

## Item H-2

Consider a resolution approving a Site Plan Amendment for Specs, located on a 1.676-acre property, located on the east side of Keller Smithfield Road, approximately 425-feet northeast of the intersection of Keller Parkway and Keller Smithfield Road, being Lot 1, Block A of Spec's Keller Addition, and addressed as 101 Keller Smithfield Road. John McClure, McClure Partners, Applicant; 1 Emerald Point LLC., Owner. (SP-22-0005)

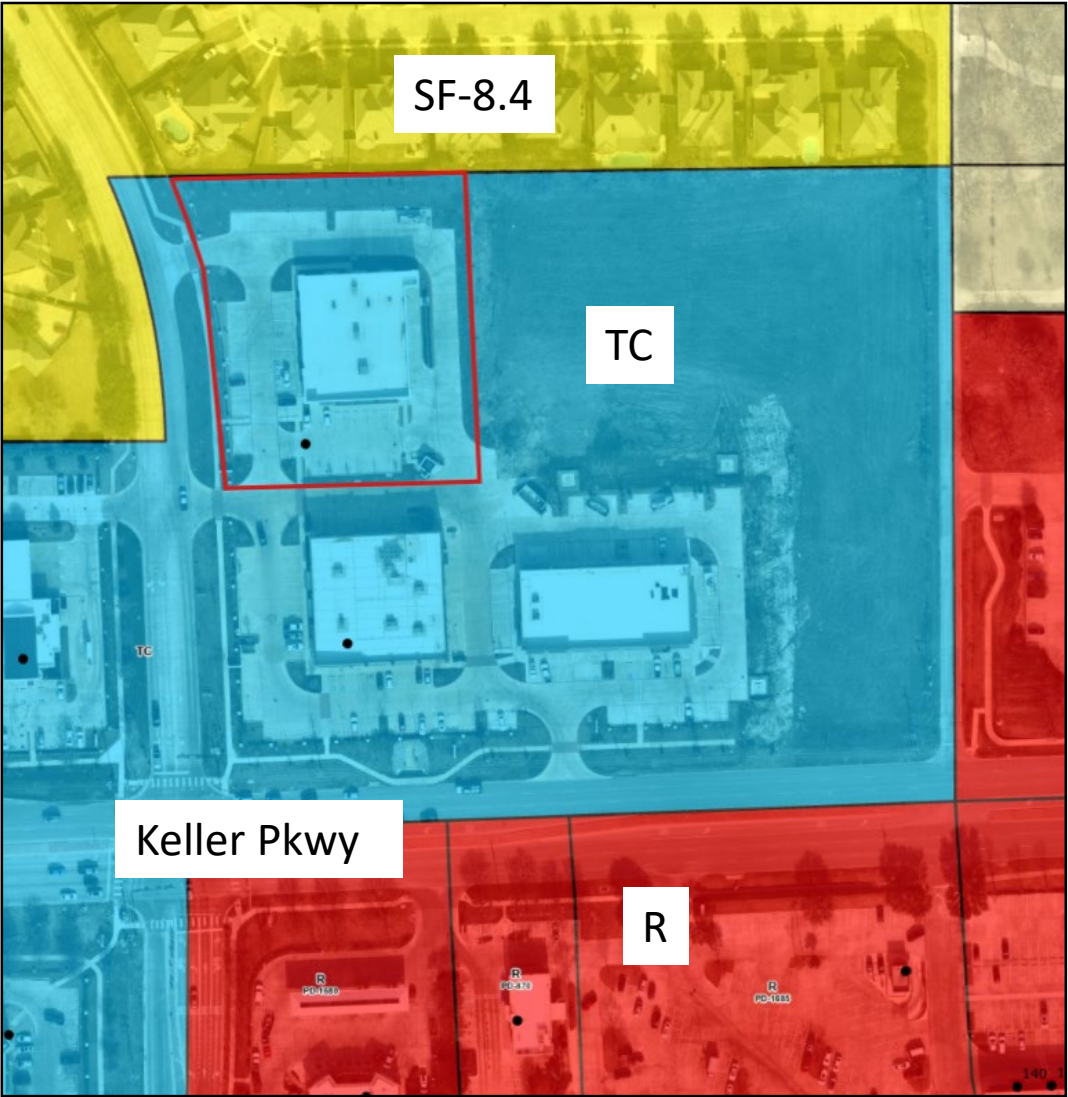
# Item H-2 Aerial Map



Zoned:  
Town  
Center



# Item H-2 Zoning Map



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### Background:

- In April 2020, the City Council approved the Specific Use Permit (SUP) for Spec's to construct a liquor store exceeding 10,000 square-feet.
- In June 2020, the City Council approved the Spec's site plan with two variances. (Neither variance involved the building design.) The approved design met the Town Center (TC) Zoning District guidelines regarding color and masonry requirements.
- In September 2020, the Spec's building permit was released for a 12,006 square-foot liquor store.



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### Background:

- Upon near completion, Staff noticed the building had been constructed with cream brick (the typical color used by the franchise) rather than the red brick identified on the approved site plan.
- Staff contacted John McClure, the General Contractor for the project, who immediately called the architecture firm. The firm found they had made a mistake when ordering the brick and missed the unusual brick color requirement. As a result, the wrong brick was installed.
- The applicant has offered to stain the bricks, though this would pose a long-term maintenance issue.

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### Background:

- Staff have received requests to use lighter, more modern-colored materials for recent developments. Recent building design in this area minimizes the red brick and maximizes lighter brick and stone. (Examples include: Qdoba/Tropical Smoothie Café - 1521 Keller Parkway and Chapps - 1411 Keller Parkway).



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### **Site Plan Amendment Requested:**

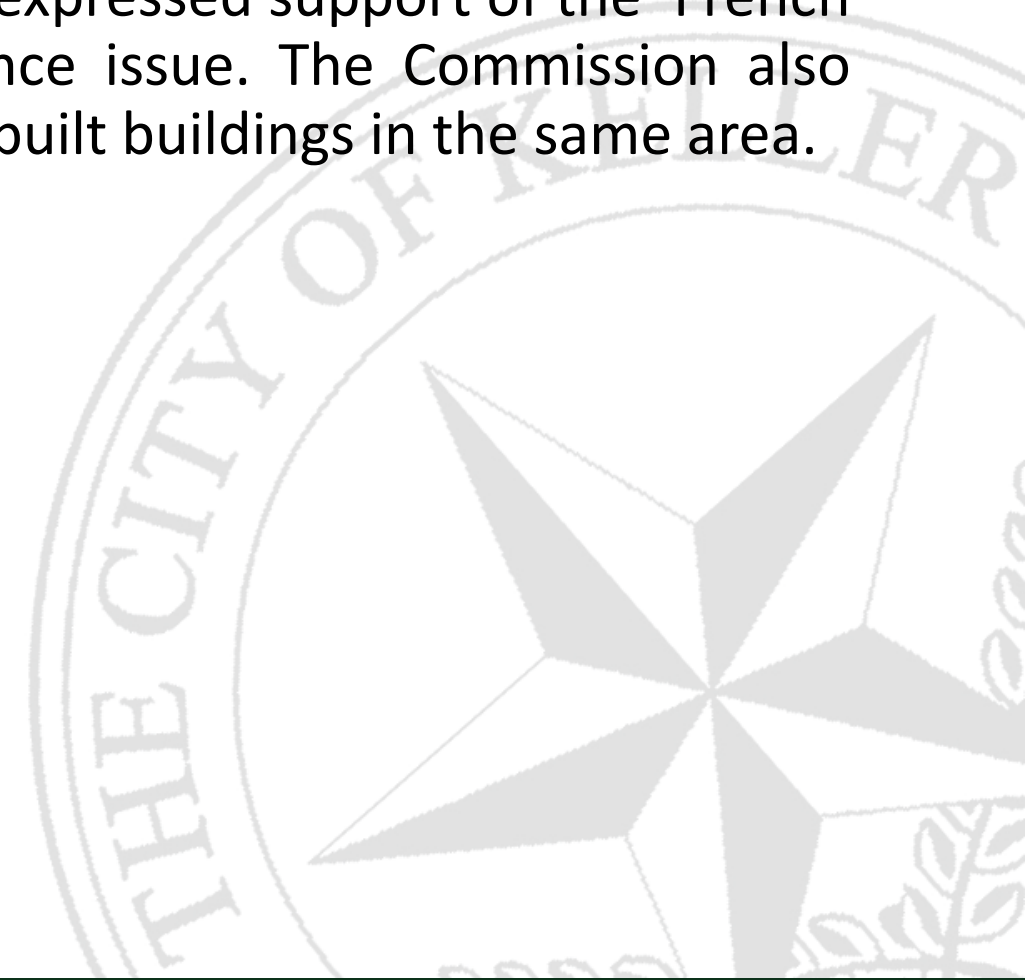
To allow the building's current "French vanilla" (cream) brick to remain as is.

### **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."

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On Feb. 8, 2022, the Planning and Zoning Commission unanimously recommended approval of the item as presented. The Commission expressed support of the 'French vanilla' brick as staining would cause a maintenance issue. The Commission also noted the trend toward the cream brick on recently built buildings in the same area.

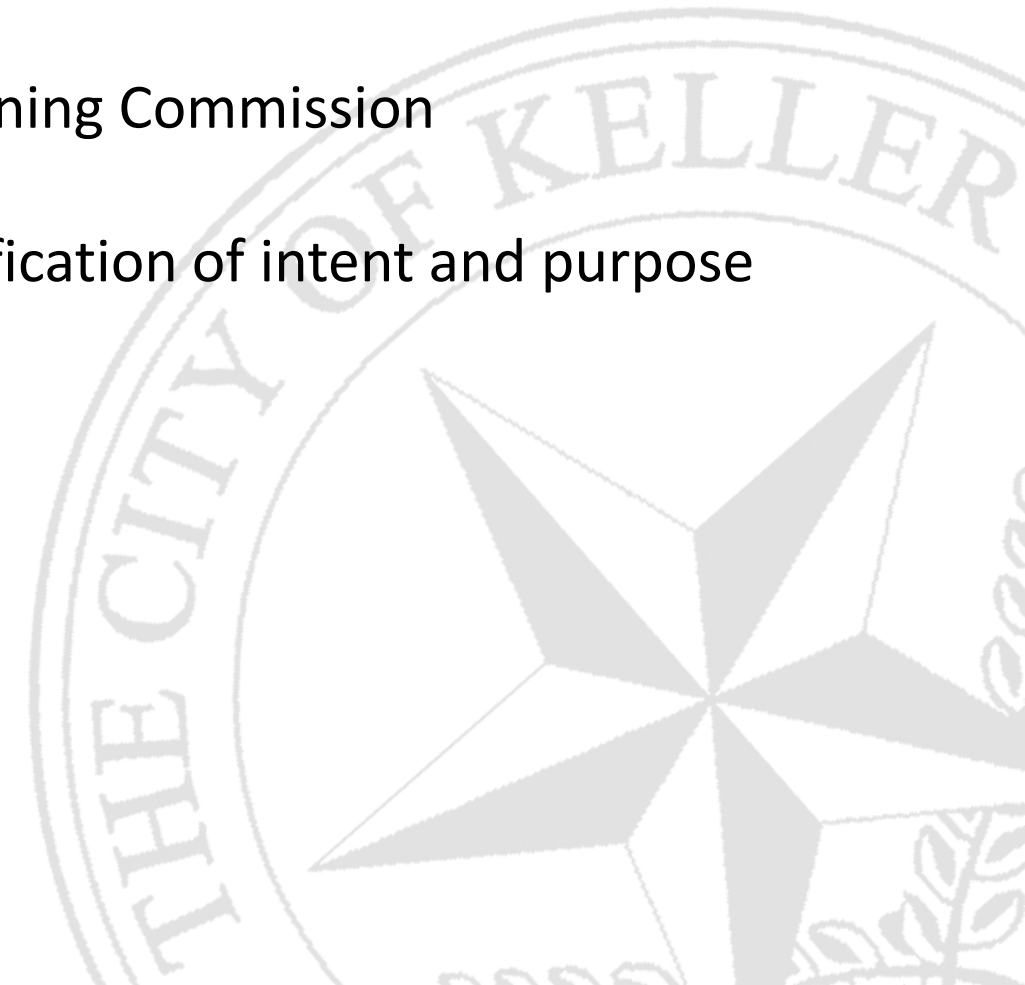




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The City Council has the following options when considering a Site Plan Amendment:

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified 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**