



March 15, 2018

City of Keller  
Planning and Zoning Commission  
Keller Town Hall  
1100 Bear Creek Parkway  
Keller, Texas

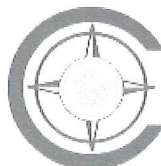
Re: Application of a Specific Use Permit (SUP) for Randolph Brooks Federal Credit Union (RBFCU) to operate a Credit Union Financial Institution in approximately 8,049 square foot bank building, located on a 1.34-acre lot on the southeast corner of Keller Parkway (FM 1709) and South Main Street (U.S. Highway 377), address of 100 Keller Parkway, being Lot 1, Block A, Hibernia-Keller Addition, and zoned OTK (Old Town Keller) as of July 7, 2015 formerly R (Retail) zoning district and OTK (Old Town Keller Overlay District prior to July 7, 2015.

Dear City of Keller

Cross Development 100 Keller Parkway LLC, Owner would like to present to the City of Keller the attached application for use by Randolph Brooks Federal Credit Union for the operation of a Credit Union in the existing building located at 100 Keller Parkway, Keller, Texas.

The history of the development of this site is as follows:

On December 27, 2004, a site plan was approved for Hibernia National Bank to construct a bank building, and a Certificate of Occupancy was issued for Hibernia National Bank on or about November 15, 2005. Hibernia National Bank operated at this location until April of 2008. At that time the ownership of the building changed to Capital One Bank who continued to operate as a Bank until approximately June of 2016 when Capital One N.A. elected to close the operations and place the bank building site on the open market to sell. On December 5, 2016 Cross Development 100 Keller Parkway LLC purchased the bank building site from Capital One, N.A. On September 11, 2017 Cross Development 100 Keller Parkway LLC, seller, and RBFCU, buyer, entered into a purchase and sale contract for 100 Keller Parkway, Keller, Texas with RBFCU intent to become part of the Keller Community, fill the void left by the exiting of Capital One, and to provide premium financial services.



The site was zoned R (Retail) at the time of the original City approval in 2004. On December 4, 2008 the City adopted the Old Town Keller Overlay District which provided "Bank, saving, loan, and credit unions, including drive-thru and automatic teller" where permitted use. With the adoption of the Unified Development Code on July 7, 2015 a use as defined as "Bank, saving, loan, and credit unions, including automated teller" was changed to be permitted by SUP. Since this has always been a Financial Institution through all of the changes in the zoning AND there are no exterior changes proposed to the site and/or building applicant feels the use should be grandfathered and have vested rights to continue as a Financial Institution as originally improved, but we submitting our SUP application as requested by City Staff.

Decision criteria as defined per Article Nine of the Unified Development Code adopted July 7, 2015.

**1. The use is harmonious and compatible with the surrounding existing uses or proposed uses.**

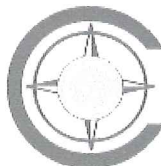
This site is surrounded by retail, service, restaurant and single family uses to the north, south, east, and west. The banking use has been an established use in the past within the community. RBFCU will provide services compatible to the Merchants, Visitors, and Residents of Keller while striving to contribute to the "Home Town" harmony of Keller. Please see letters for recommendation as attached to this application.

**2. The activities requested by the applicant are normally associated with the permitted uses in the base district:**

Yes, through providing financial services to the Merchants, Visitors, and Residents of Keller. "Bank, saving, loan, and credit unions, including drive-thru and automatic teller" are permitted by Specific Use Permit in the OTK base zoning.. RBFCU is eager to provide the support, become a good member in the community, and to add value to the City of Keller.

**3. The proposed use is appropriate in the immediate area**

Upon the closing of Capital One in 2016 the OTK became void of any financial services. At this location RBFCU will provide depository, loans, and other financial support within walking distance in OTK to existing businesses and help in the growth of Old Town Keller by providing a new destination for services previously void within the OTK.





**4. Any negative impact on the surrounding area has been mitigated; and**

Since this location has previously operated as a financial institution for 11 years there should not be any negative impacts in terms of traffic, noise, parking or light. Continuing the use as the building was originally built will also prevent the negative impact that would be caused to this major corner by demolition and new construction. Please see the Trip Generation report prepared by Lee Engineering

**5. That any additional conditions specified ensure that they intent of the district purposes are being upheld.**

Since the site has been operated for the proposed use for over for 11 years as previously approved by City Council Applicant does anticipate any additional conditions. Continuing the use as a financial institution would be the highest and best use for the site.

We would like to present additional information being included with this application

- Application fee
- Specific Use Permit Application
- Letters of reference
- Trip Generation Data Form
- Aerial View
- Copy of Survey

You time and consideration are greatly appreciated

Respectfully



Steve Rumsey  
Managing Member

