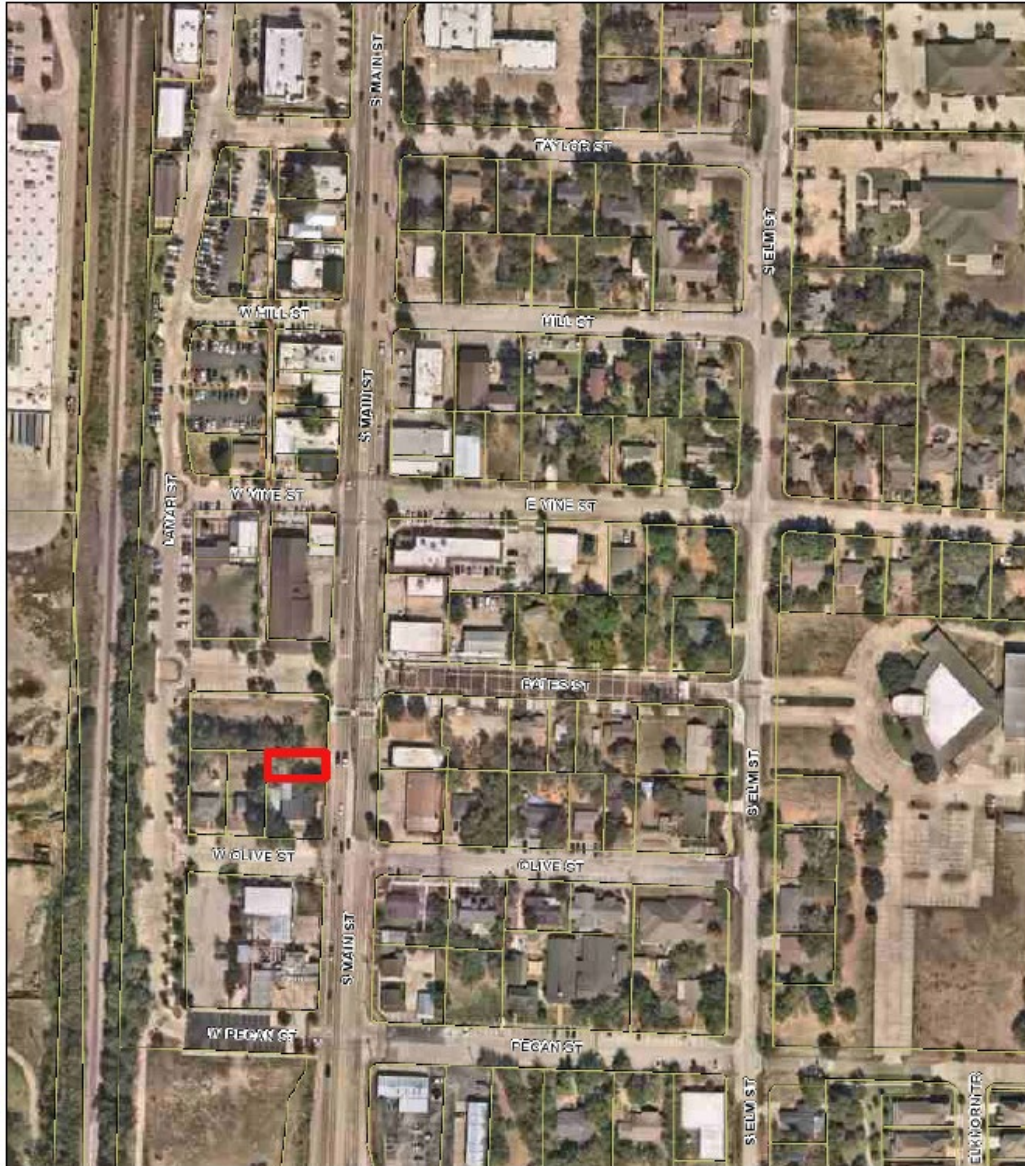


Item H-3

Consider a resolution approving a Site Plan with variances for a new 4,500 square-foot restaurant, on .11 acre, located on the west side of South Main Street, approximately 100 feet southwest of the Bates and South Main Street intersection, legally described as a portion of Lots 2 and 3, Block 5, Keller, City Addition and addressed as 228 South Main Street. Keller Main 222, LLC, Owner/Applicant.

Item H-3 Aerial Map



↑
N
Zoned: OTK

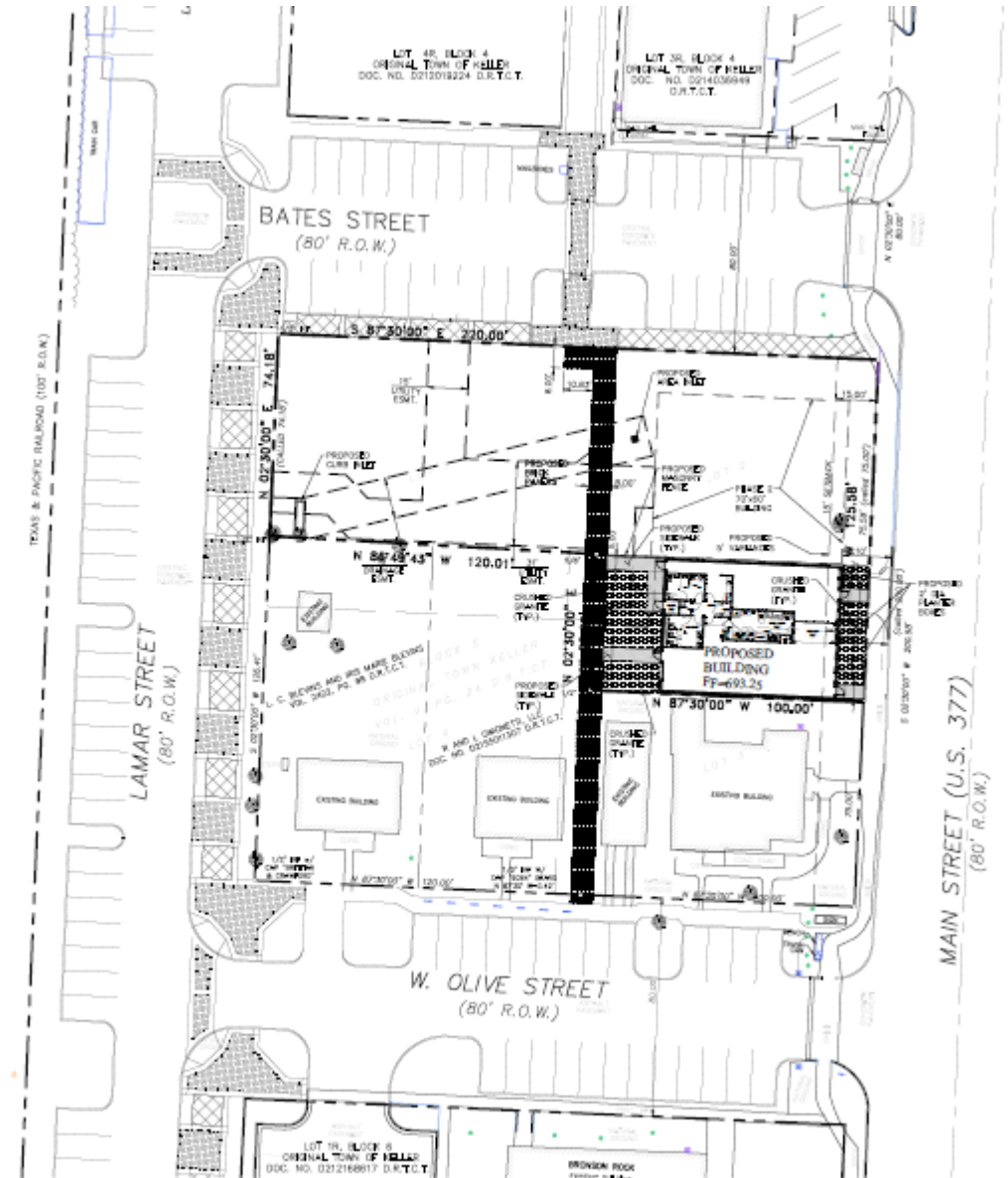
Item H-3 Zoning Map



Item H-3

Background:

- The Applicant is proposing to construct a new 4,500-square-foot restaurant with an outdoor patio.
- The proposed structure will include a restaurant and approximately 900 square feet of lease space (no tenant has been identified for the lease space).



Item H-3

Site Layout

- The proposed building will have two entrances facing South Main Street and a patio with two additional entrances on the west side.
- The patio will have no roof or covering and will be delineated on the south, west and north sides by a masonry fence.
- The Applicant proposes extending the pedestrian promenade that ends at Bates Street across the lot to the north to tie into sidewalk to provide pedestrian access to the building and patio.



Elevations

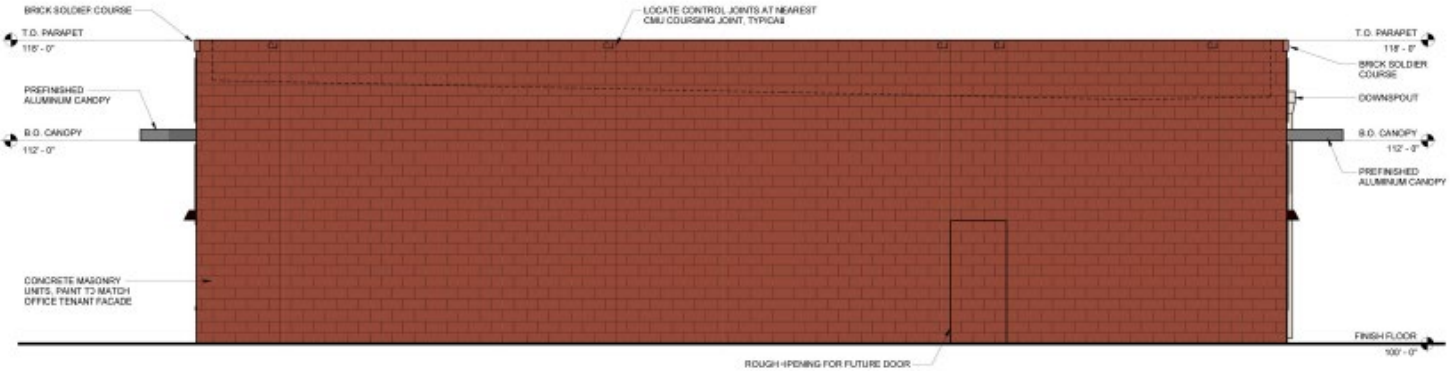


EAST ELEVATION - COLOR | 1
SCALE: 1/4" = 1'-0" | A3.3

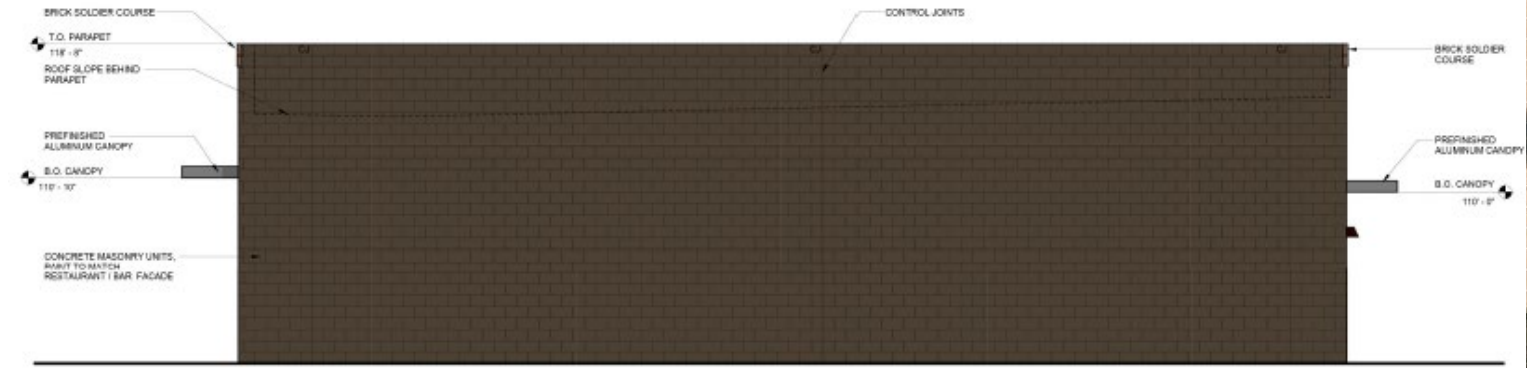


WEST ELEVATION - COLOR | 3
SCALE: 1/4" = 1'-0" | A3.3

Elevations



NORTH ELEVATION - COLOR 2
SCALE: 1/4" = 1'-0" A3.3



SOUTH ELEVATION - COLOR 4
SCALE: 1/4" = 1'-0" A3.3

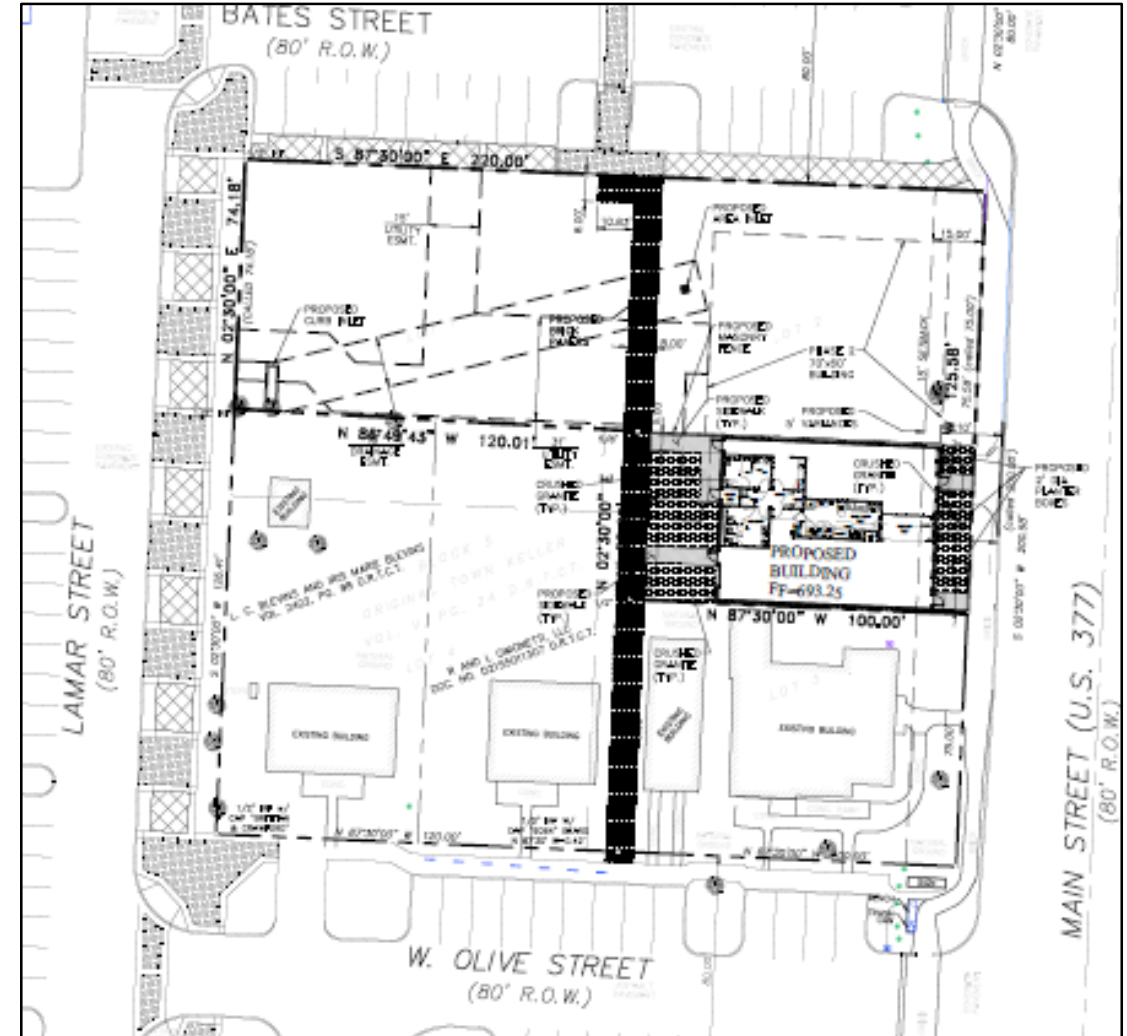


Item H-3

Parking: Variance Requested

The total parking requirement for a 4,500-square-foot restaurant is 30 spaces plus 2 accessible spaces.

1. The Applicant requests a variance to provide no on-site parking.

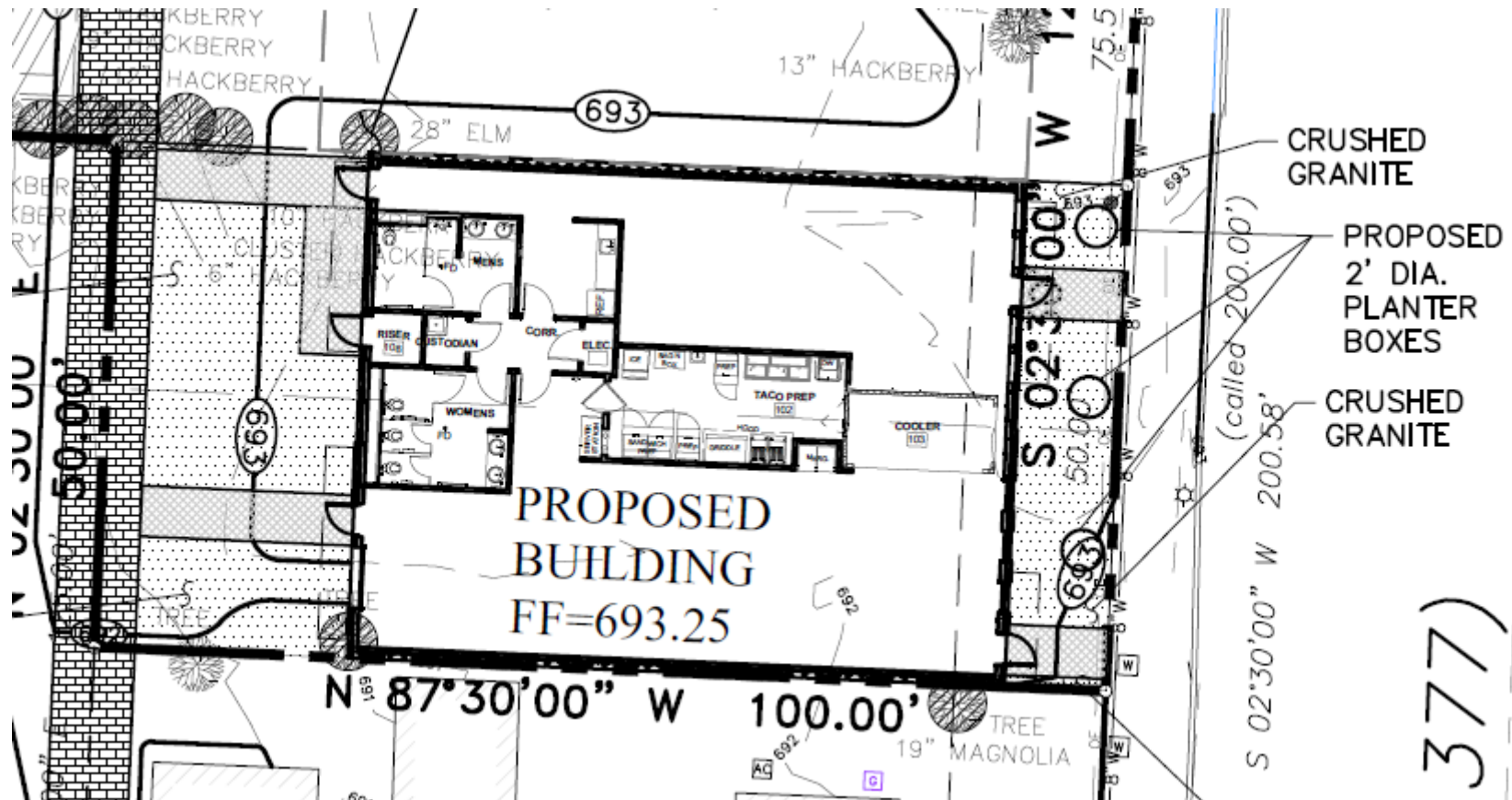


Item H-3

Landscaping: Variance Requested

In the Main Street Subdistrict, the UDC requires street trees along Main Street.

2. The Applicant requests to provide a 500-square-foot landscape area with three 2-foot diameter planter boxes along the front façade facing South Main Street in lieu of all landscape requirements.



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 at the “Persons To Be Heard.”

Item H-3

Summary:

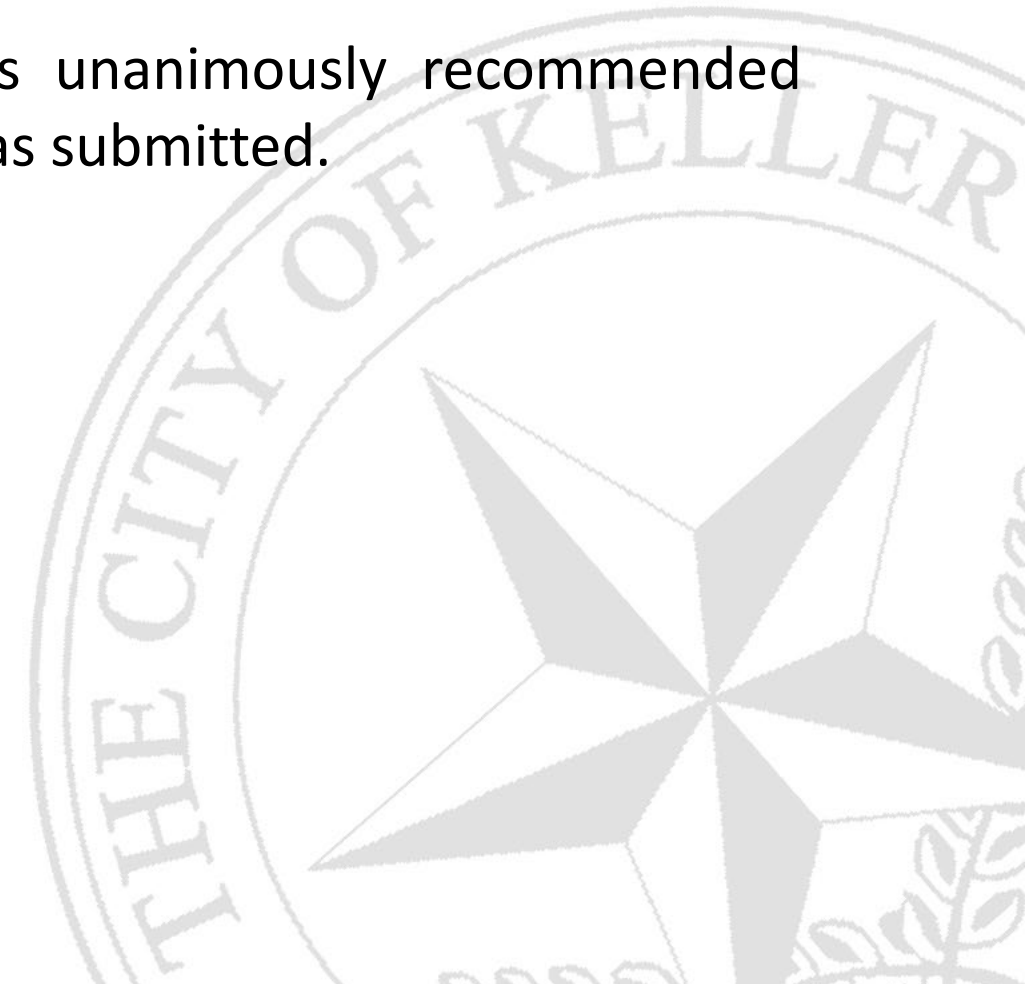
Section 2.07(A)(2) of the UDC lists the following criteria for the Planning and Zoning Commission when considering a Site Plan with variances:

- 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

Planning and Zoning Commission Recommendation:

At their Dec. 12, 2023 meeting, Commissioners unanimously recommended approval of the proposed site plan with variances as submitted.



Item H-3

Summary of Variances Requested

UDC Reference	Code Requirement	Variance Requested
Section 9.02(G) – Parking Requirements Based on Use	30 spaces plus 2 accessible	1. To provide no onsite parking
Section 8.19(5)(b)(1) – Street Trees	Large canopy trees shall be planted along Main Street	2. To provide a 500 square-foot landscape area with three 2-foot diameter planter boxes along the front façade in lieu of all landscape requirements

Item H-3

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

- Approve as submitted (with 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