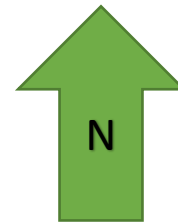
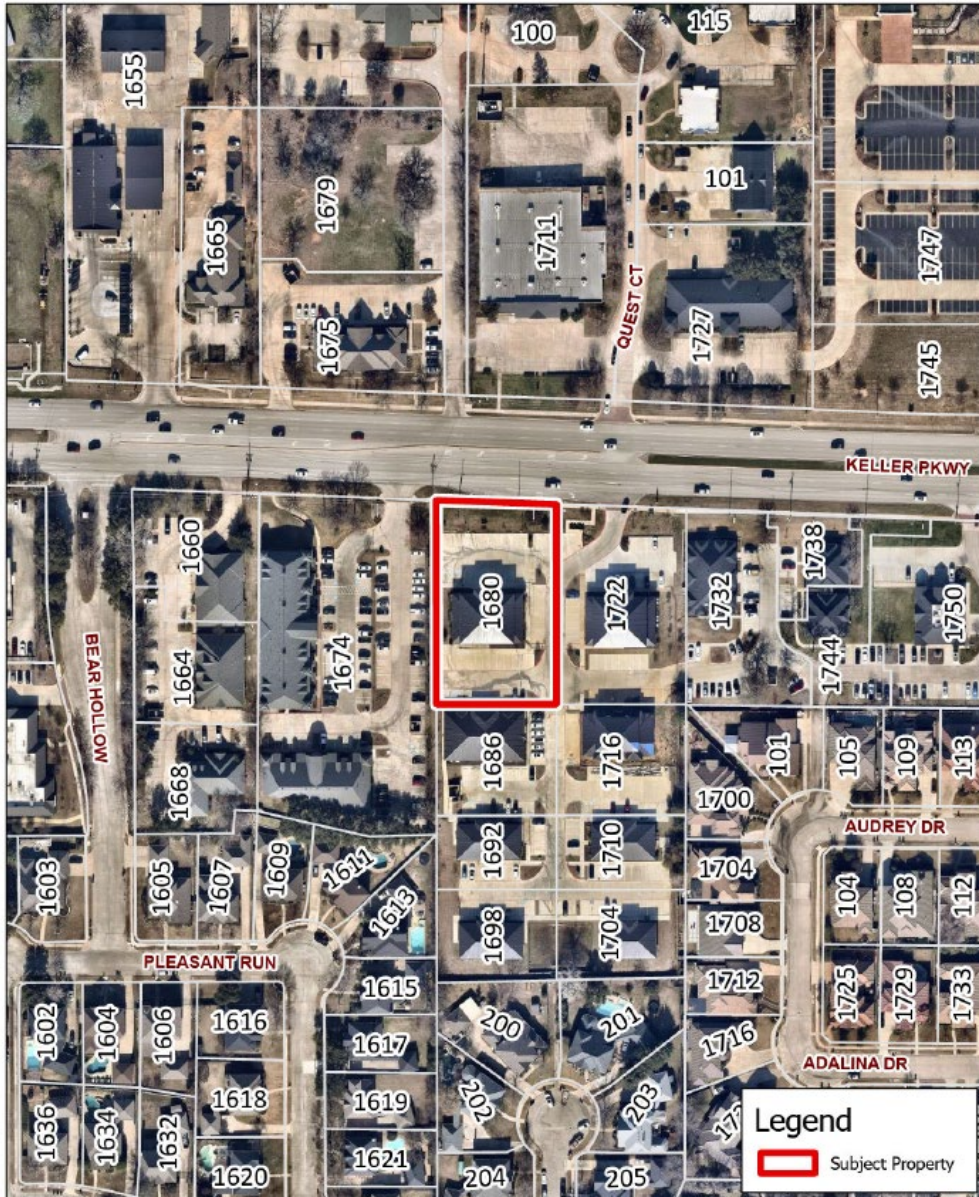


Item H-5

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a proposed bank in an existing 4,900 square-foot space on the first floor of an 8,850 square-foot building, on a 0.83-acre lot, located approximately 375 feet southeast of the Keller Parkway and Bear Hollow Drive intersection, legally described as Lot 1, Block 1 of the Bloomfield Addition, zoned Office - Planned Development 1036 and addressed 1680 Keller Parkway. David Hicks, Texana Bank, Applicant. Huntington Beach Properties, LLC, Owner. (SUP-2503-0014)

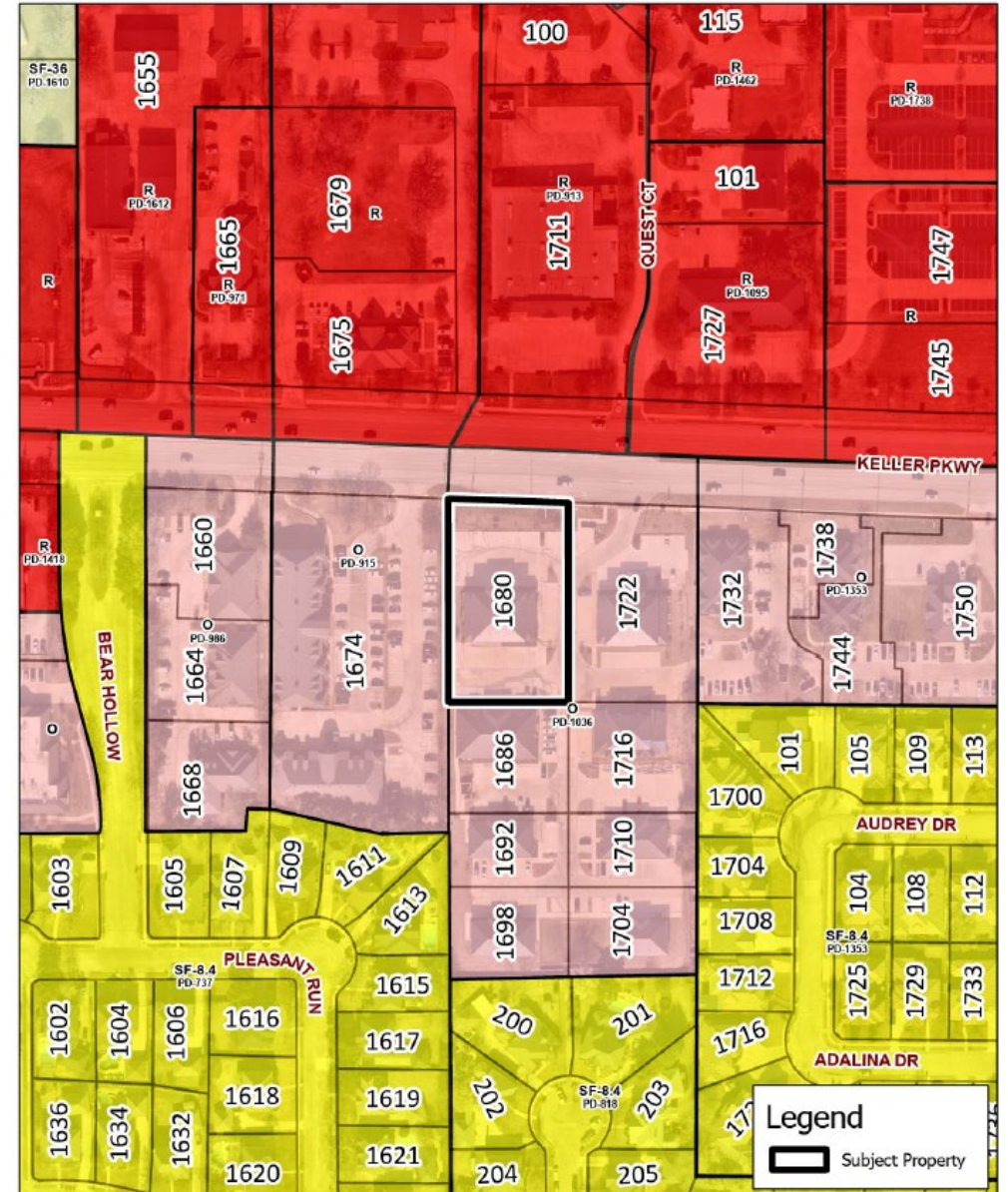
Item H-5

Aerial Map



Zoned:
Office -
Planned
Development
1036

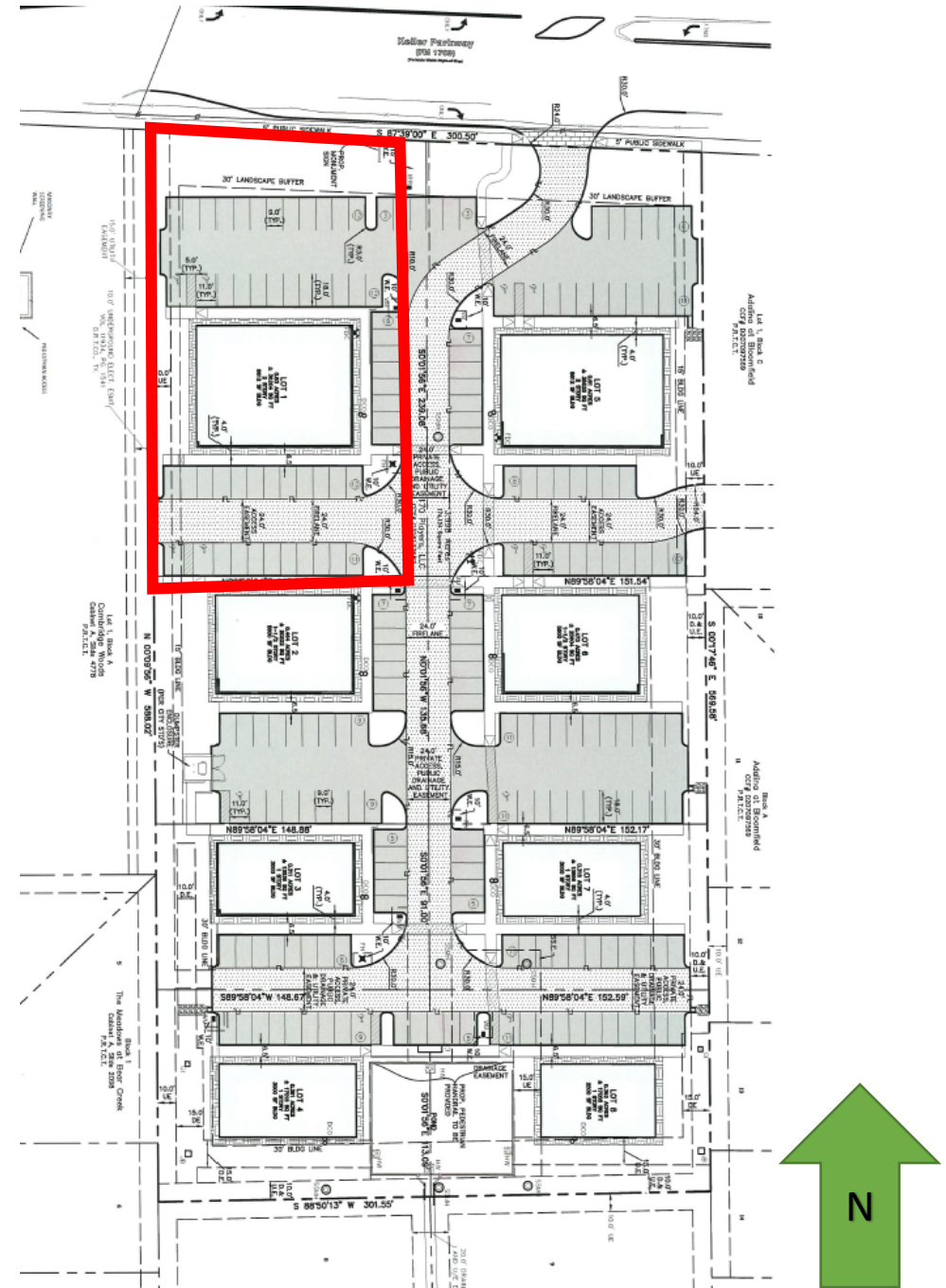
Zoning Map



Item H-5

Background:

- Bloomfield Office Park was approved by City Council as Planned Development 1036 in December 2000 as an eight-lot development intended to follow the base zoning of Office.
- The building at 1680 Keller Pkwy. was constructed in 2018 and later occupied by True Results, a fitness and wellness center that recently relocated. The structure is currently vacant.
- Texana has been operating a mortgage office in the same office park since 2023 and now wishes to relocate and expand their services.



Item H-5

Request:

The Applicant is requesting a Specific Use Permit (SUP) to allow a bank to operate on the first floor. An SUP is required for all “Bank, saving, loan, and credit unions, including automated teller” uses in the Office Zoning District.



Item H-5

Surrounding Zoning and Land Use:

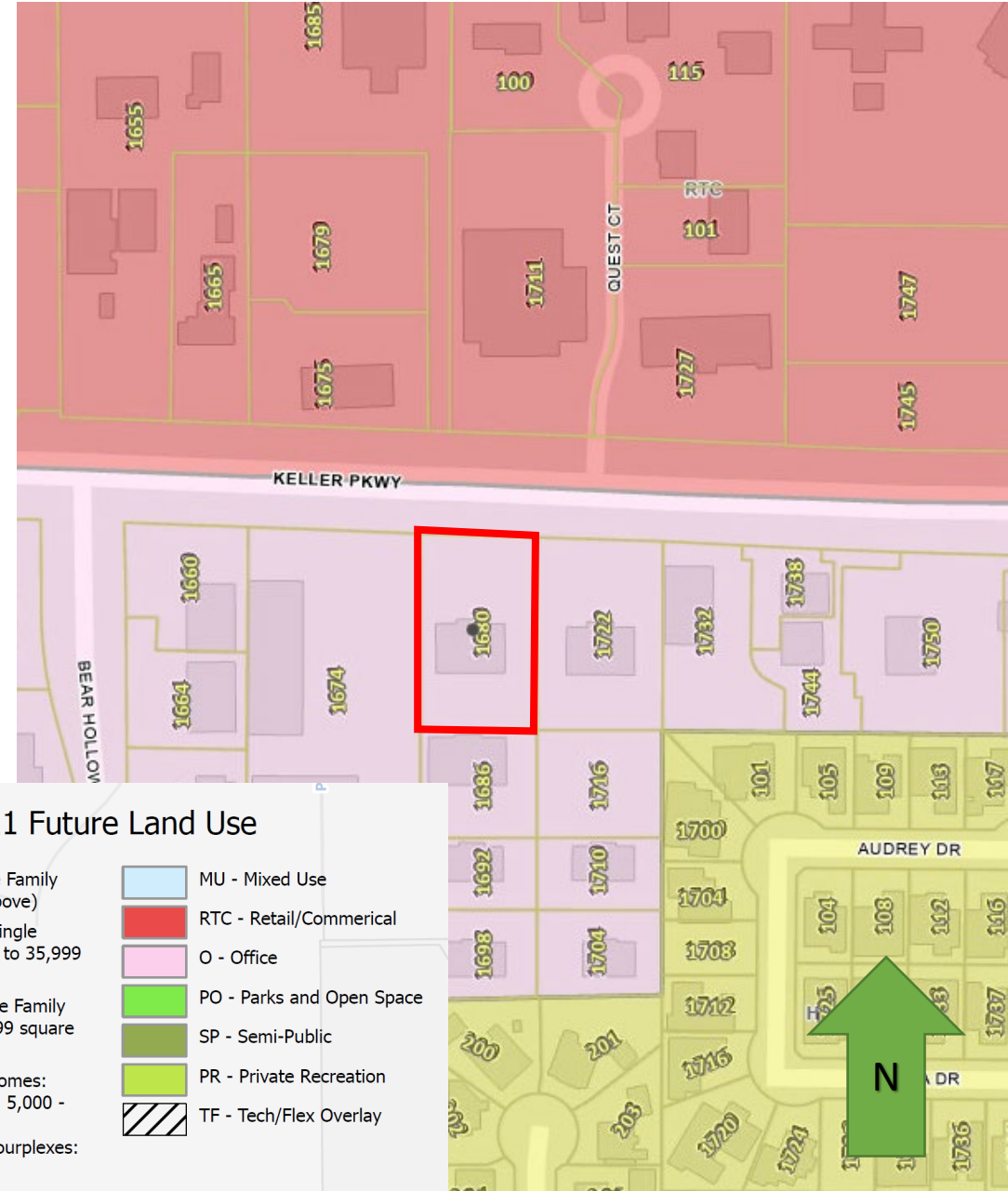
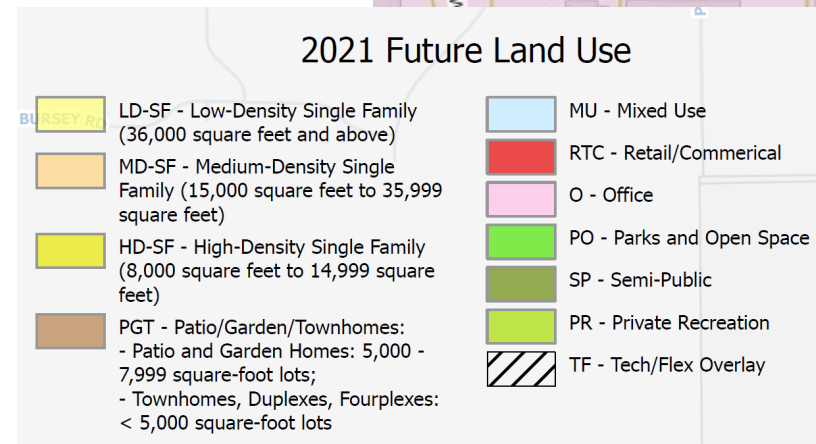
The subject property is zoned Office - Planned Development 1036 and designated Office (O) on the city's Future Land Use Plan (FLUP). Surrounding zoning and land use designations are as follows:

North: Retail - PD - 913/Retail Commercial (RTC)

South: Office - Planned Development 1036/Office

East: Office - Planned Development 1036 /Office

West: Office - Planned Development - 915/Office

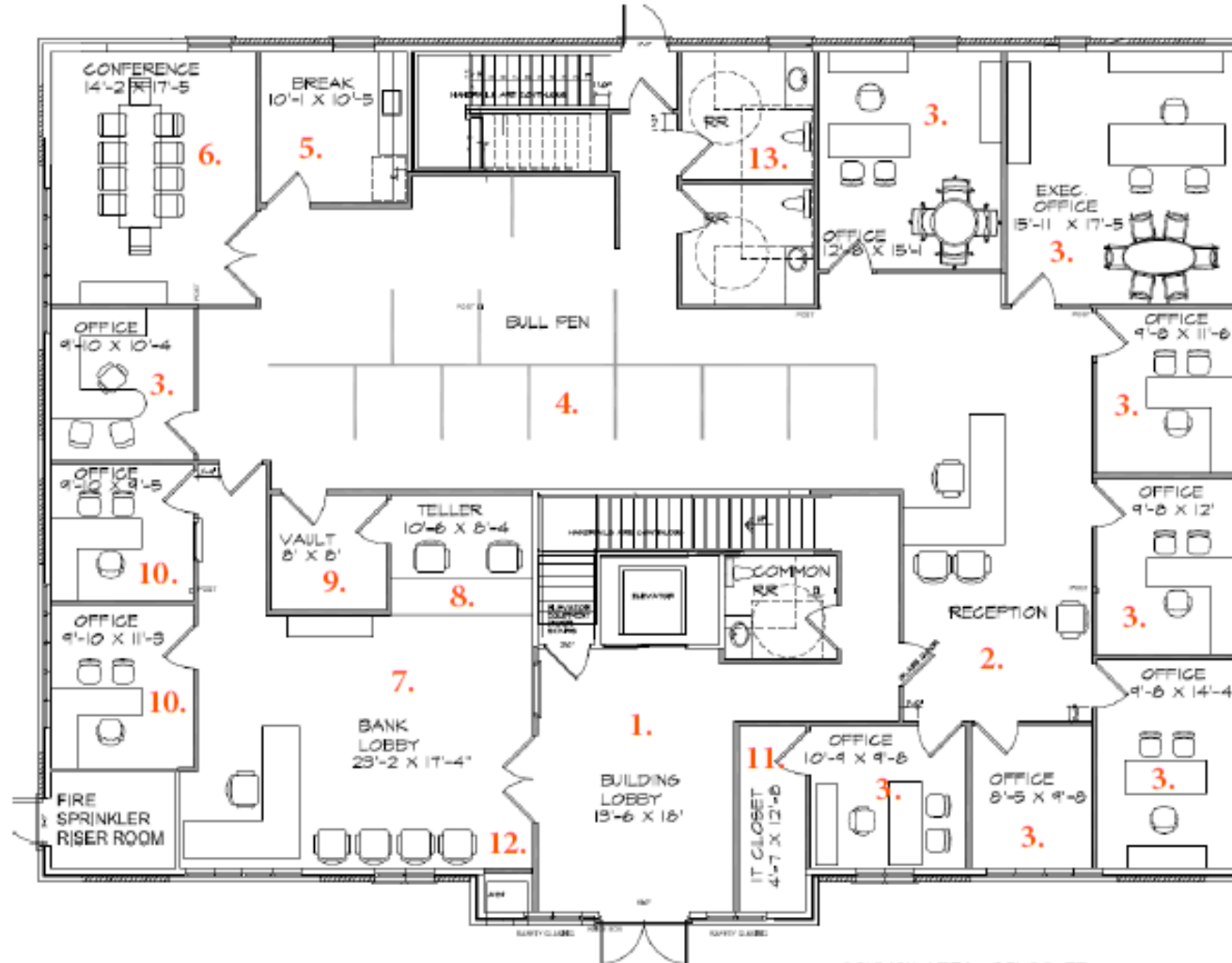


Banks/Credit Unions in Keller

Name	Address	Area	Category
American Nation Bank	975 Keller Parkway	Keller Town Center	Banks/Credit Unions
Bank of America	1440 Keller Parkway	Keller Town Center	Banks/Credit Unions
Chase Bank	980 Keller Parkway	Keller Town Center	Banks/Credit Unions
First Financial Bank	1491 Keller Parkway	Keller Town Center	Banks/Credit Unions
Frost Bank	1240 Keller Parkway, Suite 100	Keller Town Center	Banks/Credit Unions
Wells Fargo Bank	910 Keller Parkway	Keller Town Center	Banks/Credit Unions
Prosperity Bank	217 North Main Street	Old Town Keller	Banks/Credit Unions
Randolph Brooks Federal Credit Union	100 Keller Parkway	Old Town Keller	Banks/Credit Unions
Woodforest National Bank	2130 Rufe Snow Drive	Rufe Snow & North Tarrant	Banks/Credit Unions
Bank OZK	600 Keller Parkway	West Keller Parkway	Banks/Credit Unions
Regions Bank	521 Keller Parkway	West Keller Parkway	Banks/Credit Unions
Unity One Credit Union	891 Keller Parkway, Suite 100	West Keller Parkway	Banks/Credit Unions

Item H-5

Interior Concept Plan:



1. Building Entrance
2. Mortgage Lobby/
Reception
3. 8 Mortgage
Offices
4. Mortgage Bullpen
5. Break Room
6. Conference Room
7. Bank Lobby/
Entrance
8. Bank Teller Line
9. Bank Vault Room
10. 2 Bank Offices
11. IT Closet
12. Bank ATM
13. Mens and
Womens
Restroom

FIRST FLOOR PLAN 23-014

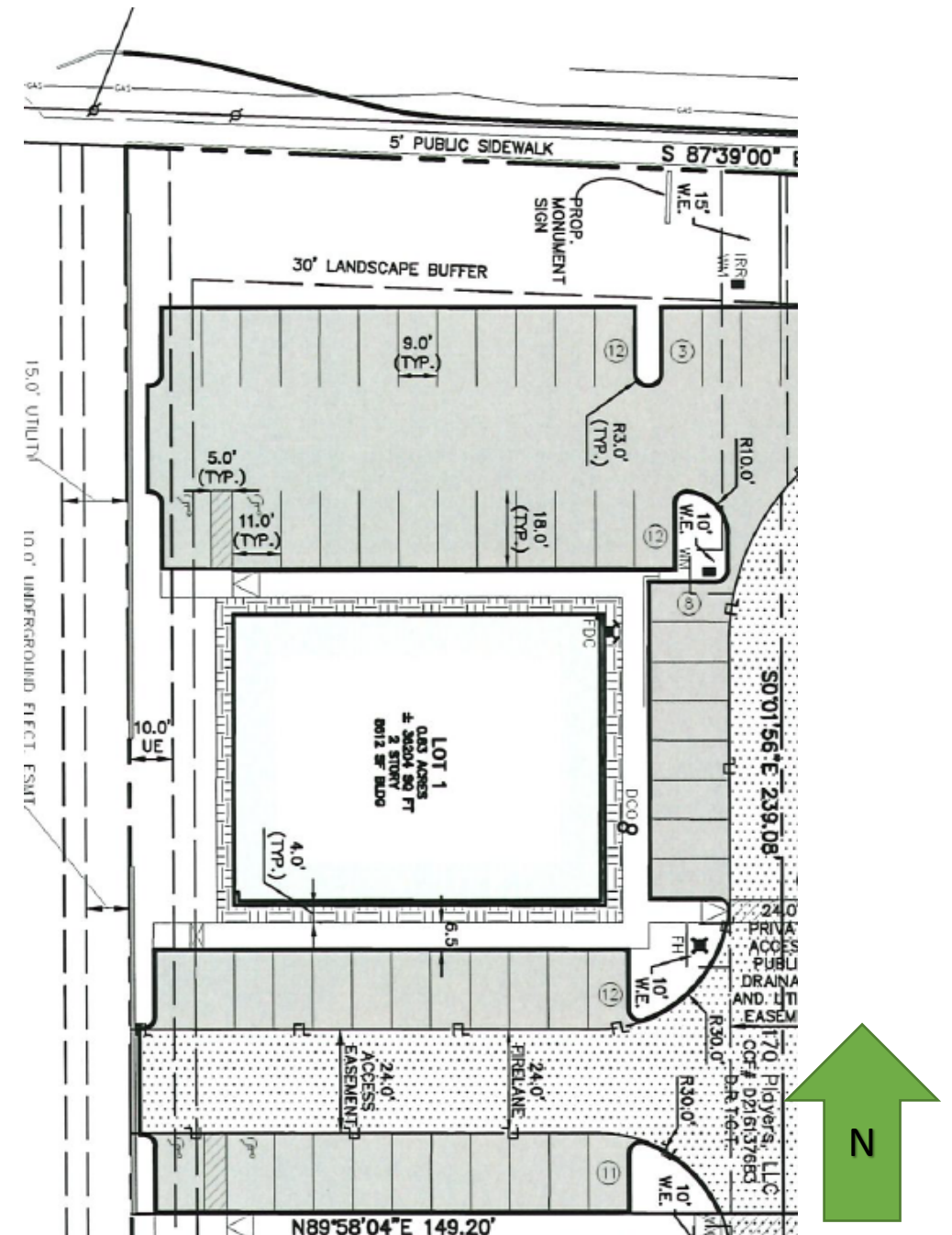
SCALE 1/4" = 1'-0"

COMMON AREA 621 SQ. FT.
BANK AREA 4112 SQ. FT.
TOTAL AREA 4733 SQ. FT.

Item H-5

Site Design:

- No exterior improvements are proposed.
- The office park was designed to allow shared parking throughout the site. There are 30 spots in the lot north of the structure, eight spots along the east side of the building, and an additional 12 spots along the south side of the property.
- A bank requires one space per 300 square feet of gross floor area, so the total parking requirement for the bank is 17 spaces.



Item H-5

Business Details:

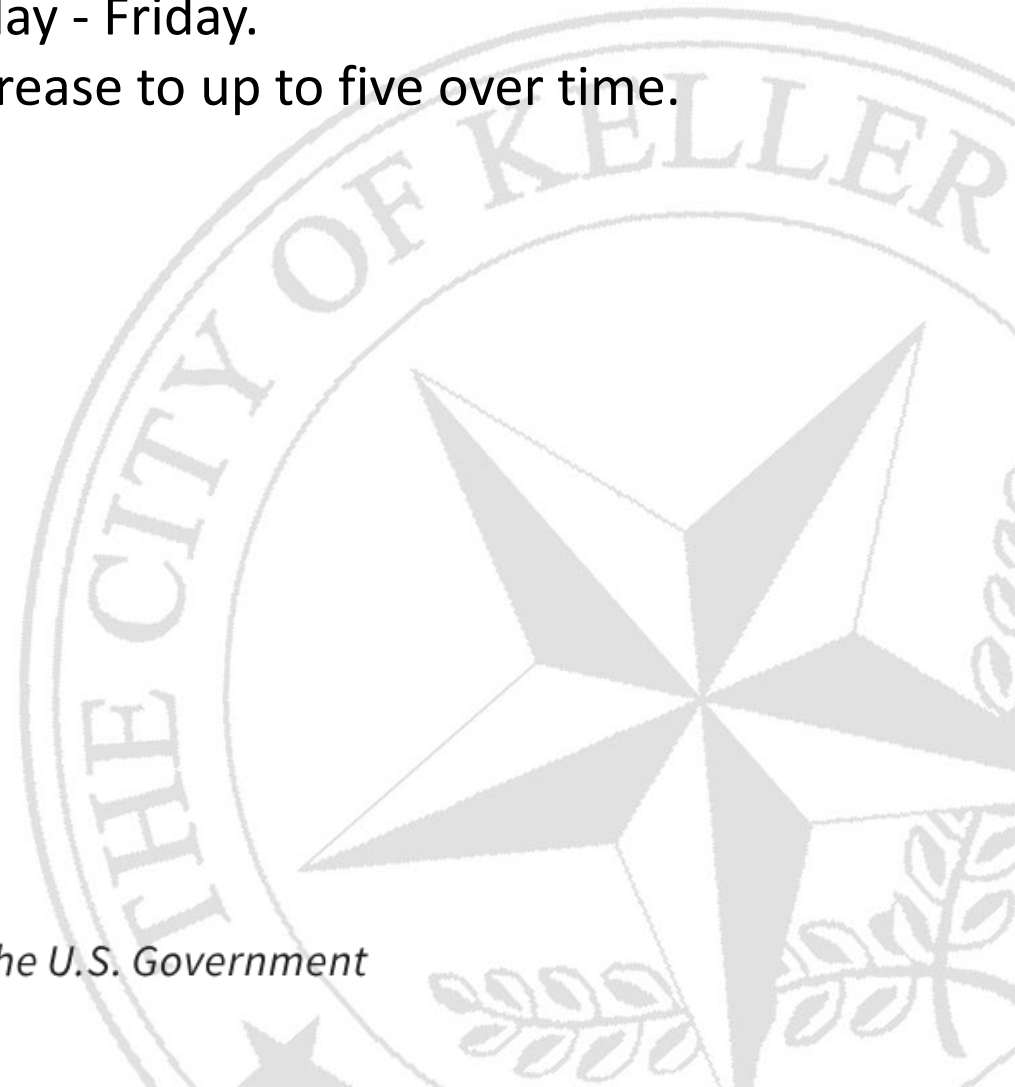
- Texana Bank is a full-service bank branch with mortgage office.
- Proposed hours of operation are 8 a.m. to 5 p.m., Monday - Friday.
- The bank will have three employees at first and may increase to up to five over time.



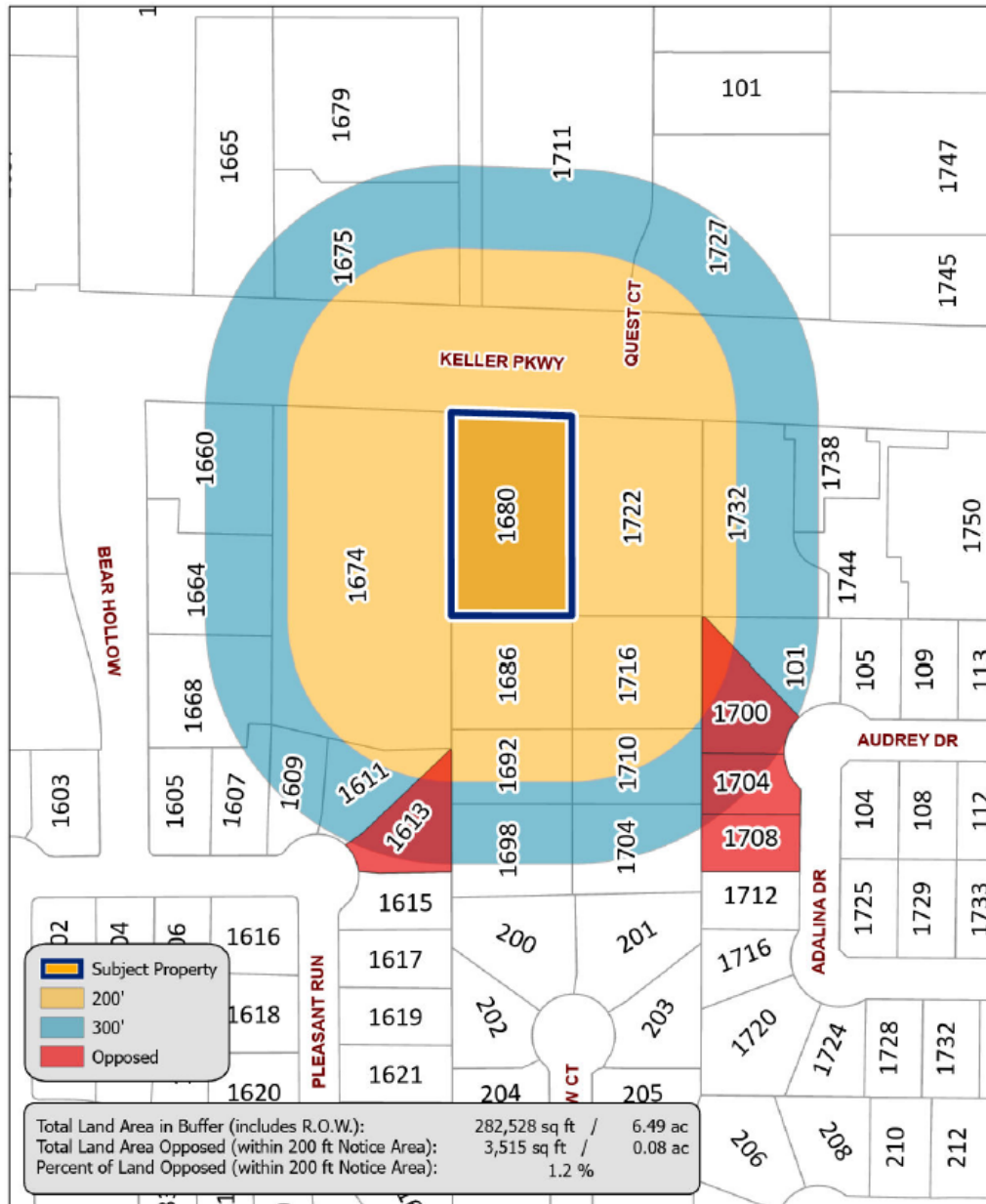
TEXANA BANK

FDIC

FDIC-Insured - Backed by the full faith and credit of the U.S. Government



Item H-5

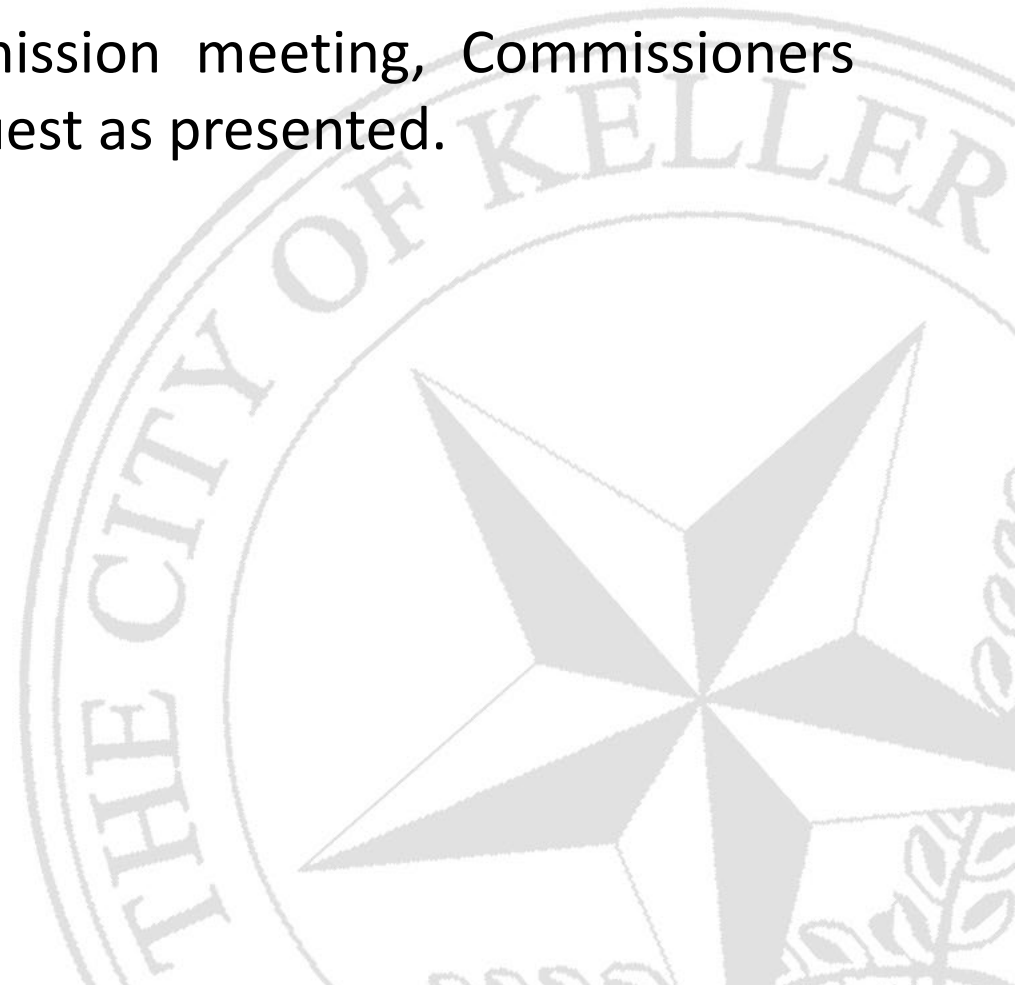


- On March 27, 2025, the city mailed 26 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received 15 letters of opposition to this request. Two of the properties opposed are within the 200' buffer.

Item H-5

Planning and Zoning Commission Recommendation:

At the April 8, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-5

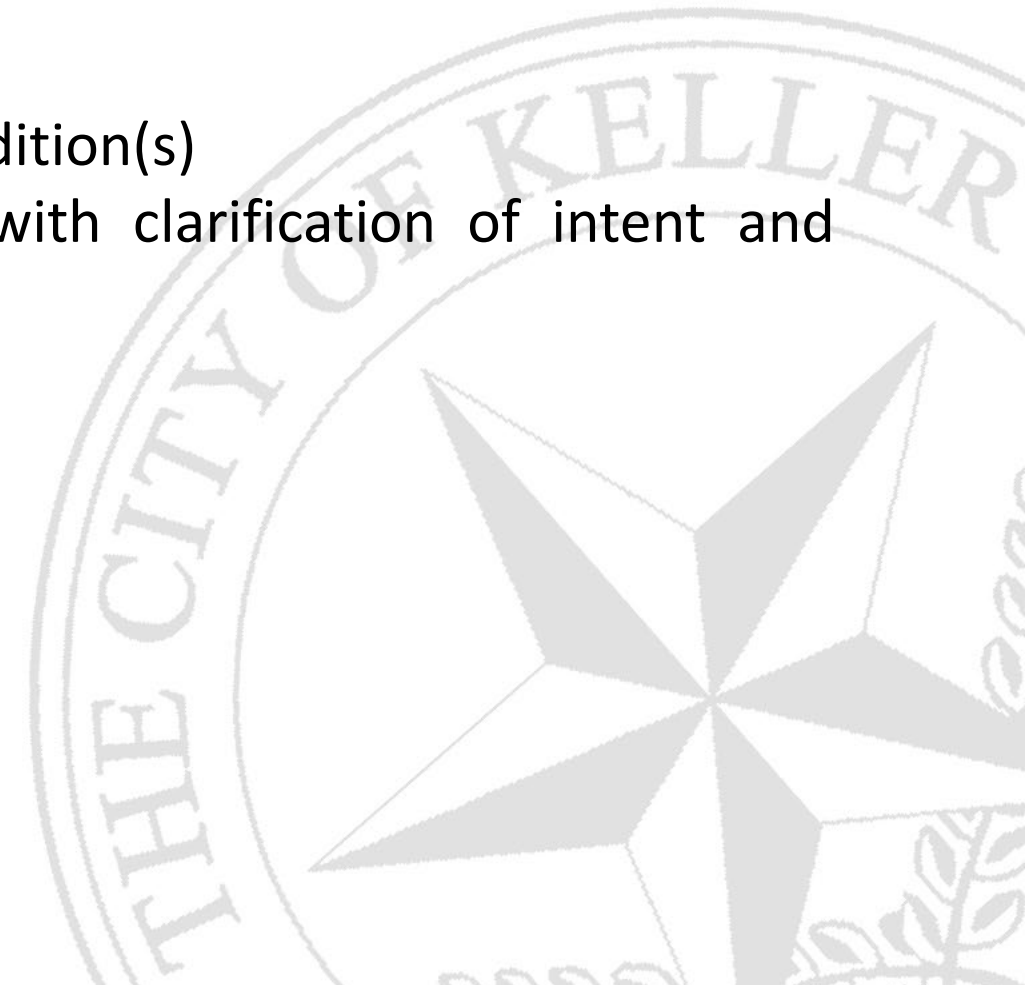
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item H-5

The City Council has the following options when considering an SUP request:

- 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