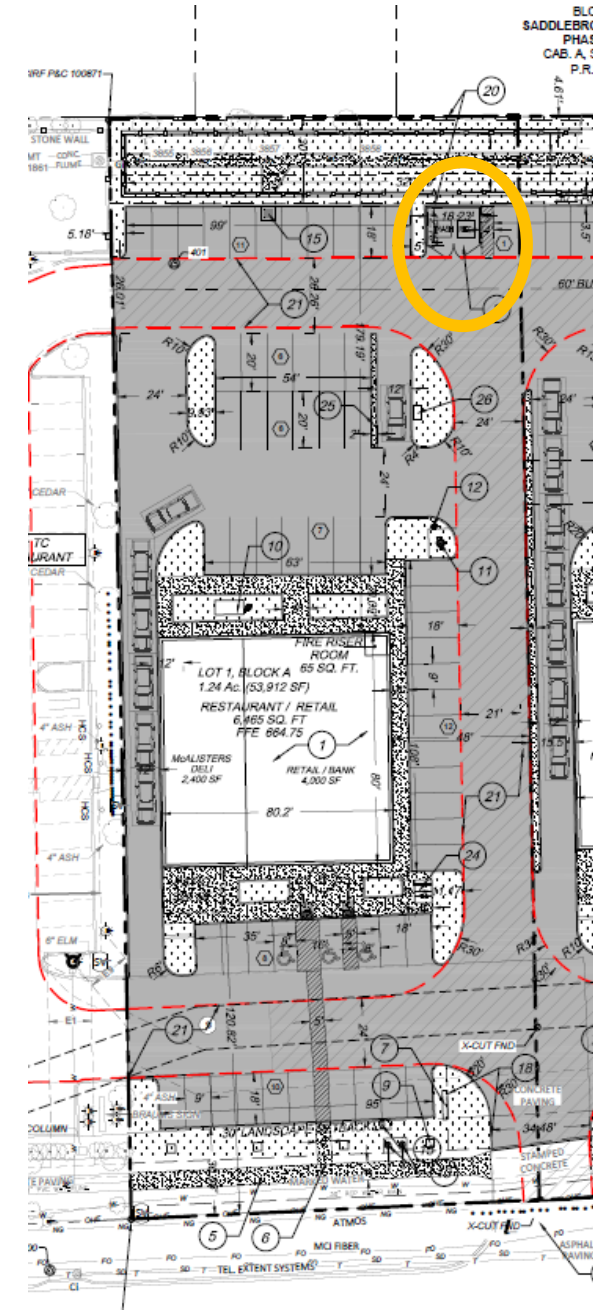
Per Unified Development Code (UDC) Section 4.15(D), all site plans within the Town Center zoning district must be considered by City Council after a recommendation by the Planning and Zoning Commission.



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Site Layout: Lot 1-Variance Requested

- Proposed structure is approx. 6,400 square feet and includes a restaurant with a drive-thru (McAlister's Deli) and a bank with a drive-up ATM.
 - Plans show a 320-square-foot patio at the front (south side) of the restaurant and drive-thru window with stacking lane on the western side of the building.
 - 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 dumpster enclosure on Lot 1 to face Keller Parkway.



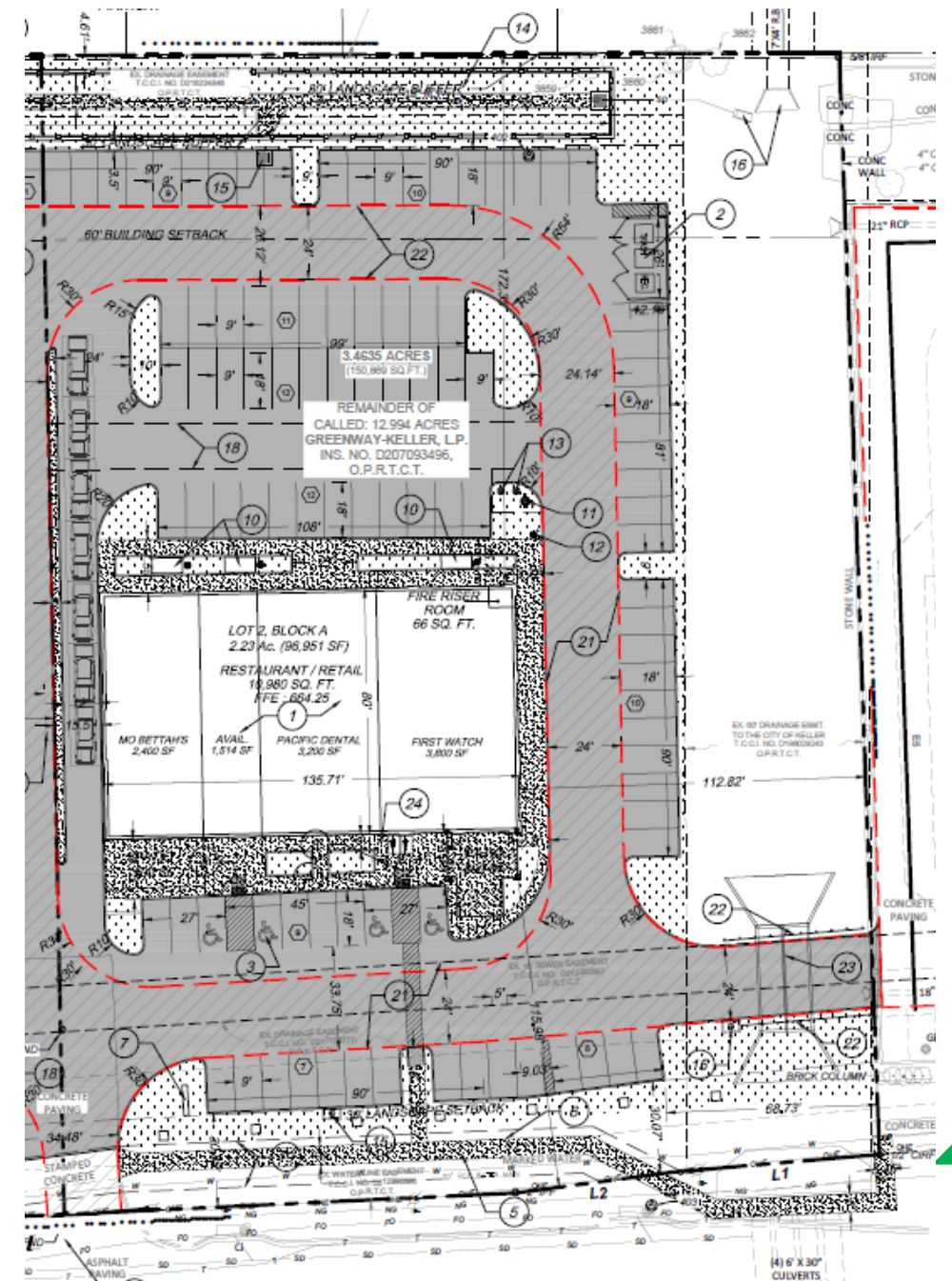
Approx.
350'



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Site Layout: Lot 2

- Proposed structure is approx. 10,980 square feet and includes a restaurant with a drive-thru (Mo-Bettah's), a full-service restaurant (First Watch), a dental office, and approximately 1,500 square feet of unassigned lease space.
- Plans show 500-square-foot patios at the front (south side) of both restaurants, and drive-thru window with stacking lane along the western side of the building.



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Elevations:

The proposed elevations show a combination of almond-colored brick and EIFS on all elevations. The south elevation (facing Keller Parkway) is proposed to be 95% brick and 5% EIFS. Metal canopies with a medium bronze finish are shown over all doors and windows, including the restaurant drive-thru windows.



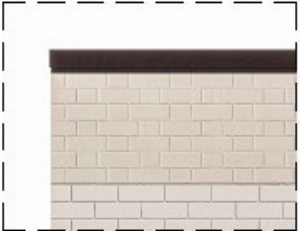
South Elevation (Facing Keller Pkwy.)

Elevations:

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North Elevation



East Elevation



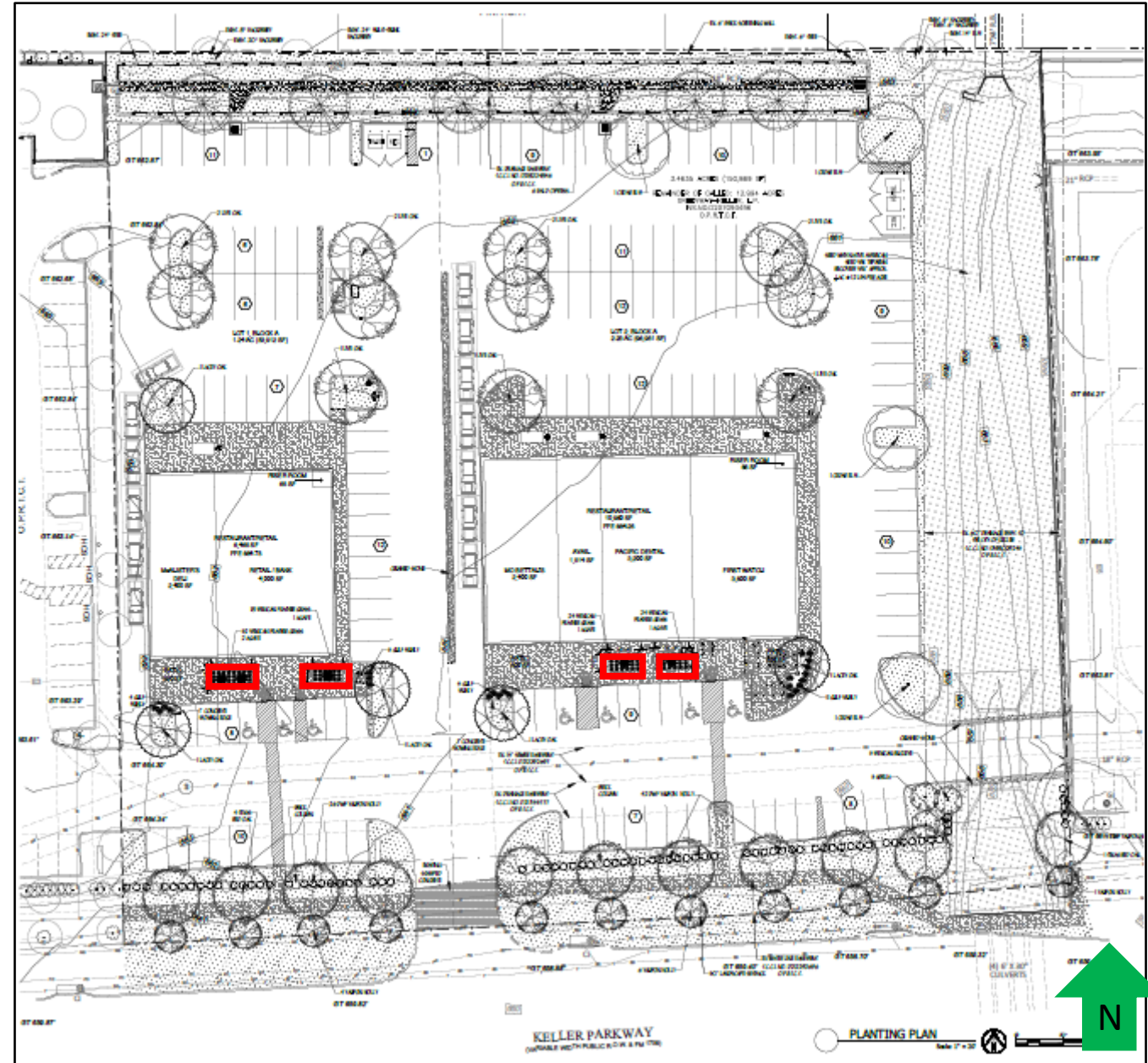
West Elevation

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Landscaping: Variances 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.”

2. The Applicant requests to provide two planting areas in front of each structure (four total) of approximately 100 square feet, in lieu of the foundation planting requirement.



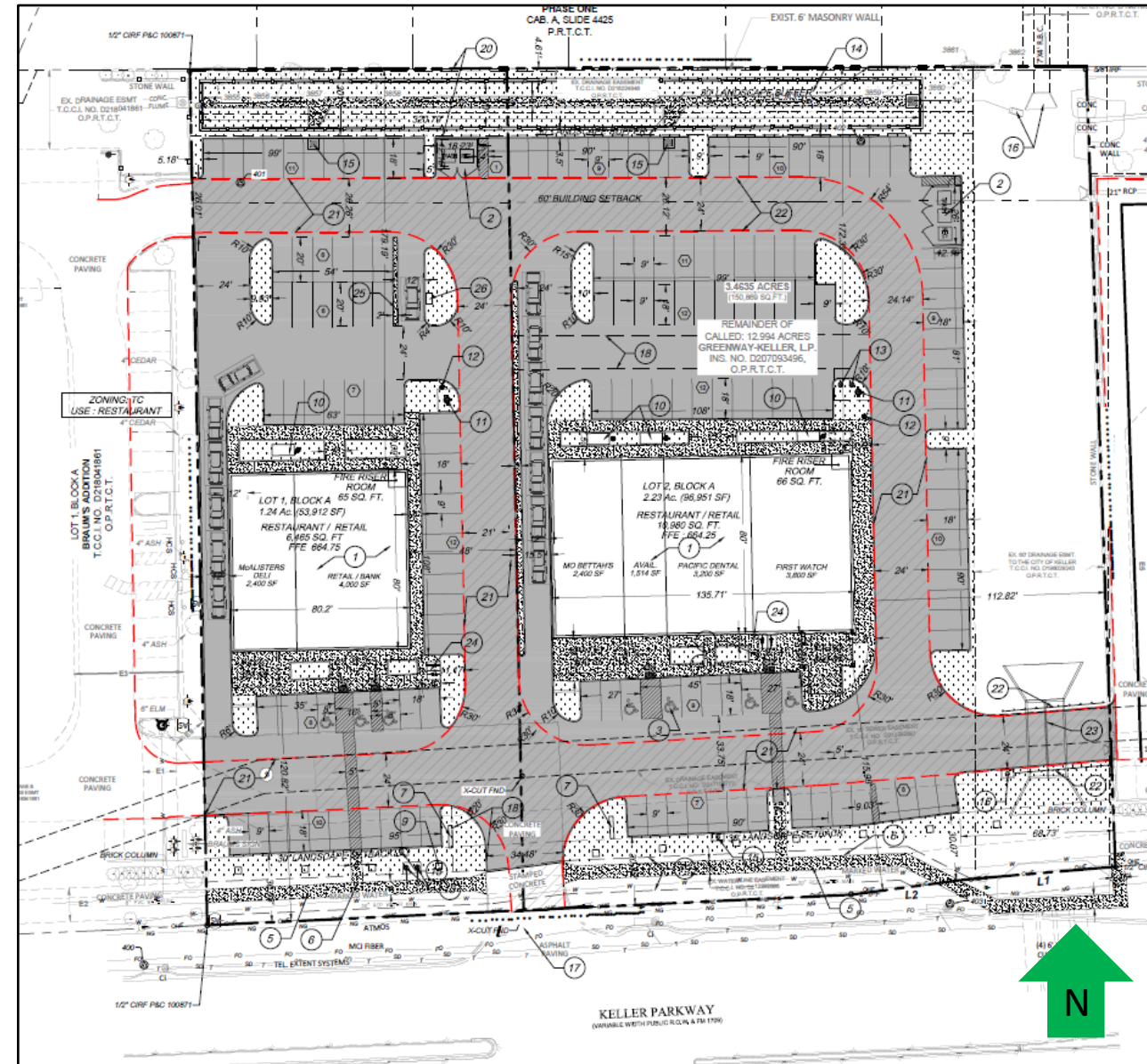
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Parking: Variance Requested

The parking ratio for both buildings is 1 space per 100 square feet. Total parking requirement for both lots is 175 spaces.

The Applicant intends to construct 151 regular plus 7 accessible spaces on-site.

3. The Applicant requests a variance to allow the site to be under-parked by 24 spaces.



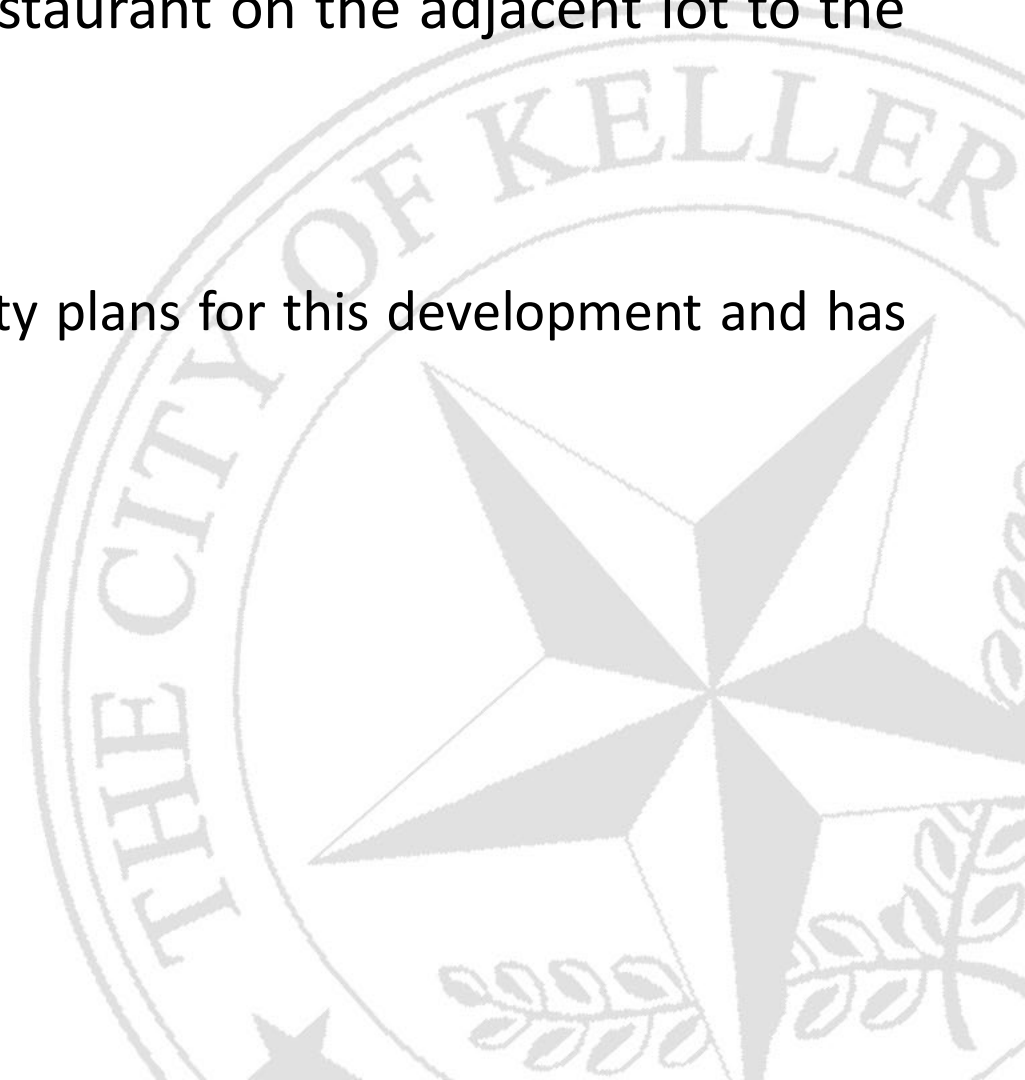
Item H-1

Roadway Access:

The Applicant intends to utilize the existing driveway access off Keller Parkway that currently runs through the lot to serve the Braum's restaurant on the adjacent lot to the west.

Drainage and Utilities:

The applicant has submitted preliminary drainage and utility plans for this development and has met the requirements of the UDC for this development.



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Land Use:

The subject property is designated Mixed-Use (MU) on the city's Future Land Use Plan (FLUP).

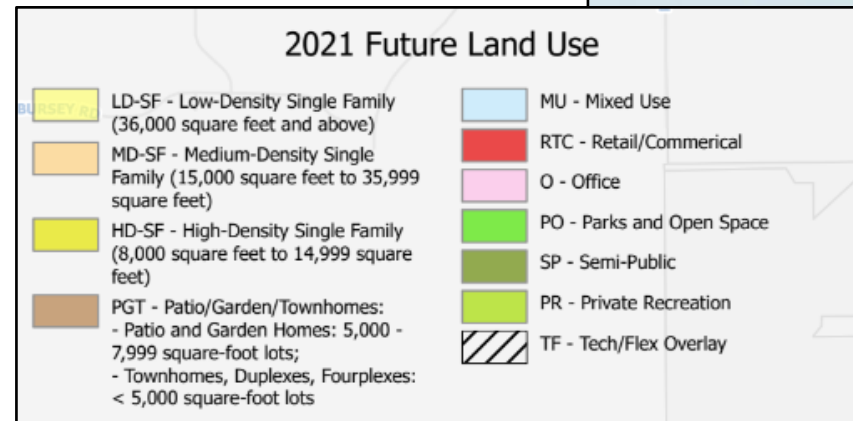
Surrounding land use designations are as follows:

North: High-Density Single Family Residential

South: MU

East: MU

West: MU

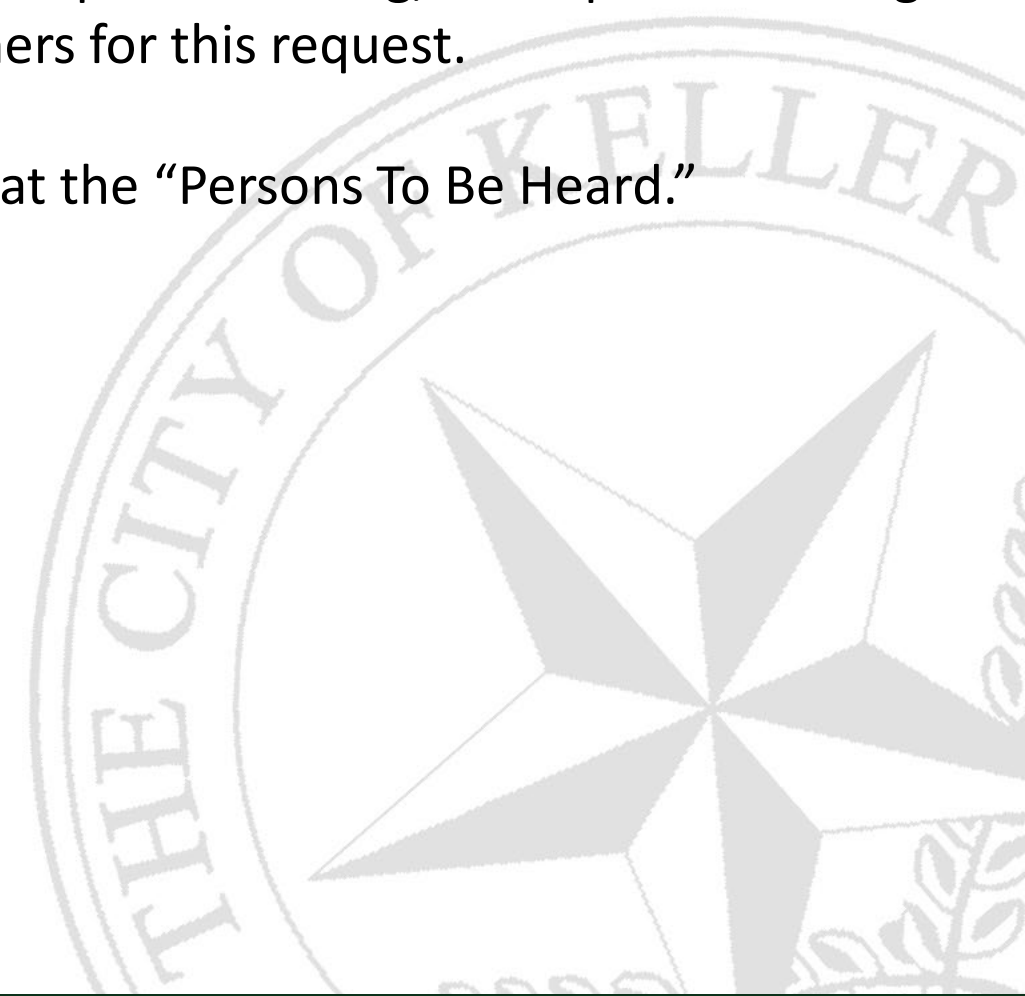


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Citizen Input:

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 March 25, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the site plan with variances, with the condition that natural landscaping be required on the south side of the buildings by a vote of 6-1.

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Summary:

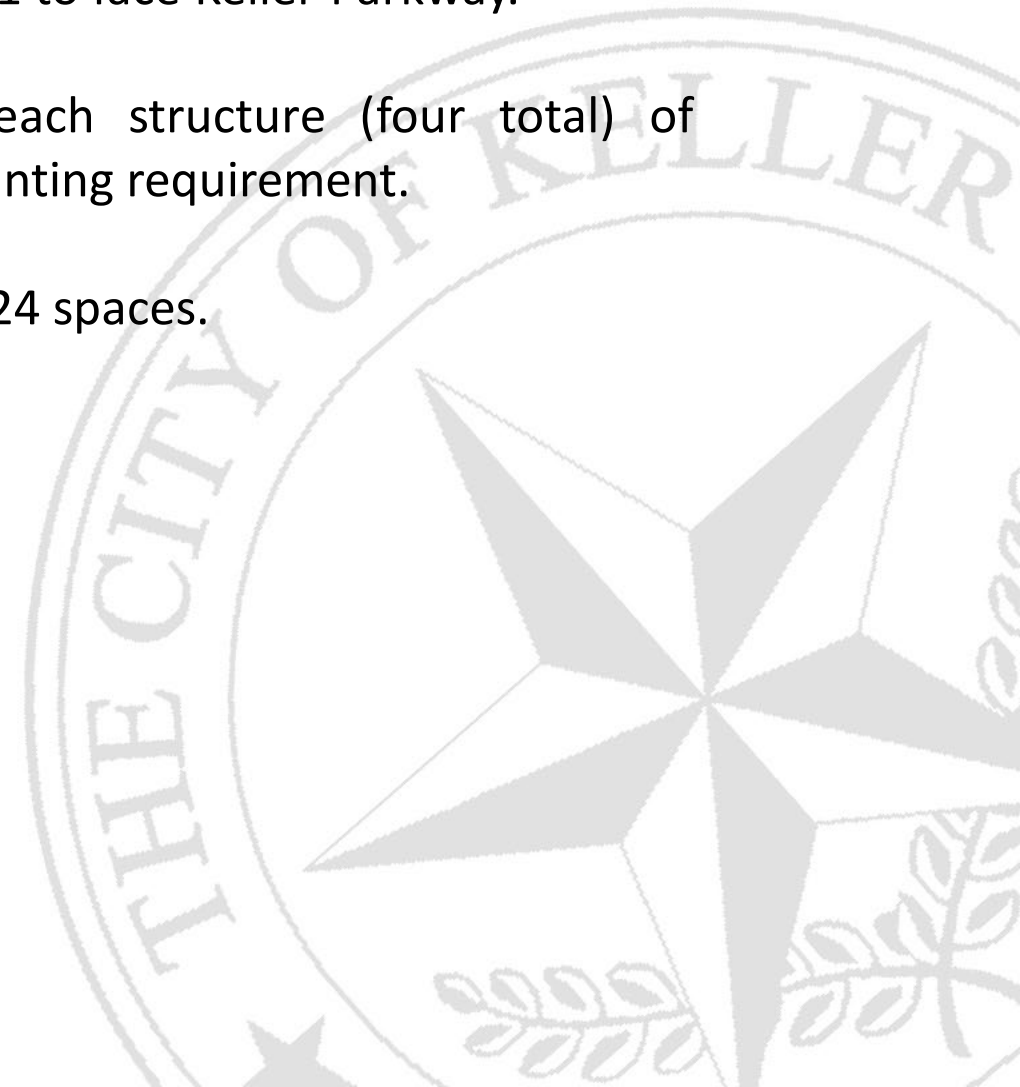
Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Site Plan with variances:

- 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:

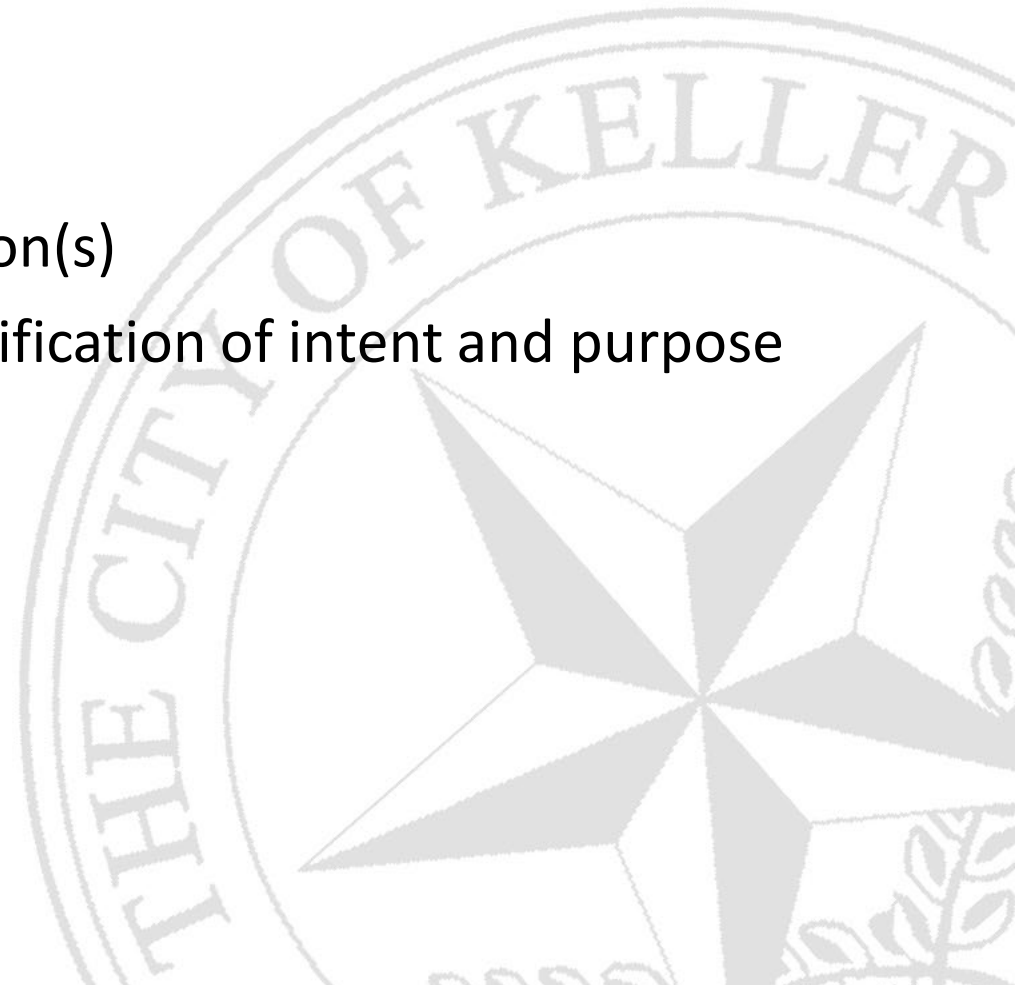
1. A variance request to allow the dumpster enclosure on Lot 1 to face Keller Parkway.
2. A variance to allow two planting areas in front of each structure (four total) of approximately 100 square feet, in lieu of the foundation planting requirement.
3. A variance request to allow the site to be under-parked by 24 spaces.



Item H-1

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

- Approve as submitted (with 3 variances)
- 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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