

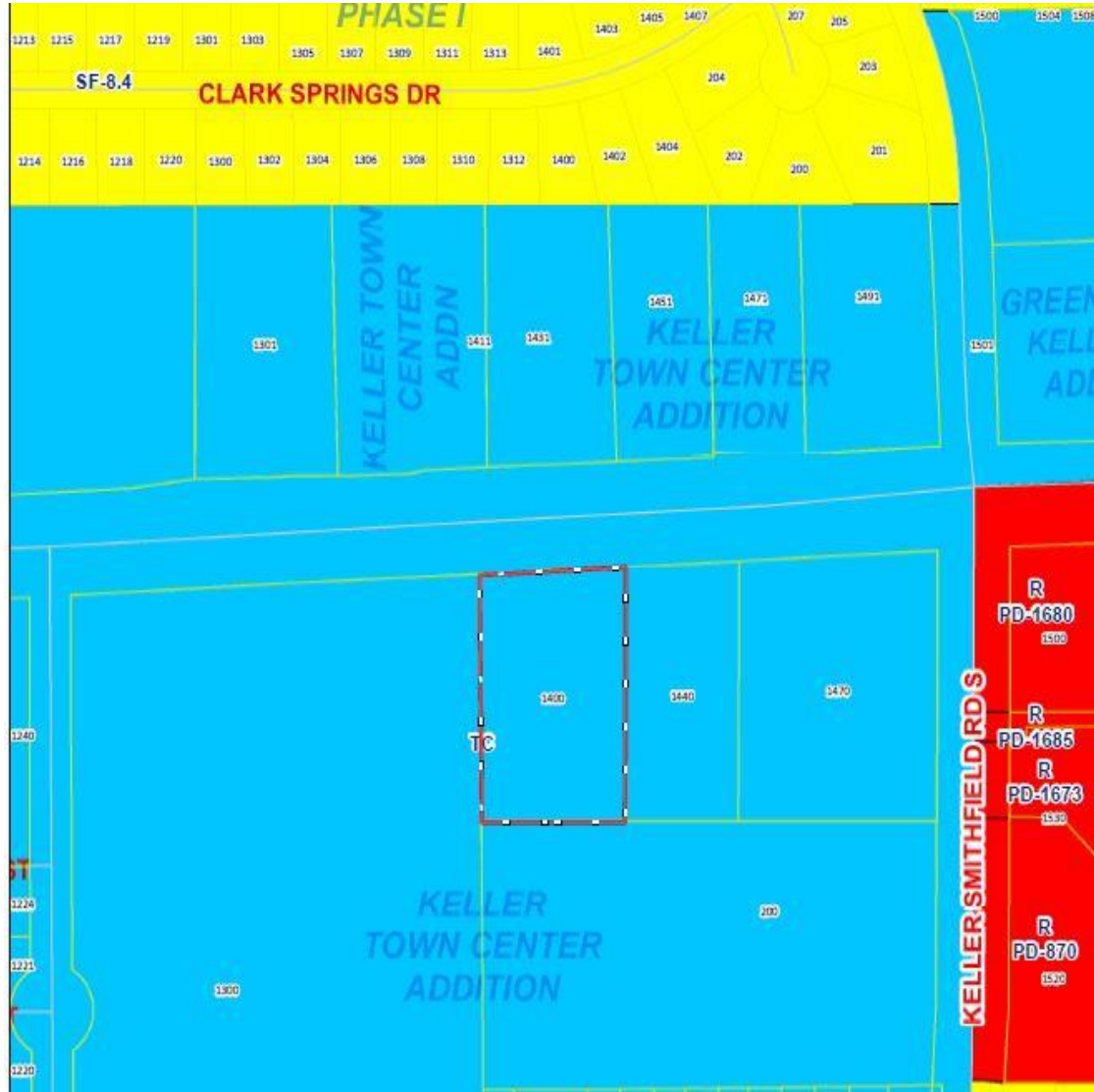


Tuesday, August 7, 2018
City Council
Meeting

Item H-1

Consider a resolution for a Site Plan of a Jason's Deli, a 4,939 square-foot restaurant with drive-thru, to anchor a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway (FM1709), approximately four hundred seventy feet (470') west of the Keller Smithfield South and Keller Parkway (FM1709) intersection, being Lot 3, Block E, Keller Town Center Addition, at 1400 Keller Parkway (FM1709), and zoned TC (Town Center). Pinpoint Bear Creek Land Holdings, LLC, owner. Bomac Partners, Ltd or assigns (Trinity Partners), applicant. Thomas Site Development Engineering Inc., engineer. (SP-18-0010)

Item H-1 Zoning Map

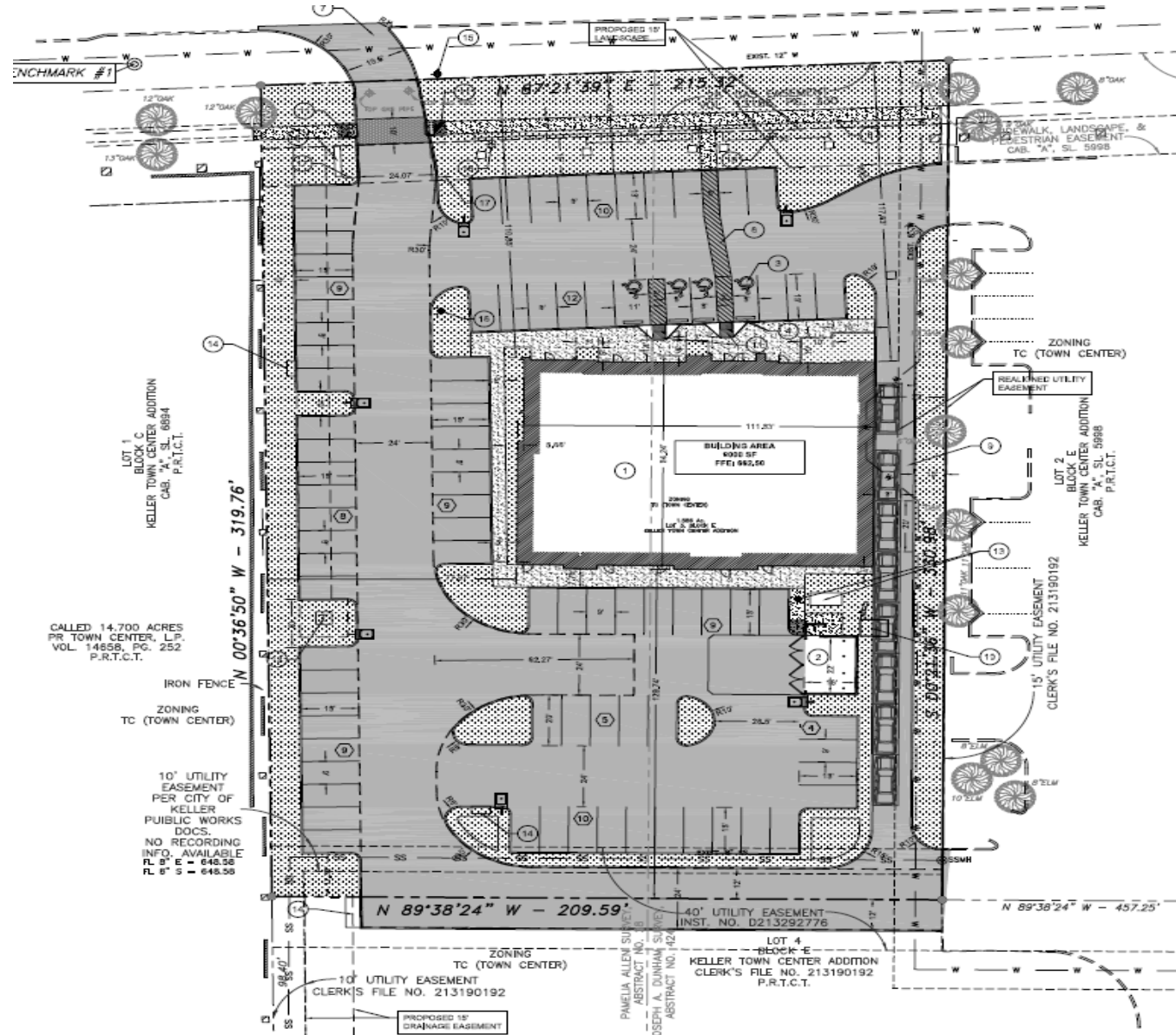


Item H-1 Aerial View



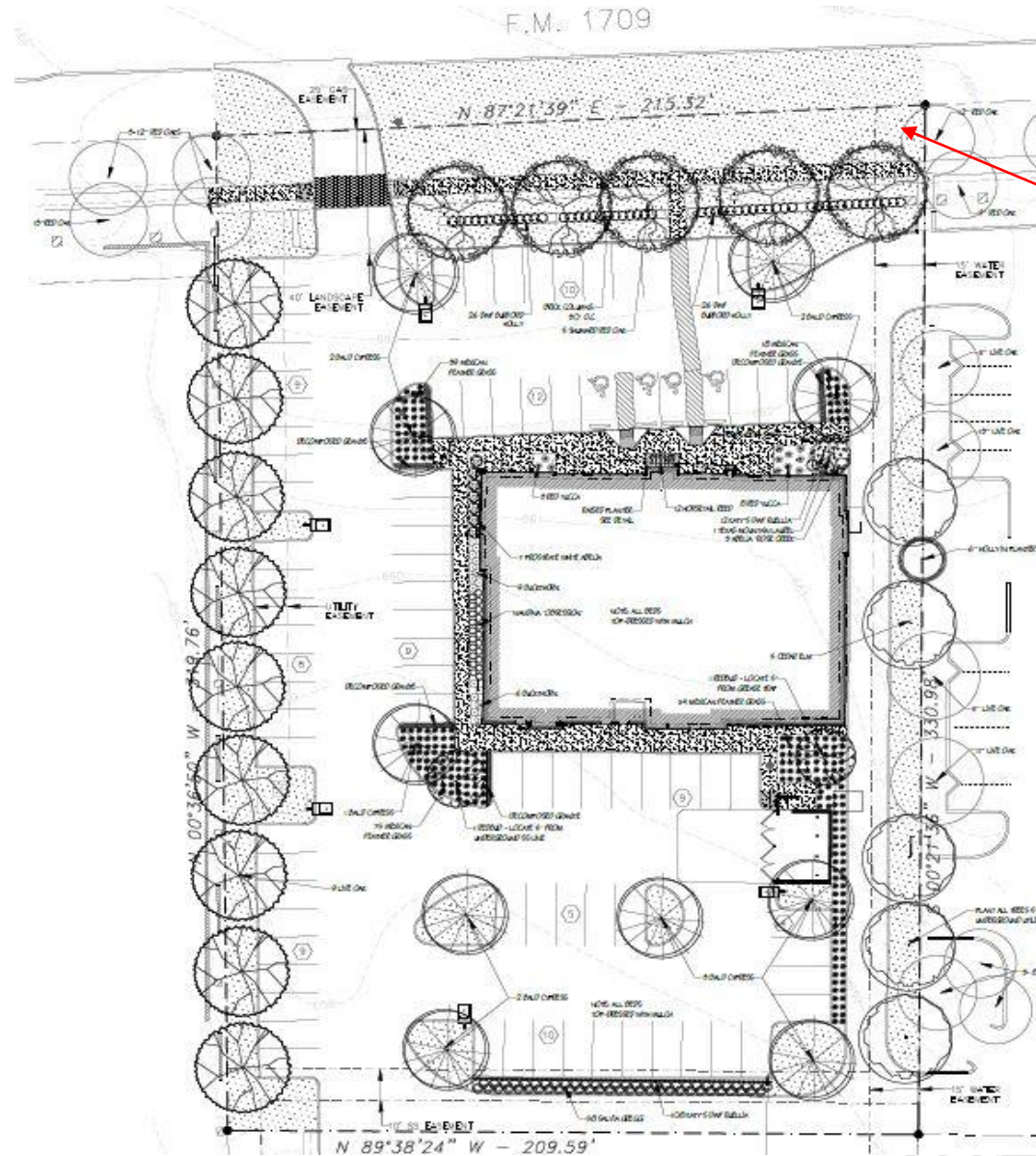
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Item H-1



The proposed 4,939 square foot anchor of the 9,000 square foot retail use building will be located on the east side of the building and contained within a 1.58 acre-lot.

Item H-1



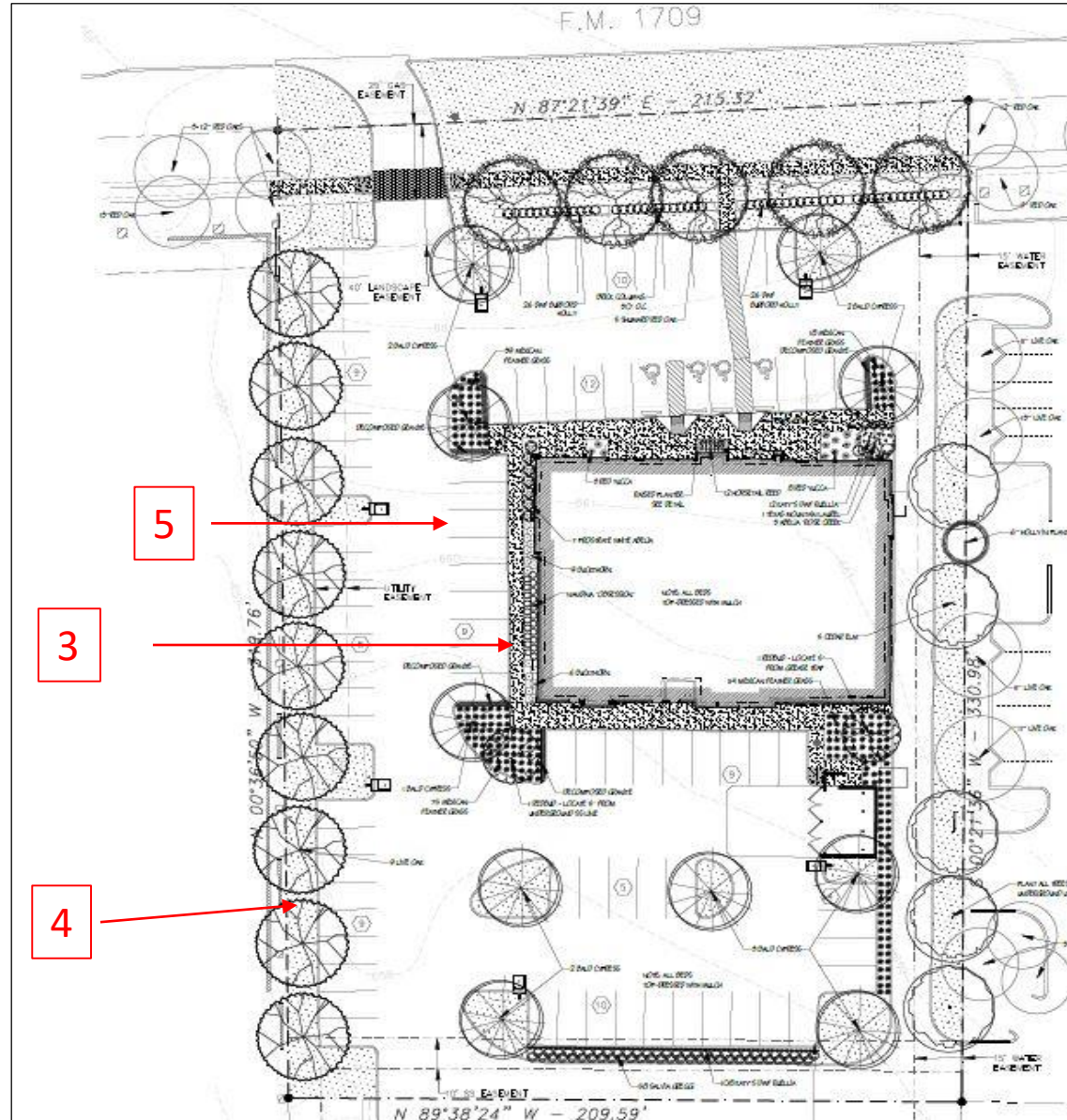
A single row of Red Oak trees is displayed in the Landscape Plan, south of the sidewalk, instead of the Double Row.

The utility easement is owned By Atmos Energy and would not allow trees in the easement. However, staff is still working w/ Atmos to try to get approval for the trees on the north side of the sidewalk.

Item H-1

Variances Requested:

3. 3' foundation landscape planting for a portion of the landscape in lieu of 5' landscape planting.
4. 10' landscape buffer in lieu of 30' buffer.
5. 18' depth for parking space in place of the required 20' depth.



Item H-1

Comparison of near-by cities.

PARKING SPACE DIMENSION REQUIREMENTS				
CITY	WIDTH	DRIVEWAY/FIRE LANE WIDTH	LENGTH	EXCEPTIONS
FORT WORTH	9	24	18	
TROPHY CLUB	9	24	18	
NORTH RICHLAND HILLS	9	24	18	
COPPELL	9	24	18	PROVIDED A 2' OVERHANG IS PROVIDED WHERE PARKING SPACE ADJOINS A PRIVATE SIDEWALK OR LANDSCAPE AREA
FRISCO	9	24	18	PROVIDED A 2' OVERHANG IS PROVIDED WHERE PARKING SPACE ADJOINS A PRIVATE SIDEWALK OR LANDSCAPE AREA
SOUTHLAKE	9	24	18	
PLANO	9	24	18	PROVIDED A 2' OVERHANG IS PROVIDED WHERE PARKING SPACE ADJOINS A PRIVATE SIDEWALK OR LANDSCAPE AREA

Item H-1

1

Variances Requested:

1. Flat roof in lieu of a pitched roof.

2. Building material (Brick, stone, or cast stone) at 49% in lieu of 75%



North

South

2

East

West

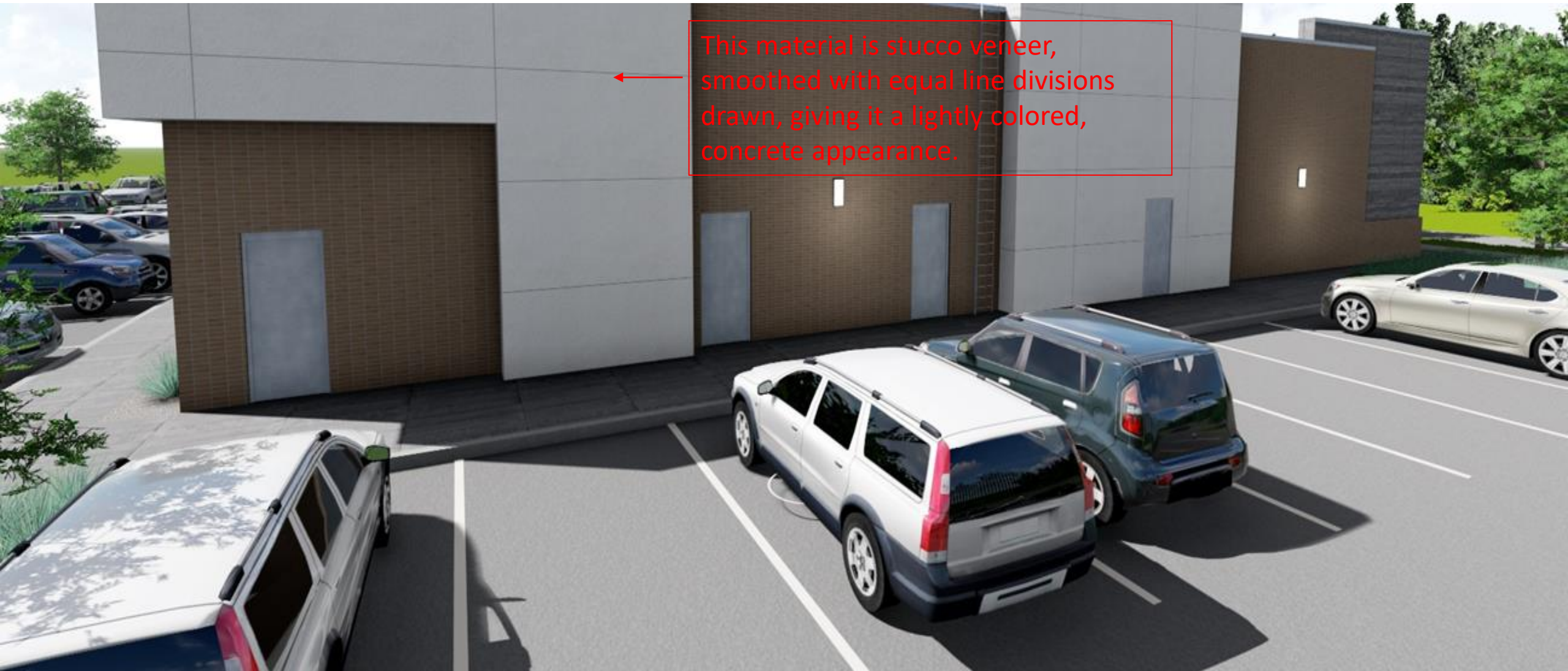
Item H-1

This Faux Wood is called Nichiha. It is a fibrous cement material that has a rain screen system and the appearance of wood.



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Item H-1



This material is stucco veneer, smoothed with equal line divisions drawn, giving it a lightly colored, concrete appearance.

Item H-1



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Item H-1

Cor-ten steel. Made up of a group of steel alloys, developed to help eliminate the need for painting. Forms a stable, rust like appearance if exposed to the weather for several years.



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Item H-1



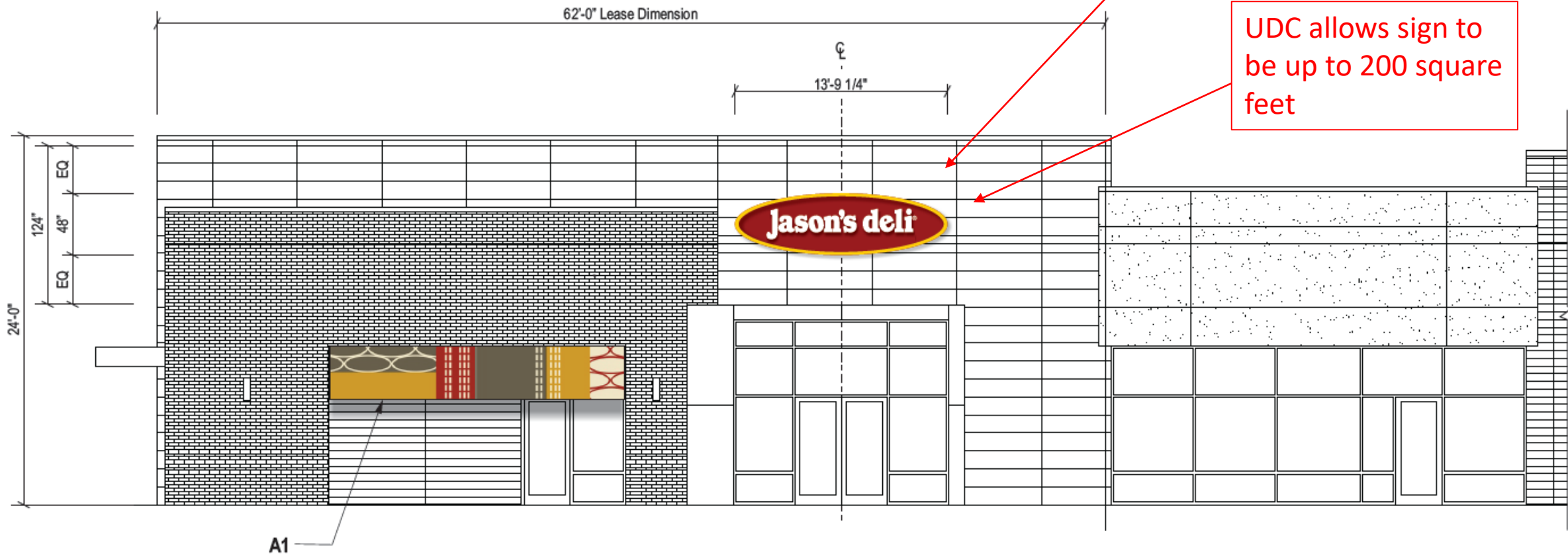
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Item H-1

SIGN A	24" Jason's Deli
Sign Type:	Channel Letters on a Shoebox Pan/ Aluminum Frame
Illumination:	Internally Illuminated LED
Square Footage:	55.08
To Grade:	Top of sign to grade = 20'-2 3/4" Bottom of sign to grade = 16'-2 3/4"

AWNINGS A	Shed Style Awning (1)
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 7'-0"

North Elevation



Sign shown is 55.08 square feet and approximately 48 inches in height

UDC allows sign to be up to 200 square feet

Item H-1

SIGN B	18" Jason's Deli
Sign Type:	Channel Letters on a Shoebox Pan/ Aluminum Frame
Illumination:	Internally Illuminated LED
Square Footage:	31.00
To Grade:	Top of sign to grade = 20'-7" Bottom of sign to grade = 17'-7 1/4"

SIGN C	14" Drive Thru
Type:	Channel letters w/ remote transformers
Illumination:	Internally Illuminated LED
Square Footage:	7.68
To Grade:	Top of sign to grade = 16'-5" Bottom of sign to grade = 15'-2 1/2"

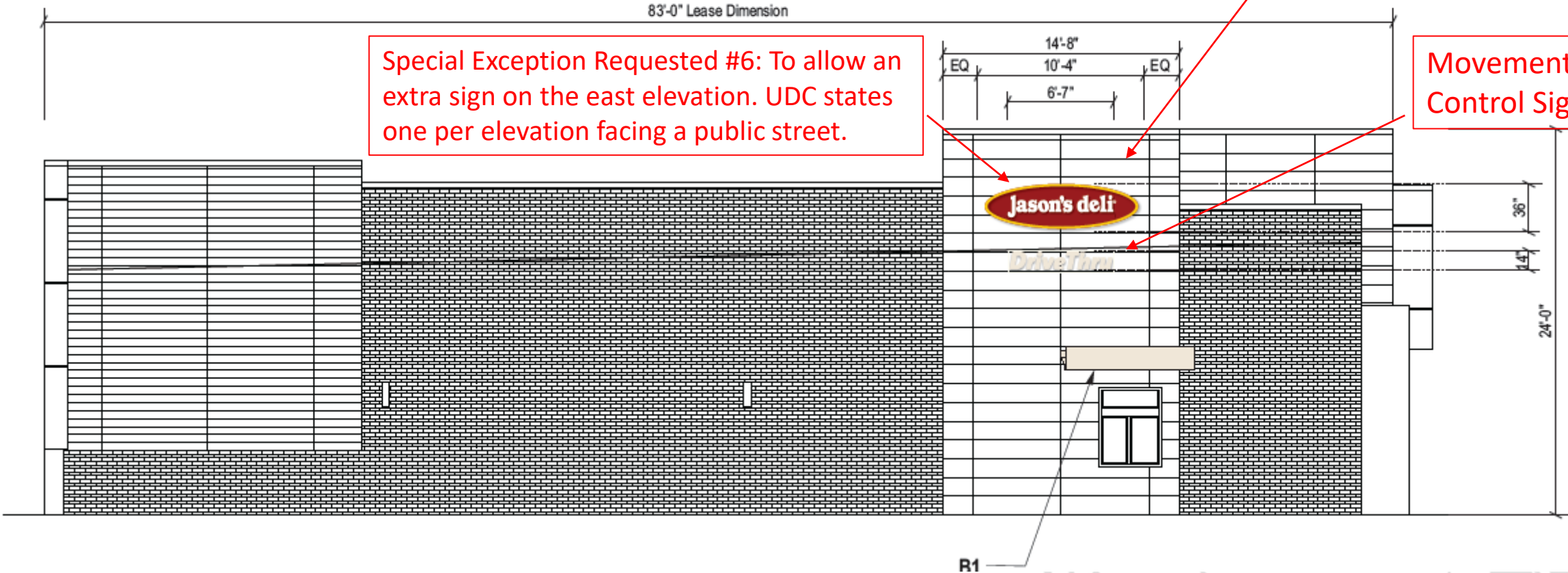
AWNING B1	Canopy
Type:	Aluminum Awning
Illumination:	Illuminated
To Grade:	Bottom of Awning to Grade = 9'-0"

East Elevation

Attached sign approximately thirty – one square foot with a height of thirty-six inches.

Special Exception Requested #6: To allow an extra sign on the east elevation. UDC states one per elevation facing a public street.

Movement Control Sign



Item H-1

Movement Control Sign is approximately 7.68 square feet and 14” in height.

SIGN C	14" Drive Thru
Type:	Channel letters w/ remote transformers
Illumination:	Internally Illuminated LED
Square Footage:	7.68
To Grade:	Top of sign to grade = 16'-5" Bottom of sign to grade = 15'-2 1/2"



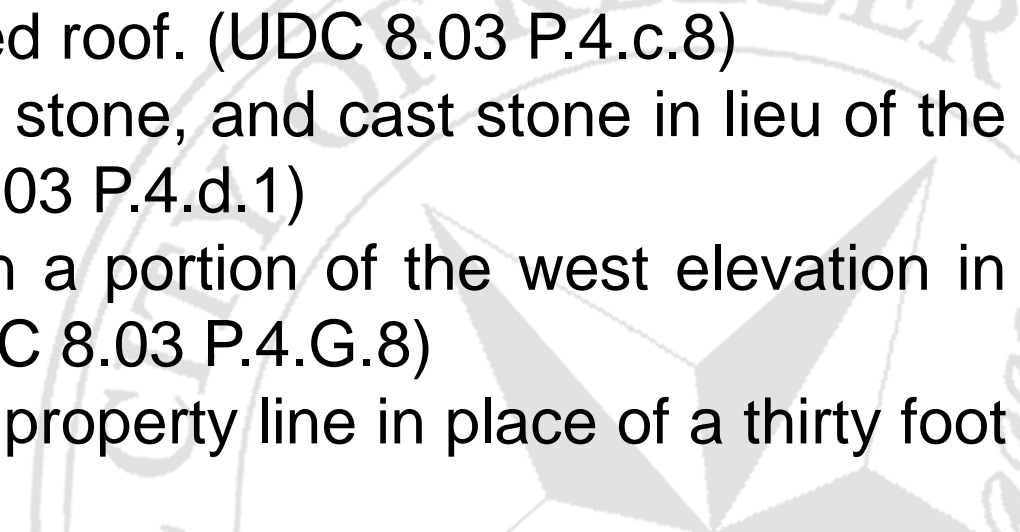
Sign Layout Detail

Scale: 3/4" = 1'-0"

Special Exception Requested #7: UDC states sign cannot exceed 6 square feet and 4” in height. Sign is 7.68 SF and 14” in height.

Item H-1

Variance and Special Exception Request for this Site Plan:

- 
1. Allow a flat roof design in lieu of the required pitched roof. (UDC 8.03 P.4.c.8)
 2. Allow the overall building exterior to be 49% brick, stone, and cast stone in lieu of the required 75% brick, stone, and cast stone. (UDC 8.03 P.4.d.1)
 3. Allow a three foot (3') foundation planting area on a portion of the west elevation in lieu of a continuous (5') foundation landscape. (UDC 8.03 P.4.G.8)
 4. Allow a ten foot (10') landscape buffer on the west property line in place of a thirty foot (30') landscape buffer. (UDC 8.08 F.1.c)

Item H-1

Variance and Special Exception Request for this Site Plan

5. Allow the parking spaces to be eighteen feet (18') in depth instead of the required (20'). (UDC 8.18 Fig.14).
6. Allow a special exception to the sign code to allow for an additional thirty-one square foot illuminated attached building sign on the east elevation. (UDC 8.09 Table D6).
7. Allow a special exception to the sign code to allow for a 7.68 square foot attached illuminated movement control sign, fourteen inches (14") in height in lieu of the required 6 SF and 4" letter height on the east elevation (UDC 8.09 Table D7).

Item H-1

Per Section 2.07 of the UDC, the Following Criteria Shall Be Considered When Granting a Variance

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That granting the variance will not have the effect of preventing the orderly subdivisions of other lands in the area in accordance with the provisions of this code.

Item H-1

(Continued)

- d. That granting the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. The strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

Item H-1

City Council Shall Consider the Following Criteria When Considering a Special Exception to the Sign Code:

1. Whether the requested exception will not adversely affect public safety,
2. Whether the requested exception will not adversely affect surrounding areas,
3. Whether the requested exception will be in harmony with the spirit and purpose of this sign code,
4. Whether special conditions exist which are unique to the applicant or property
5. Whether the requested exception demonstrates increased quality and standards, and
6. Whether the requested exception will be aesthetically appropriate to the area.

Item H-1 Professional Opinion

Staff recommends **approval** of this Site Plan for the 9,000 square foot retail building with variances and a special exception, with Jason's Deli utilizing 4,939 square foot of space to be the anchor for the building. Staff forwards this Site Plan to City Council for consideration as presented with the following variances, and special exceptions to the sign code:

1. Allow a flat roof design in lieu of the pitched roof.
2. Allow the building exterior to be less than 75% brick, stone, or cast stone.
3. Allow a three foot (3') foundation planting area on part of the west elevation.
4. Allow for a ten foot (10') landscape buffer on the west property line.

Item H-1

Professional Opinion (Cont'd)

5. Allow the parking spaces to be (18') in depth.
6. A special exception for an extra sign on the east elevation.
7. A special exception for a movement control sign to be larger than (6) SF.

Item H-1

Board Opinion

Planning and Zoning Commission took action on this agenda item on July 9, 2018 and recommended approval by a vote of (5-2); with the following variances:

1. Allow a flat roof in lieu of the pitched roof.
3. Allow a (3') foundation landscape for a portion of the west side of the building.
4. Allow a ten (10') landscape buffer on the west side of the property in lieu of a (30') landscape buffer.

Item H-1

Board Opinion

The Planning and Zoning Commission was not in support of the following:

- 2. Allow the building exterior to be less than 75% brick, stone, or cast stone.
- 5. Allow the parking spaces to be (18') in depth in lieu of the (20') depth.
- 6.&7. Special Exceptions to the sign code.

Ayes: Ponder, Osgood, Apke, Page, and Sagar

Nays: Stansell, McCrea

Item H-1 City Council Action

City Council has the following options when considering this Site Plan:

- Approve as submitted (with proposed variances and special exceptions)
- Approve with modifications
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny

City of **KELLER**



Questions?
Susan Kenney
817-743-4130

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