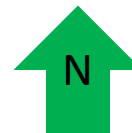
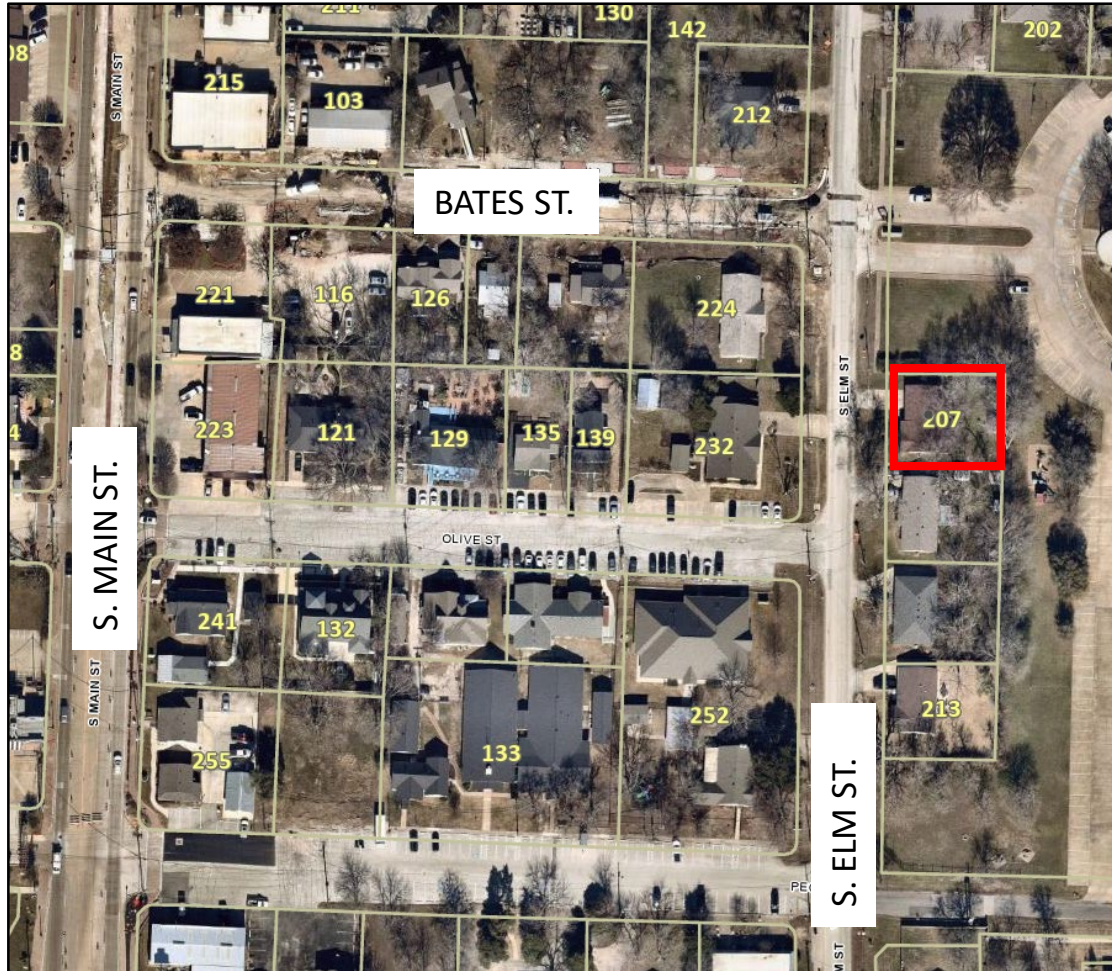


Item H-4

Consider a resolution approving a Site Plan with variances for a new 4,315 square-foot shell building, on .20-acre, located on the east side of South Elm Street, approximately 100 feet northwest of the Olive Street and South Elm Street intersection, located at 207 South Elm Street, legally described as Abstract 1171 Tract 10A and 12 C of Samuel Needham Survey and zoned Old Town Keller (OTK). Brian Palfrey, Owner/Applicant. (SP-23-0007)

Item H-4 Aerial Map



Zoned:
OTK

Item H-4 Zoning Map



Item H-4

Background:

The Applicant recently received a grant through the city's Façade Improvement program to demolish the residence at 207 S. Elm St.



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Design Standards:

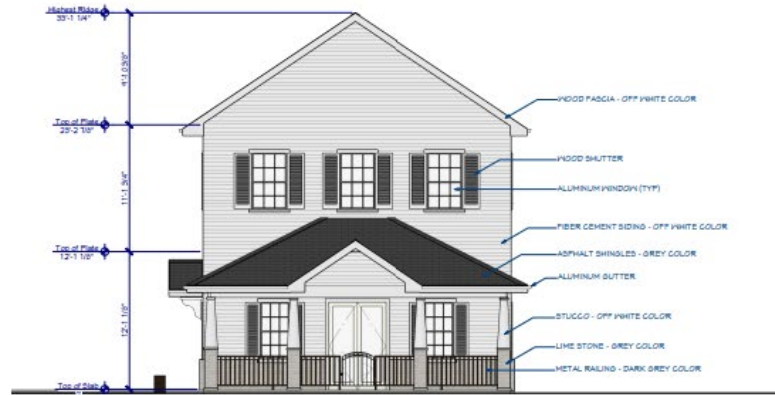
The subject property is located within the Neighborhood Subdistrict of the Old Town Keller (OTK) zoning district. The subdistrict has design standards unique to OTK:

Architectural Requirements. All new structures of the Neighborhood Subdistrict shall resemble the residential character and style of a Texas small town of the early to middle 1900's.

Architectural styles considered appropriate include American foursquare, Craftsman, Bungalow, Minimal Traditional and Ranch Style.

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Elevations:



WEST ELEVATION

EXTERIOR MATERIAL	
LIME STONE - COLOR GREY:	11.9%
STUCCO - COLOR OFF WHITE:	0.9%
FIBER CEMENT SIDING - COLOR OFF WHITE:	71.9%
WINDOW - ALUMINUM:	10.5%



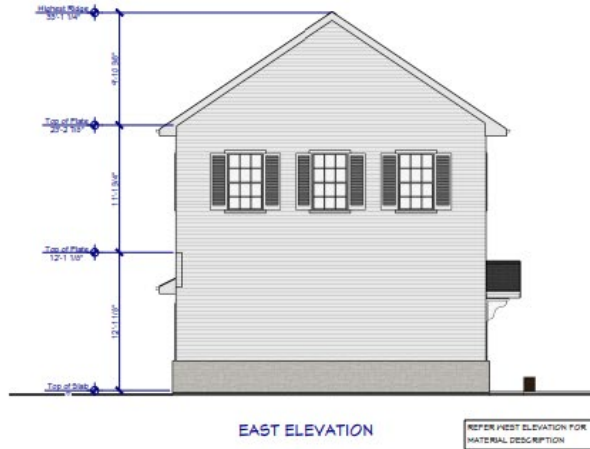
NORTH ELEVATION

REFER WEST ELEVATION FOR MATERIAL DESCRIPTION



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Elevations:



EXTERIOR MATERIAL	
LINE STONE - COLOR GREY	11.5%
STUCCO - COLOR OFF WHITE	0.0%
FIBER CEMENT SIDING - COLOR OFF WHITE	71.5%
PENDOVID - ALUMINUM	10.5%



Item H-4

Sidewalks and Trails: MEETS

Sidewalk will be installed by the city as part of the South Elm Street reconstruction project, set to begin Summer 2024.

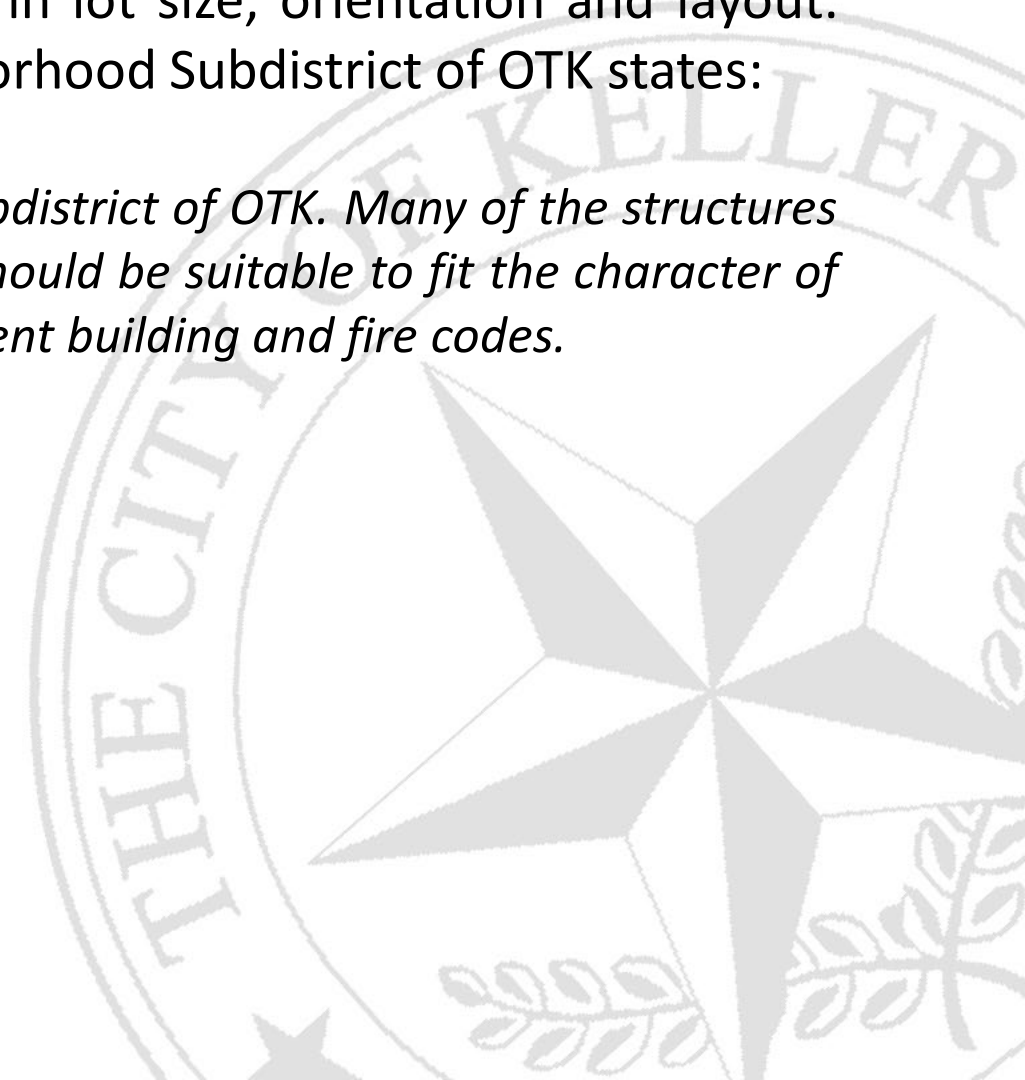


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Lot Size and Setbacks: MEETS

The OTK Neighborhood Subdistrict allows for variation in lot size, orientation and layout. UDC Section 8.19(6) – Development Standards – Neighborhood Subdistrict of OTK states:

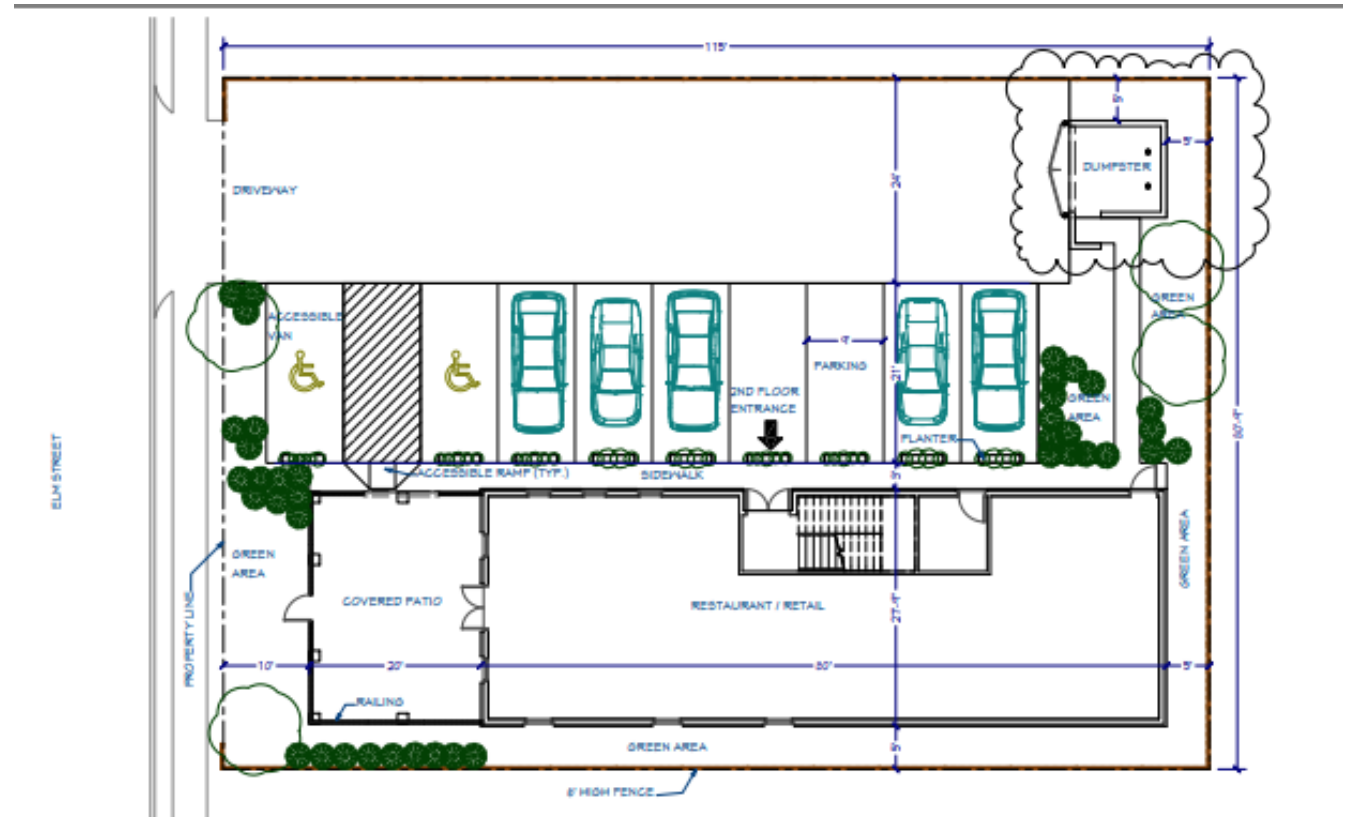
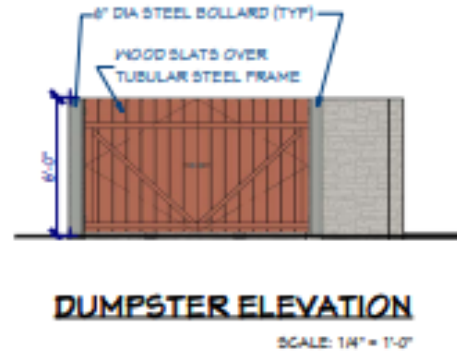
Lots vary in size and dimension through the Neighborhood Subdistrict of OTK. Many of the structures built were designed to fit on narrow lots. Lot and yard sizes should be suitable to fit the character of the area and maintain health and safety as defined in the current building and fire codes.



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Parking and Dumpster Enclosure: Variances Requested

UDC Reference	Code Requirement	Variance Requested
Section 9.02(G) – Parking Requirements Based on Use	35 spaces plus 2 accessible spaces	1. To provide 7 spaces plus 2 accessible spaces
Section 9.01(D)(2) – Service Area and Design Requirements	Dumpster enclosure shall not face the street.	2. To allow the dumpster enclosure doors to face S. Elm St.



Item H-4

Landscaping and Buffers: Variances Requested

UDC Reference	Code Requirement	Variance Requested
Section 8.19(7)(1) – Design Standards – Neighborhood Subdistrict of OTK	2 canopy trees along S. Elm St.	3. To plant only two ornamental trees and not the two required two canopy trees along S. Elm St. to avoid the existing power lines.
Section 9.03(F)(1)(b) – Buffers	15’ landscape buffer along S. Elm St.	4. To allow a 10’ landscape buffer in lieu of the required 15’ along S. Elm St.
Section 9.03(F)(1)(d) – Buffers	10’ landscape buffer along north and east property line	5. To have no side yard buffer on the north property line and a 5’ buffer on the east property line in lieu of the required 10’ buffer for each.
Section 9.03(F)(c) – Buffers	30’ landscape buffer along south property line	6. To allow a 5’ buffer in lieu of the required 30’ on the south property line.

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Landscaping and Buffers: Variances Requested

UDC Reference	Code Requirement	Variance Requested
Section 9.03(F)(2)(c) – Buffer Trees	10 trees required along north property line	7. To plant no trees in the side yard buffer on the north property line.
Section 9.03(F)(2)(c) – Buffer Trees	7 trees required along east property line	8. To plant 2 trees in lieu of the required 7 trees required in the rear yard buffer on the east property line.
Section 9.03(F)(3)(f) – Landscaping Requirement for Parking Lots	2 trees required in parking lot	9. To plant no trees in the parking lot.

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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.”

The Applicant provided a petition of support with signatures from other OTK business and property owners.

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Summary:

Section 2.07(A)(2) of the UDC lists the following criteria for 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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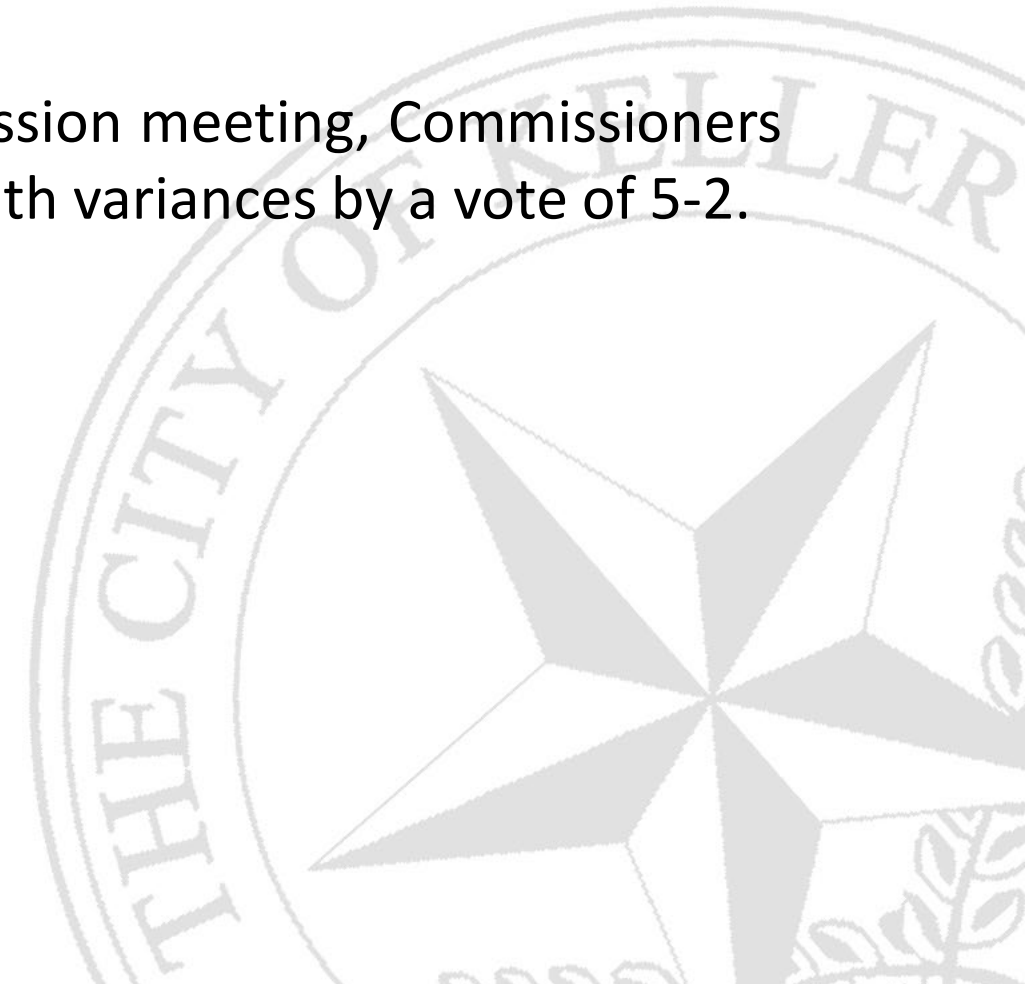
Summary of Variances (9) Requested:

1. To provide 7 parking spaces (plus 2 accessible spaces) in lieu of the required 35 parking spaces.
2. To allow the dumpster enclosure doors to face South Elm Street.
3. To not plant the two required two canopy trees in order to avoid the existing power lines along South Elm Street.
4. To allow a 10' landscape buffer in lieu of the required 15' along South Elm Street.
5. To have no side yard buffer on the north property line and a 5' buffer on the east property line in lieu of the required 10' buffer for each.
6. To allow a 5' buffer in lieu of the required 30' on the south property line.
7. To plant no trees in the side yard buffer on the north property line.
8. To plant 2 trees in lieu of the required 7 trees required in the rear yard buffer on the east property line.
9. To plant no trees in lieu of the 2 required in the parking lot.

Item H-4

Planning & Zoning Commission Recommendation:

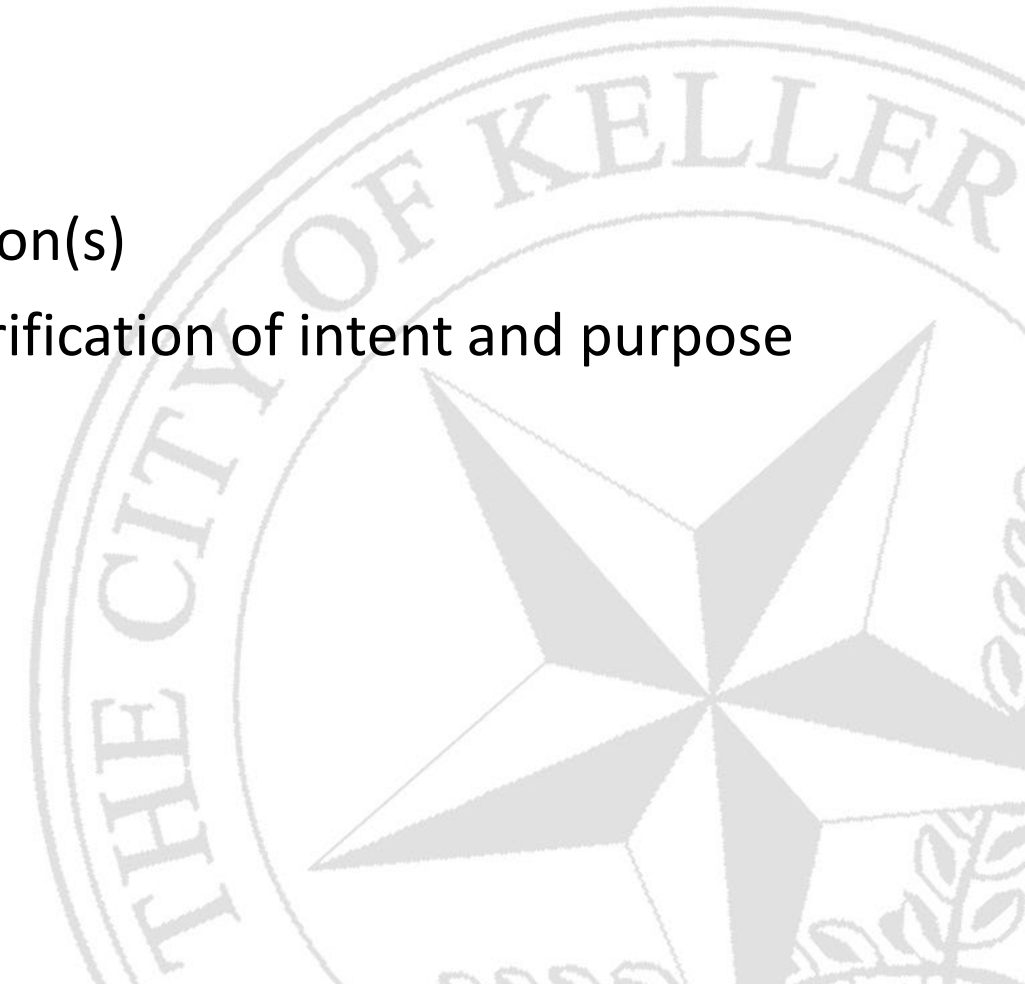
At the May 23, 2023 Planning and Zoning Commission meeting, Commissioners recommended denial of the proposed Site Plan with variances by a vote of 5-2.



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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