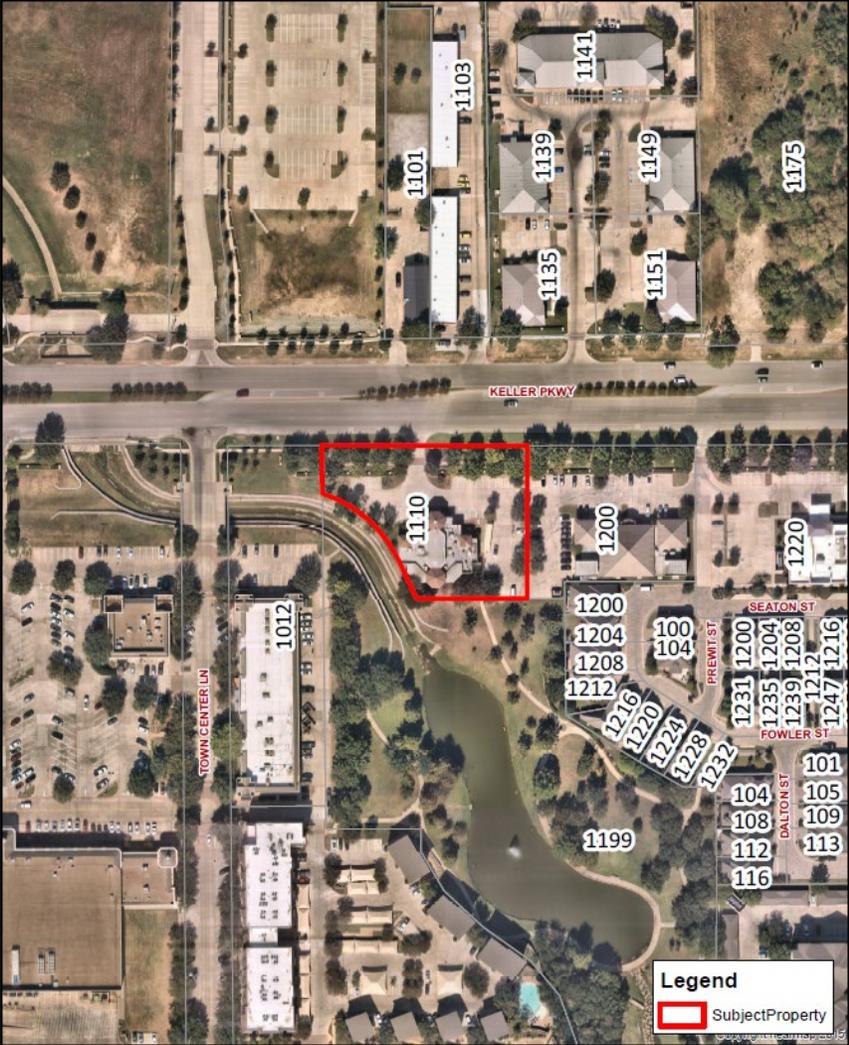


Item I-4

Consider a resolution approving a Site Plan Amendment with a variance for Desi Adda, in an existing 7,100 square-foot building, situated on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center (TC) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner; Ramesh Tinnanooru, Applicant. (SP-23-0005)

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Aerial Map



Zoned Town Center

Zoning Map



Item I-4

Background

- The Applicant proposes to open an Indian food market and eatery named Desi Adda in an existing 7,100-square-foot building.
- City Council approved a Specific Use Permit (SUP) for the grocery store/market component of the business earlier this year.



Applicant rendering of north façade

Item I-4

Site Layout:

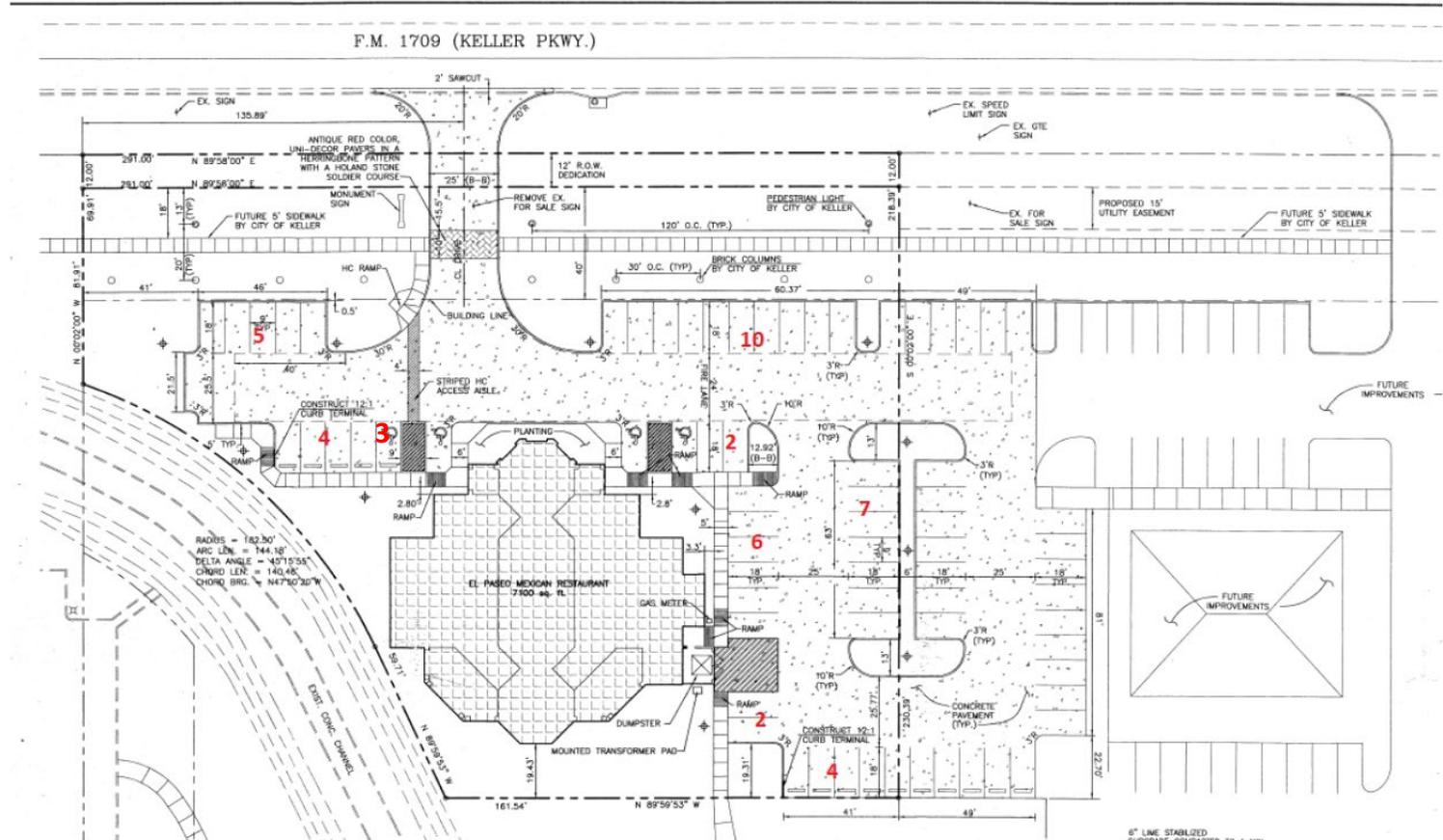
The Applicant is proposing no exterior changes to the building except to clear out, replace and enhance the landscaping, and to convert two accessible parking spaces to regular spaces. The structure has been vacant since 2019.



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Parking

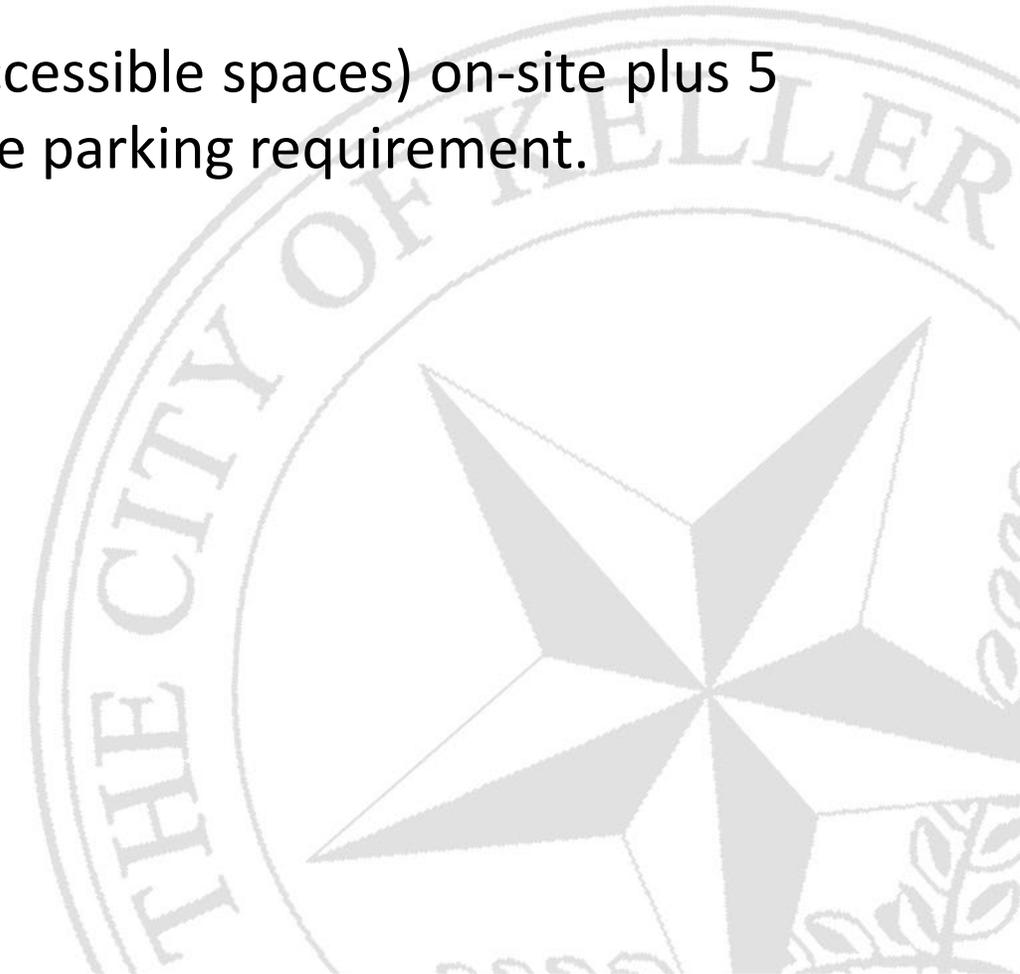
- Total parking requirement: 48 spaces + 2 accessible spaces
- Total parking provided: 43 spaces + 2 accessible spaces (45 total)
- Shared parking agreement: 5 spaces
- The Applicant requests a variance to the parking requirement, and has entered a shared parking agreement with the property owner to the east to fulfill the additional 5 spaces.



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Variance Requested:

A variance to allow 45 spaces (43 spaces and 2 accessible spaces) on-site plus 5 spaces via a shared parking agreement to fulfill the parking requirement.



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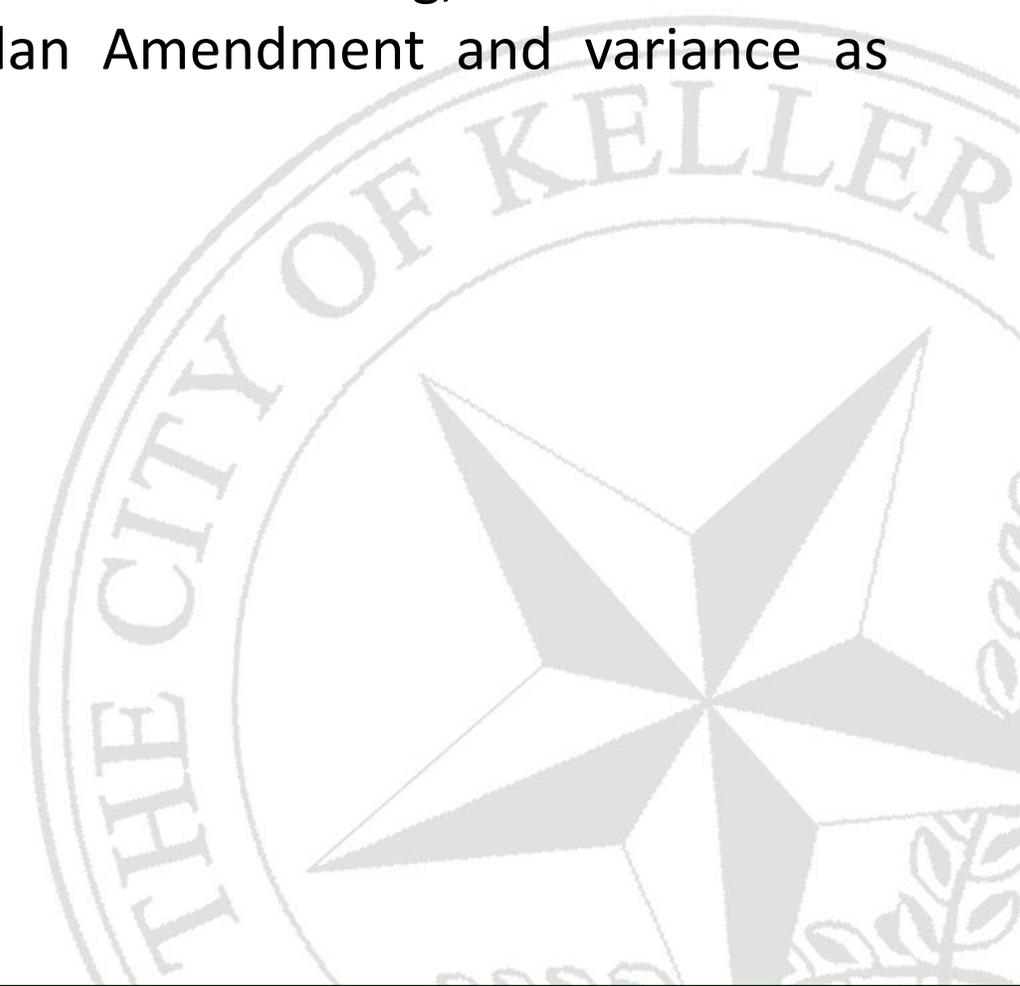
Section 2.07(A)(2) of the UDC lists the following criteria for City Council when considering a Site Plan Amendment application with variances:

- 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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Planning and Zoning Commission Recommendation:

At the April 25, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Site Plan Amendment and variance as presented.



Item I-4

Citizen Input:

A Site Plan Amendment 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 during “Persons To Be Heard.”

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

- Approve as submitted (with requested 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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