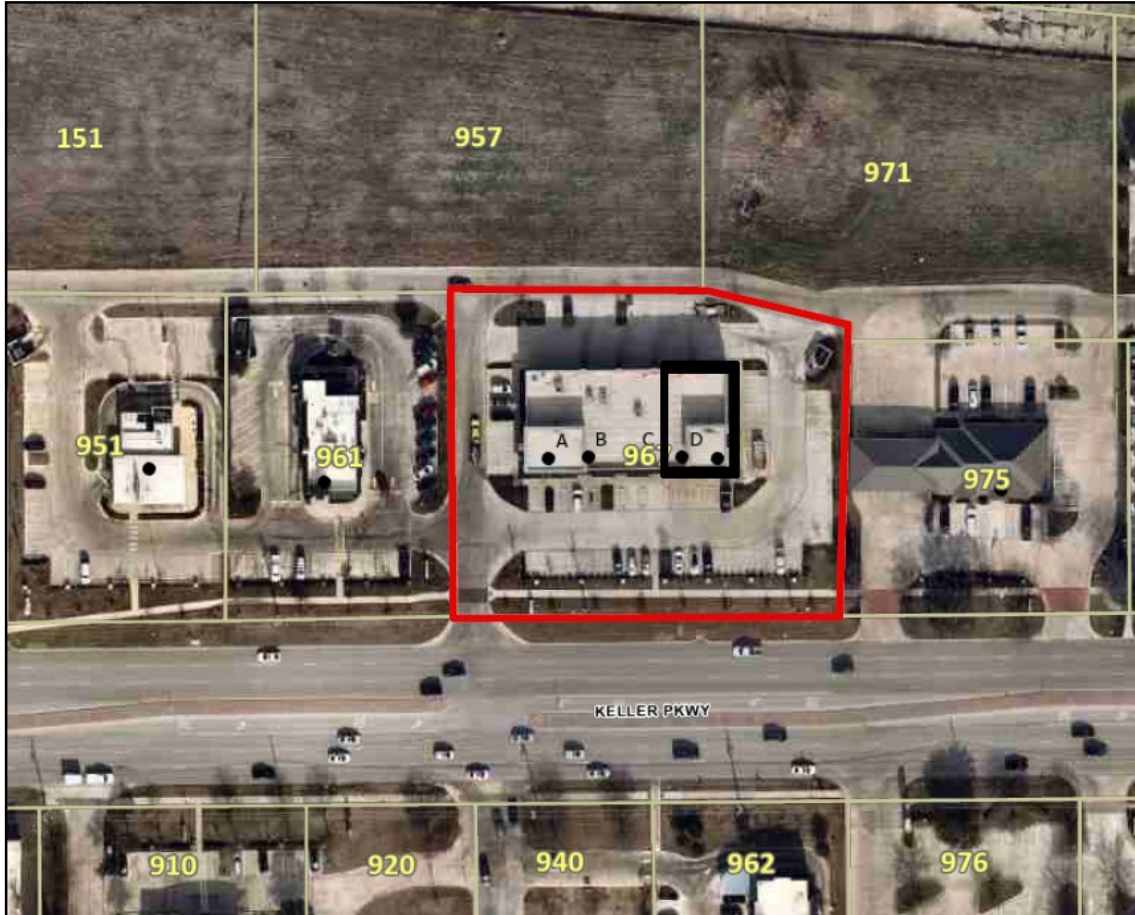


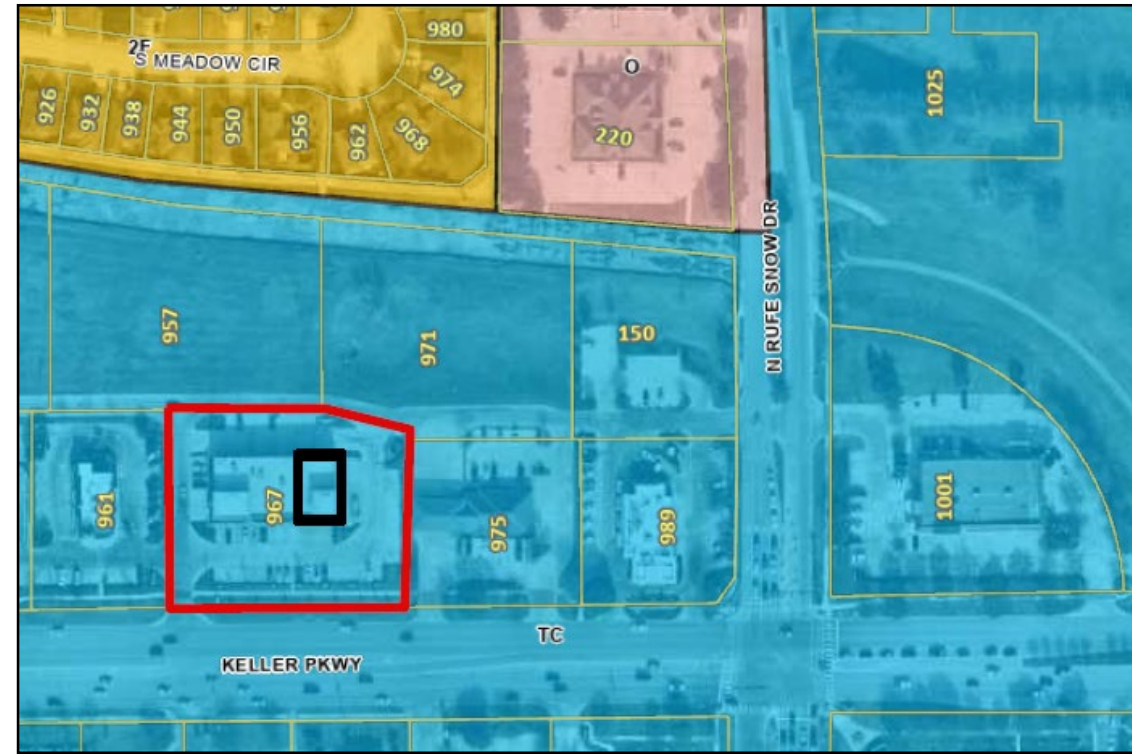
## Item H-1

Consider a resolution approving a Site Plan Amendment for Maple Street Biscuit Company, in an existing 3,516 square-foot lease space, within a 9,670 square-foot, multi-tenant building, situated on a 1.47-acre property, located on the north side of Keller Parkway (F.M. 1709), approximately 450-feet northwest of the intersection of Keller Parkway and Rufe Snow Drive, being Lot 3R-1R6, Block 8 of Bluebonnet Trails Addition, and addressed as 967 Keller Parkway, Suite D and E. Timothy Schenk, Applicant. K.W. Lee Properties LP., Owner. (SP-22-0004)

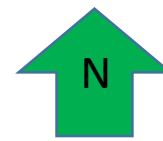
# Item H-1 Aerial Map



# Item H-1 Zoning Map



Zoned:  
Town  
Center

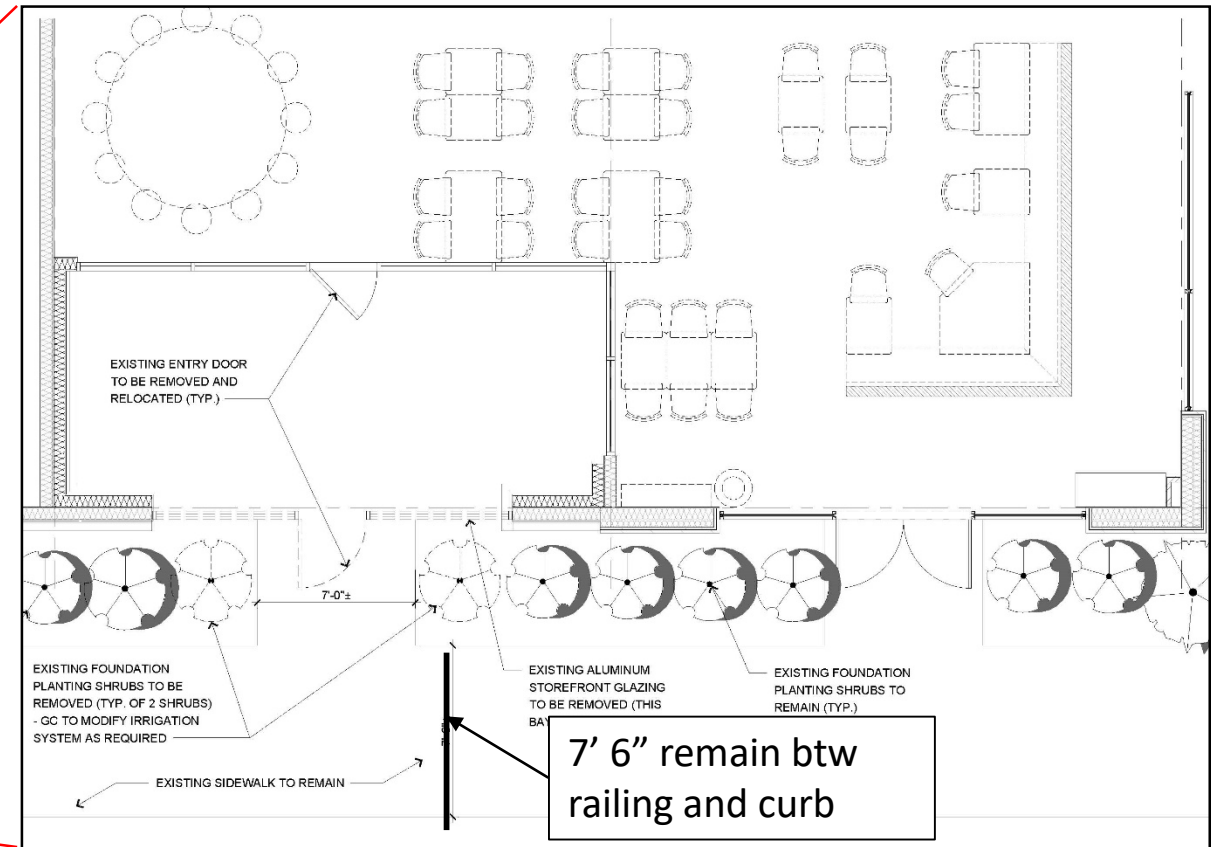
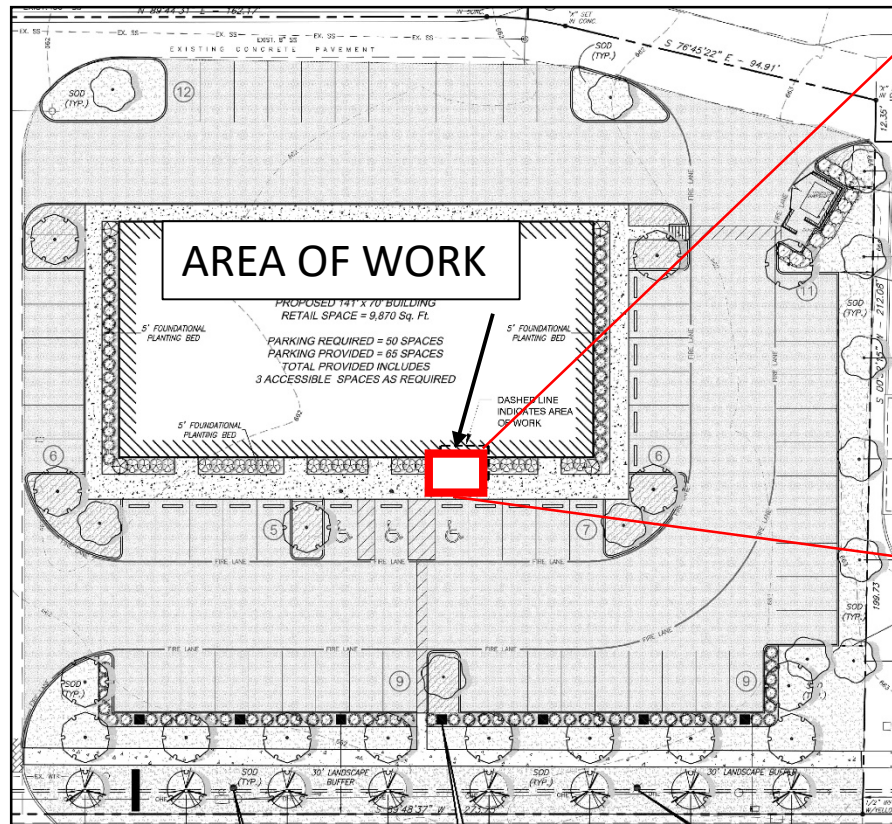


# Item H-1

## Background:

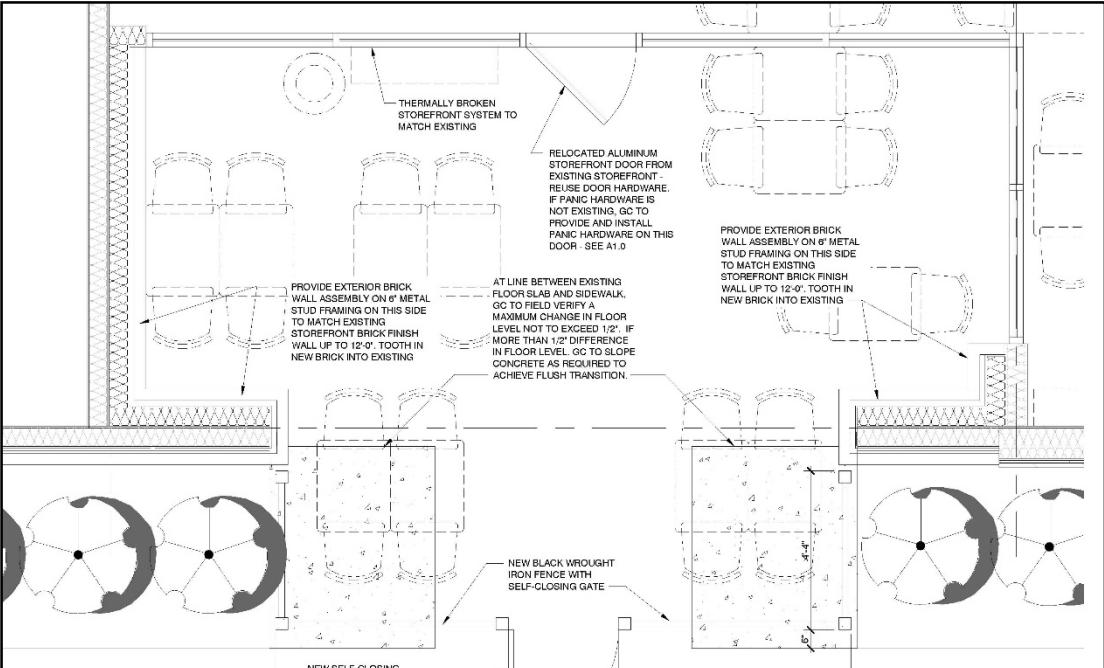
- The City of Keller approved and issued an interior tenant finish-out permit for Maple Street Biscuit Company on Jan. 6, 2022.
- On Jan. 26, 2022, the Applicant submitted a Site Plan Amendment to modify the front elevations by creating a patio area.
- All Site Plans in the Town Center Zoning District must receive approval by City Council following a recommendation by the Planning and Zoning Commission.

# Item H-1



The Applicant proposes to remove a small portion of the storefront to create a patio area. Two shrubs within the five-foot foundation plantings will be eliminated and sidewalk added to construct wrought-iron fencing for the patio.

# Item H-1



A 3.5-foot black, wrought-iron fence with gate will be installed around the exterior portion of the patio. The 255-square-foot patio area will incorporate 14 seats on the patio and eight seats along the sidewalk (total 22 seats).



# Item H-1

## **Site Plan Amendment Requested:**

To allow the front elevation to be modified as indicated in Exhibit A.

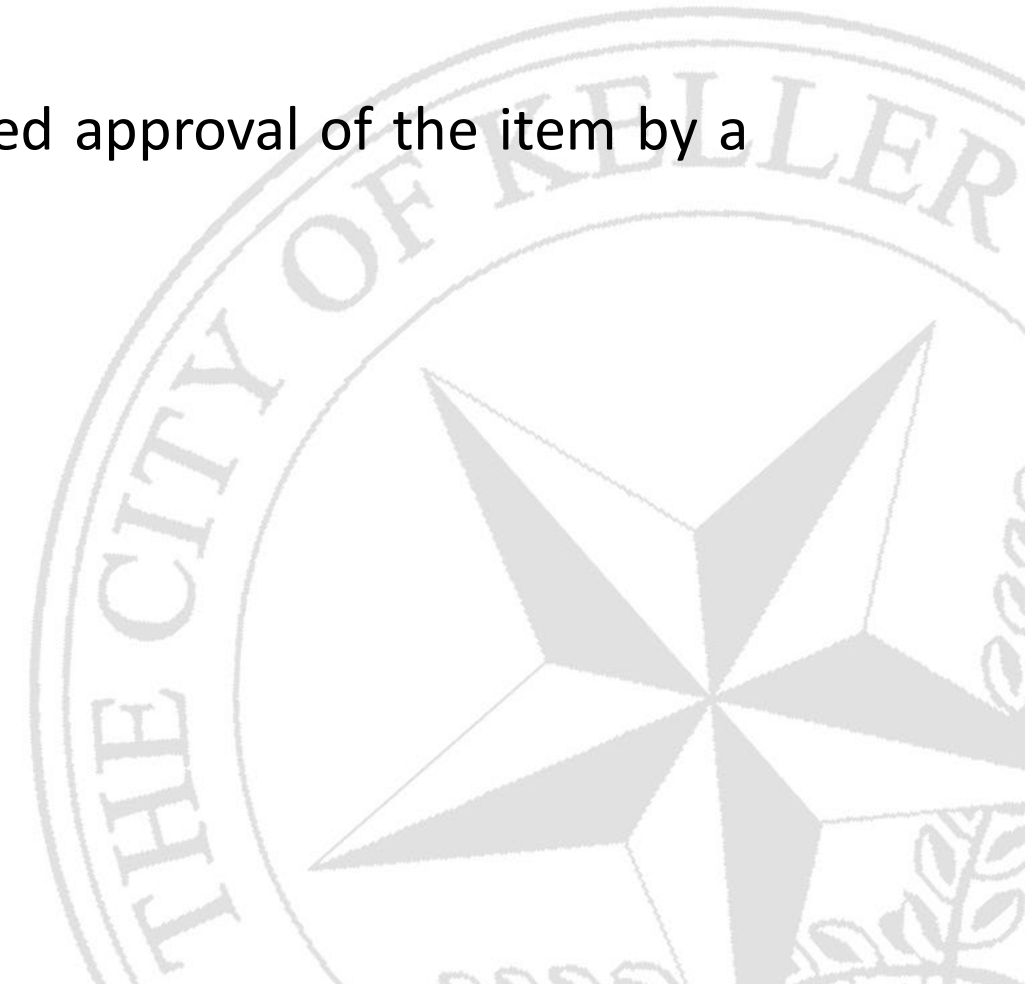
## **Citizen Input:**

A Site Plan Amendment 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.”

# Item H-1

## **Planning and Zoning Commission Recommendation:**

On Feb. 22, 2022, the Commission recommended approval of the item by a vote of 7-0.



## Item H-1

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

- Approve as submitted (Planning and Zoning Commission recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?**  
**Julie Smith**  
**817-743-4130**