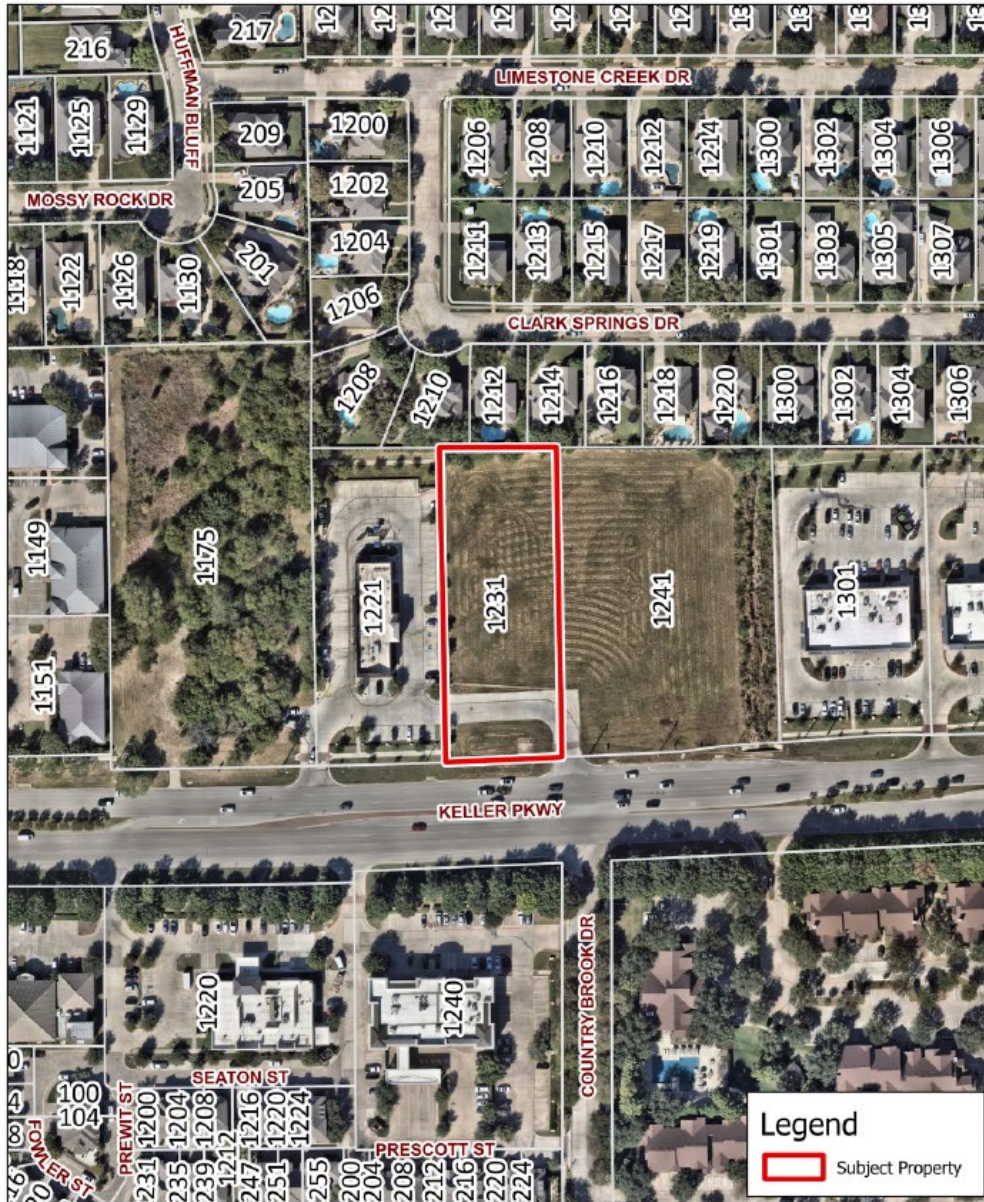


## Item H-3

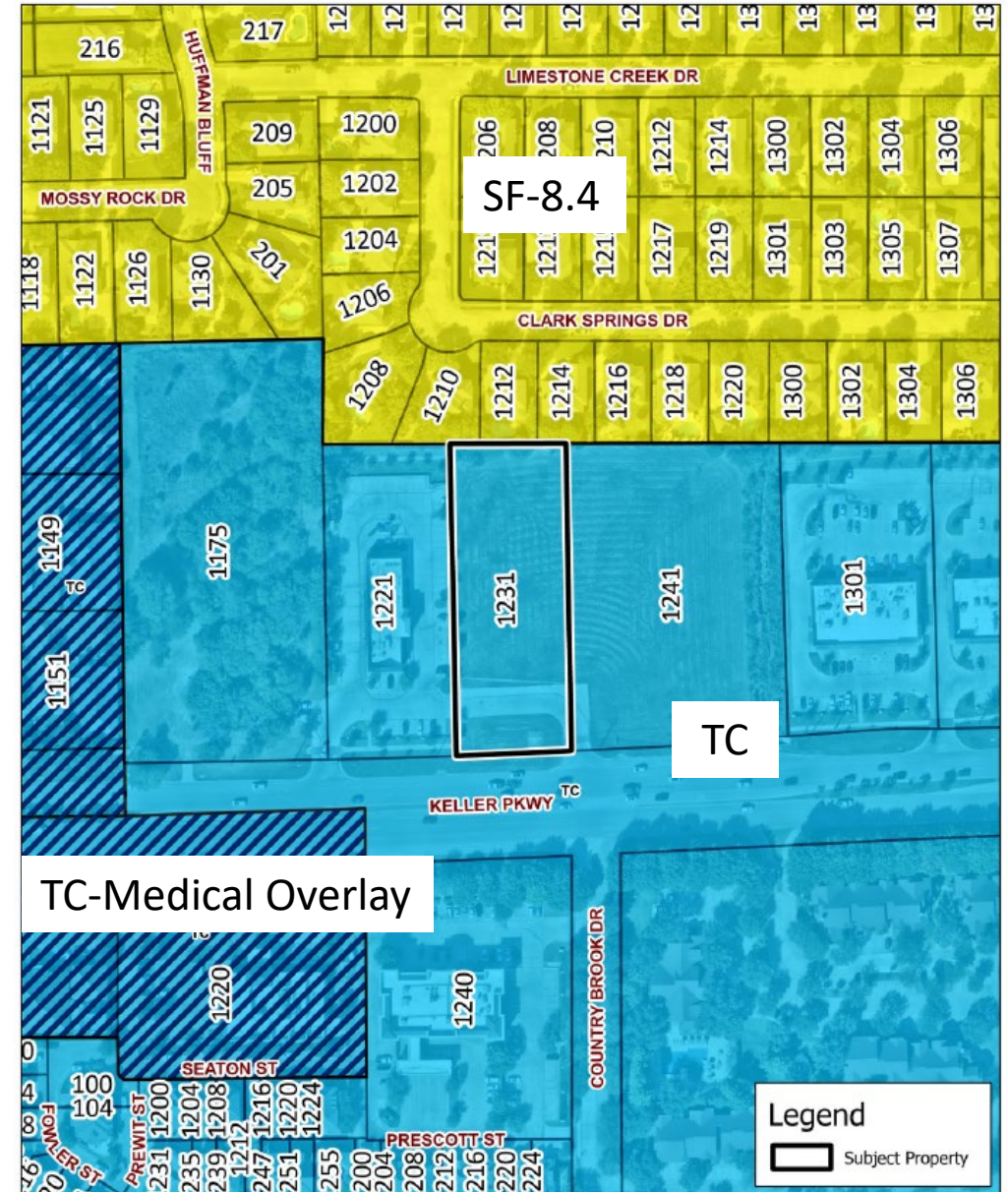
**PUBLIC HEARING:** Consider an ordinance approving a two-year extension of the Specific Use Permit (SUP) approved on December 3, 2024 for Frost Bank, to allow the Applicant additional time to complete the required development steps to receive a building permit, on the property legally described as Lot 1, Block A of the Bomac Addition (recently platted and not available yet via Tarrant Appraisal District website; property is a portion of Abstract No. 28 Pamela Allen Survey in the City of Keller), being 1.24-acres, located on the north side of Keller Parkway at the Keller Parkway and Country Brook Drive intersection, zoned Town Center (TC) and addressed as 1231 Keller Parkway. Priya Acharya, Wier & Associates, Inc., Applicant. Bomac Keller 1709, LLC, Owner. (SUP-2510-0046)

# Item H-3

## Aerial Map



## Zoning Map



N

Zoned:  
Town  
Center (TC)

# Item H-3

## Background:

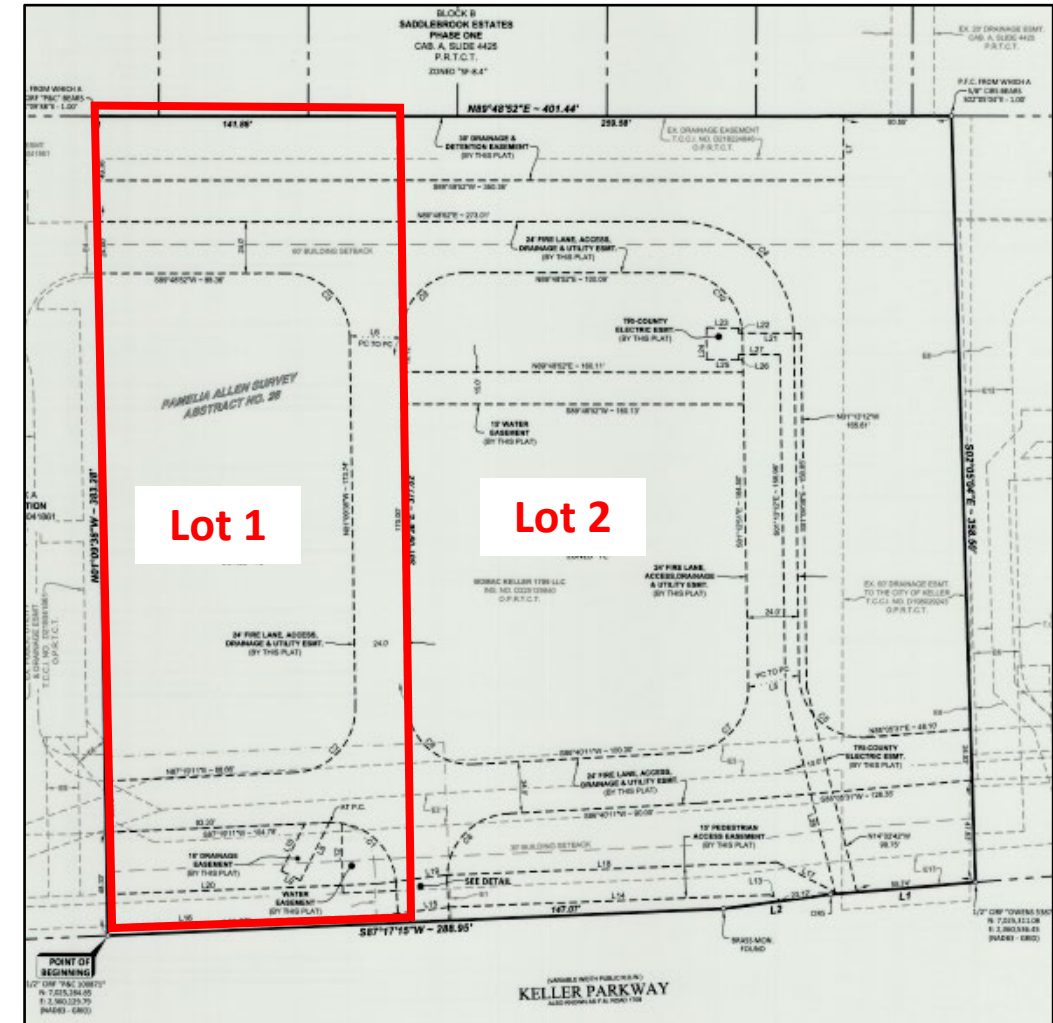
On Dec. 3, 2024, City Council approved the following Specific Use Permit (SUP) requests for the future development of the lots now addressed as 1231 and 1241 Keller Pkwy.:

### 1231 Keller Parkway (Lot 1)

- An SUP to allow a building less than 6,000 square feet in TC
- An SUP to allow a restaurant with a drive-thru
- An SUP to allow a bank
- An SUP to allow a one-story building

### 1241 Keller Parkway (Lot 2)

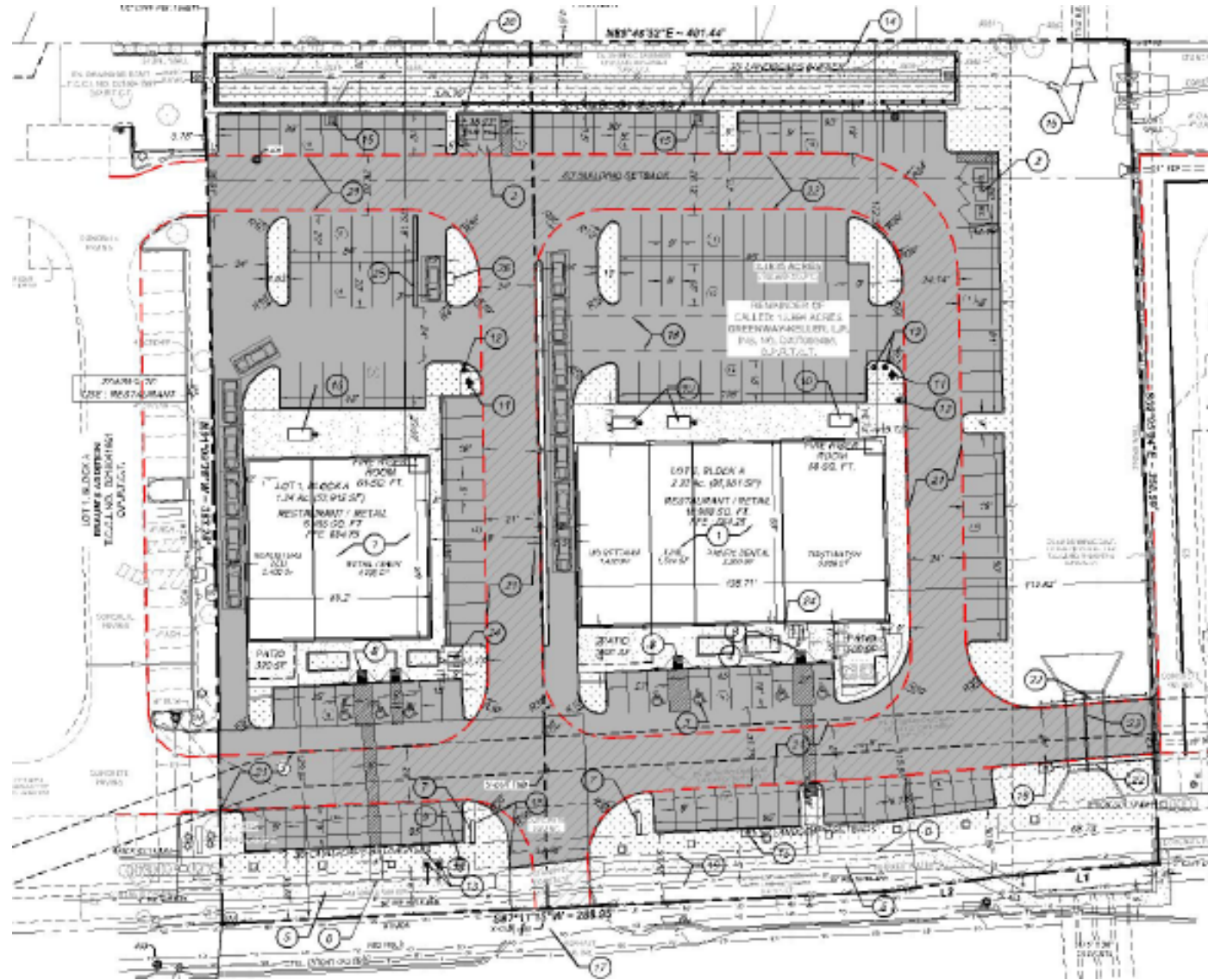
- An SUP to allow a one-story building
- An SUP to allow a restaurant with a drive-thru



## Item H-3

### Background:

- April 1, 2025: City Council approved an SUP for Lot 2 to allow a dental office to occupy one of the lease spaces.
- April 15, 2025: City Council approved a site plan for both lots with variances related to the orientation of the dumpster enclosure on Lot 1, landscaping, and parking.
- At the time of site plan approval, the Applicant intended for Lot 1 to include a restaurant and bank but now proposes an approximately 7,000-square-foot Frost Bank building as the only user on the property.



Site Plan Approved April 15, 2025



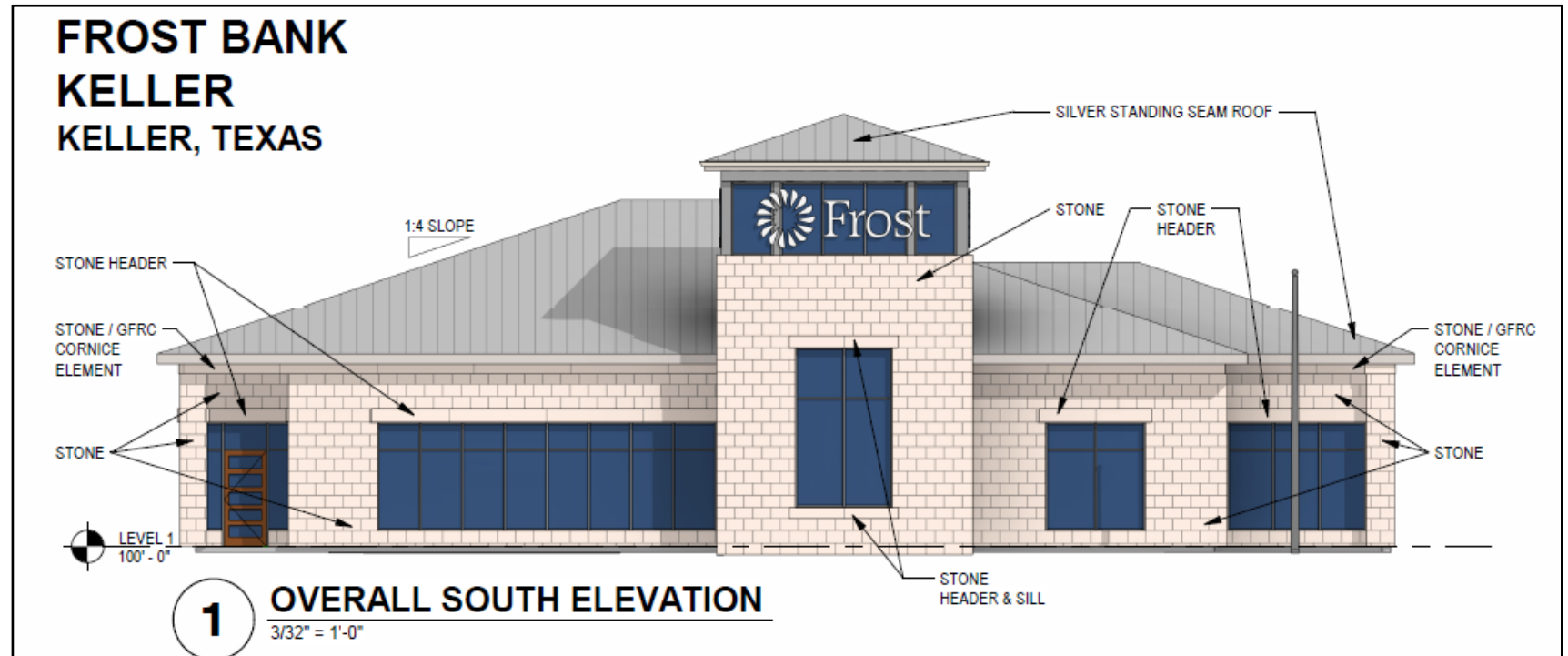
## Item H-3

### Business Details:

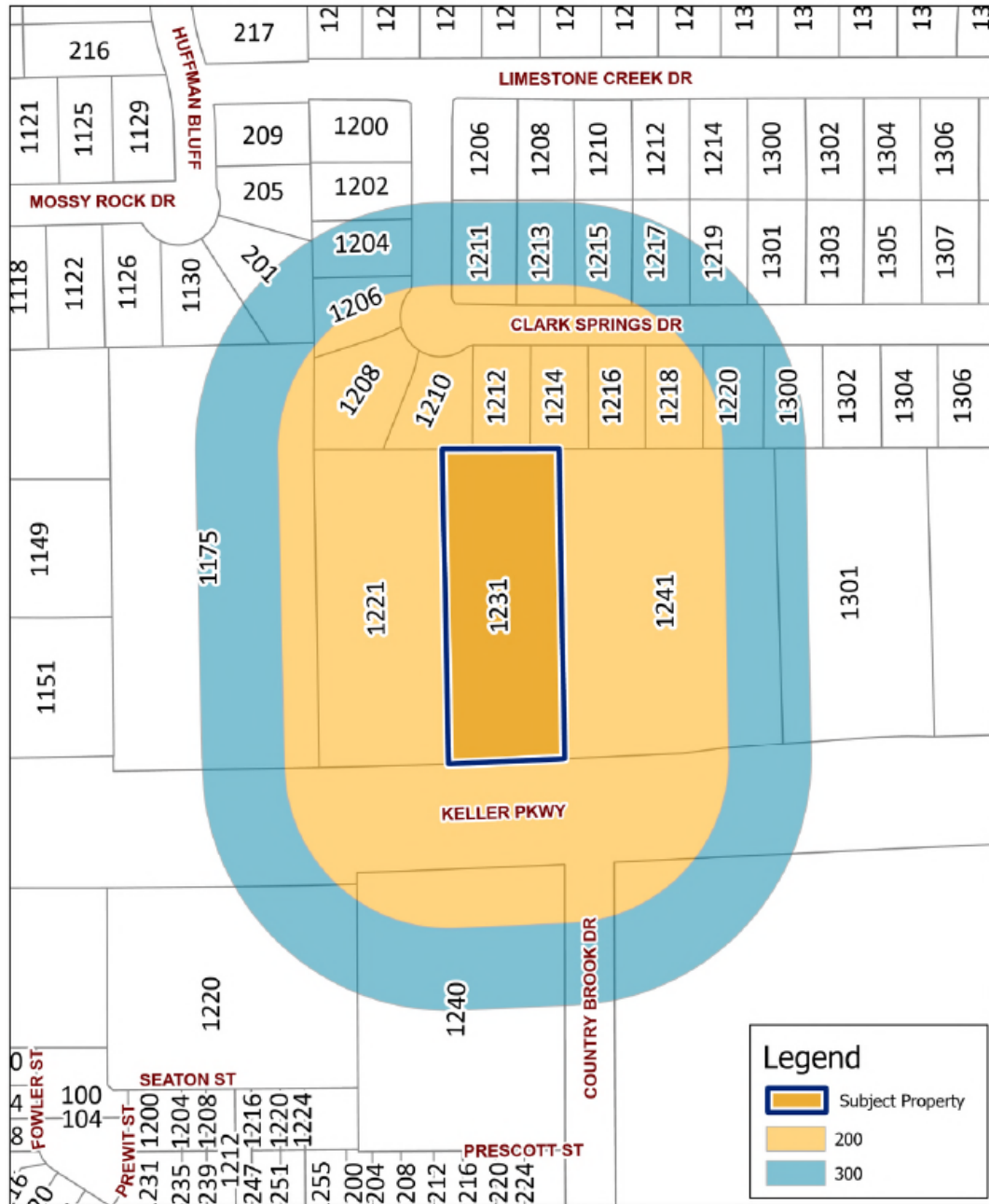
Frost Bank intends to relocate from its current leased location at 1240 Keller Pkwy. to the subject property. The bank will have 15-18 employees.

### Hours of Operation:

- Bank: 9 a.m. – 5 p.m.
- Drive-thru: 8 a.m. – 6 p.m.
- ATM: 24/7



## Item H-3

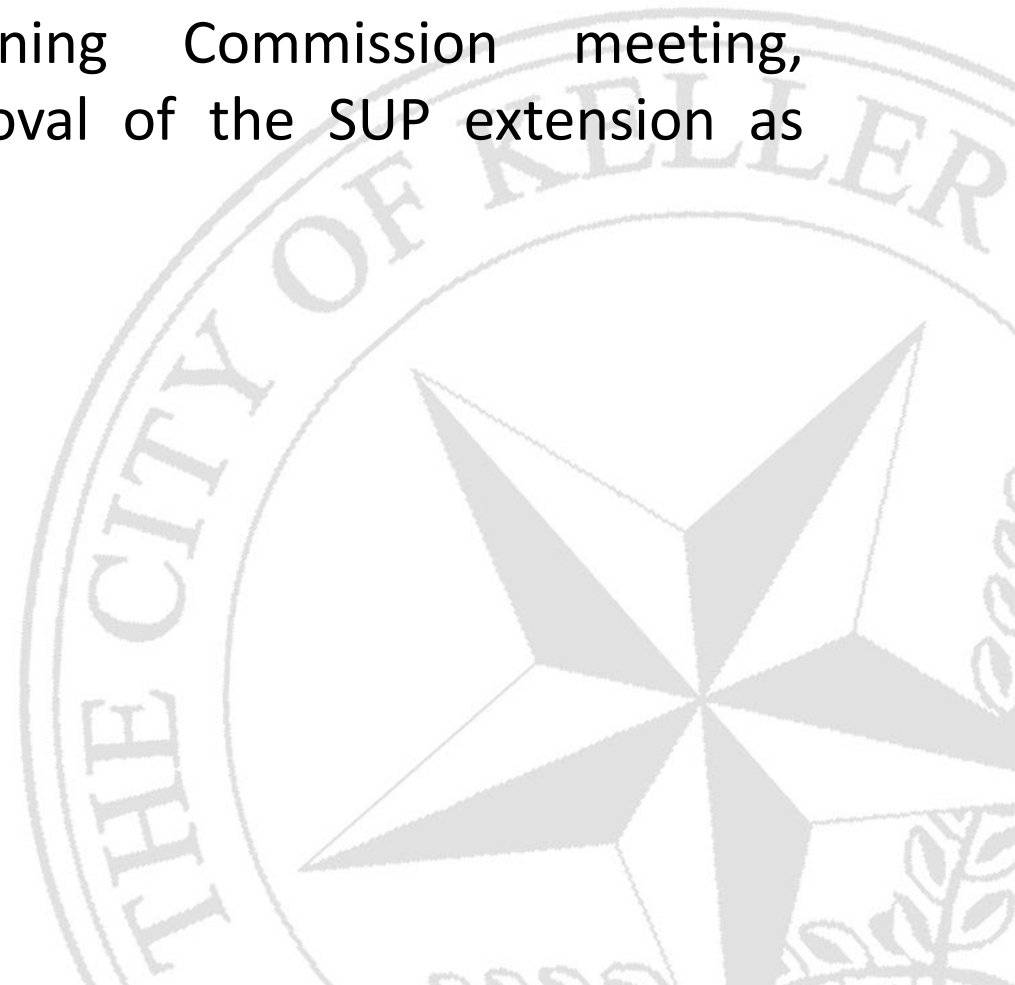


- On Nov. 26, 2025, the city mailed 26 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received no written support or opposition to this request.

## Items H-3

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

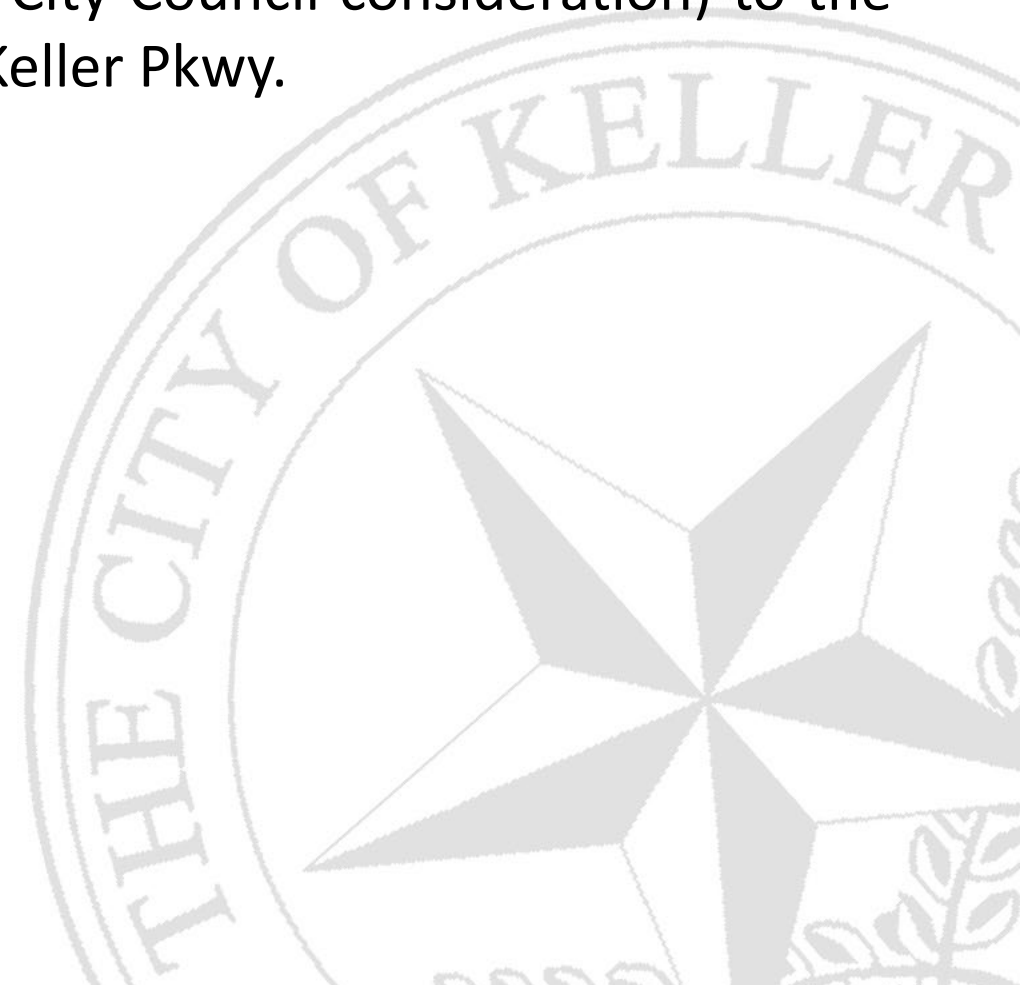
At the Dec. 9, 2025, Planning and Zoning Commission meeting, commissioners unanimously recommended approval of the SUP extension as requested.



## Item H-3

### **Request:**

To allow a two-year extension (from the date of final City Council consideration) to the SUP allowing a bank and a one-story building at 1231 Keller Pkwy.



## Item H-3

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-3

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

- Approve as submitted (two-year extension)
- 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**