

Item H-9

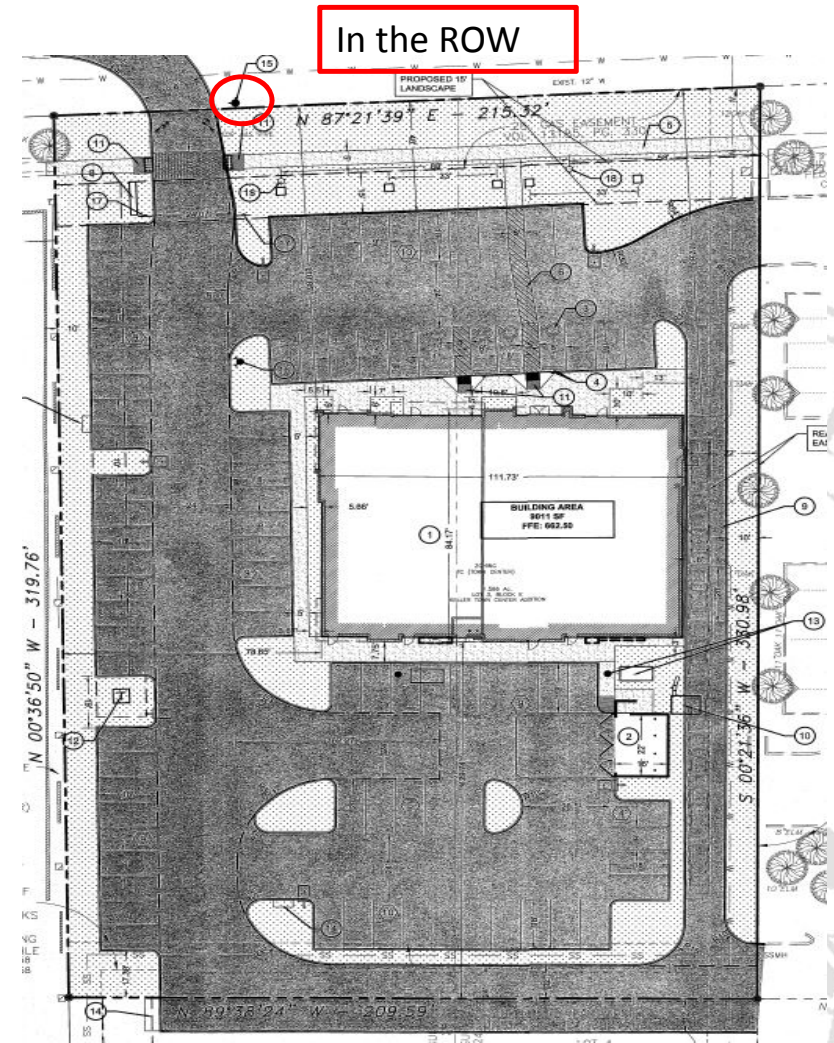
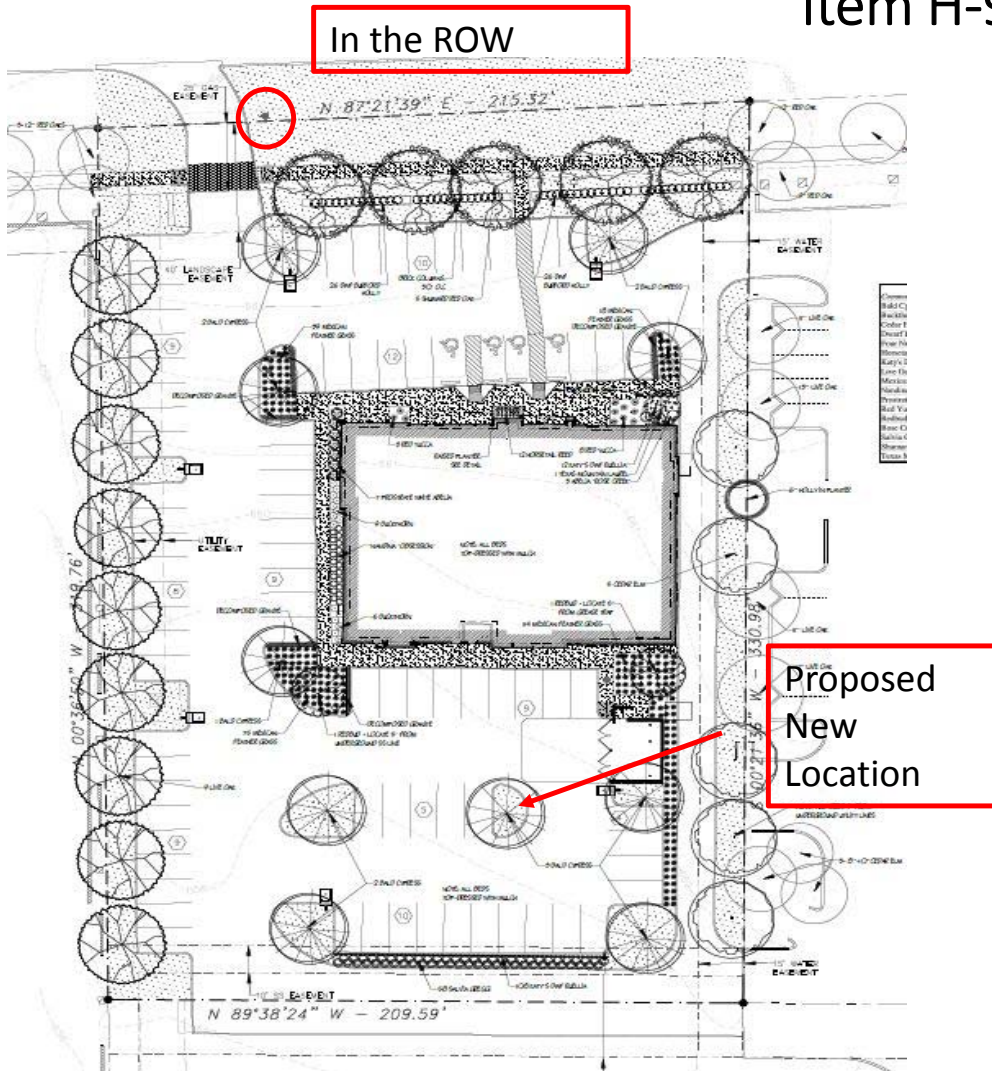
Consider a resolution approving a Site Plan (SP) Amendment to allow Jason's Deli, a 4,992 square-foot restaurant with drive-thru, in a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway (FM1709), to relocate a required fire hydrant and fire department connector, from the north side of Keller Parkway (FM 1709), bearing direction of east to west, to a landscape island on the south side of the parking lot, located approximately ninety feet (90') west of the south east property line, being Lot 3. Block E, Keller Town Center Addition, at 1400 Keller Parkway (FM 1709), 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-18-0024)

Item H-9



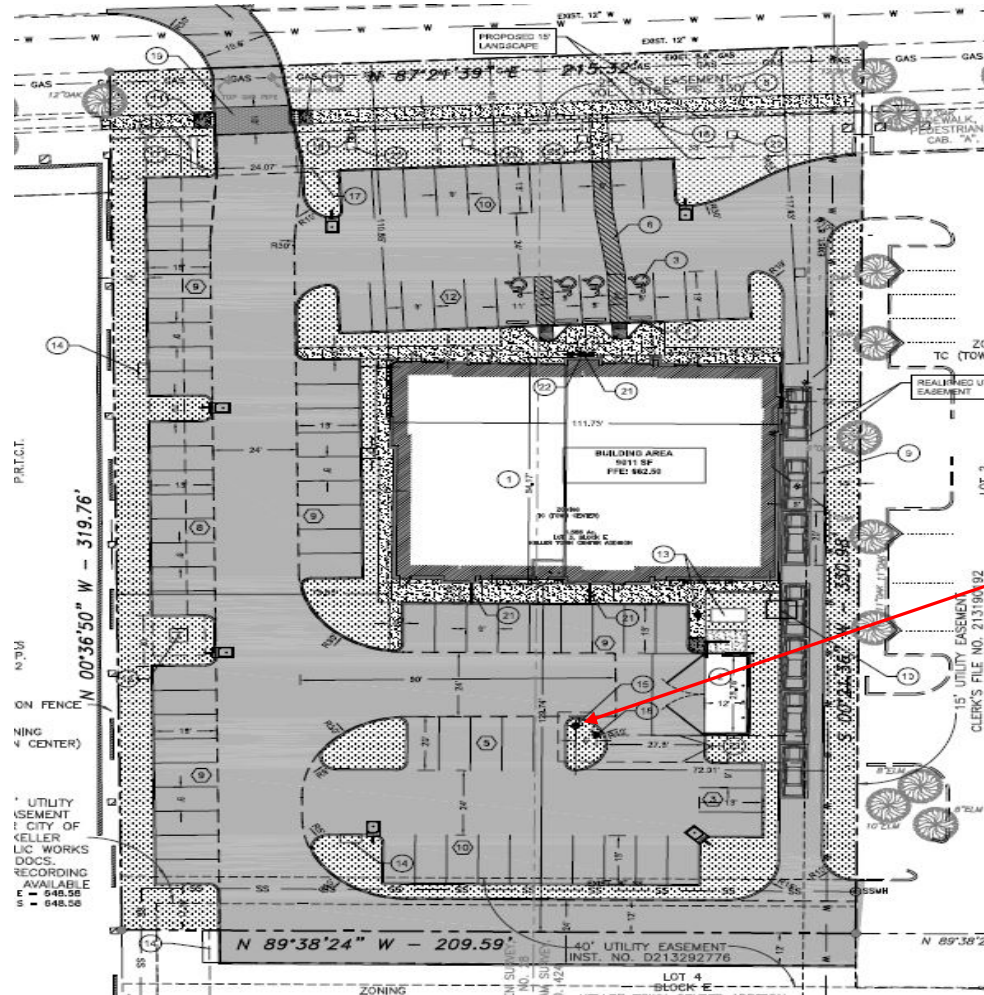
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Item H-9



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Item H-9



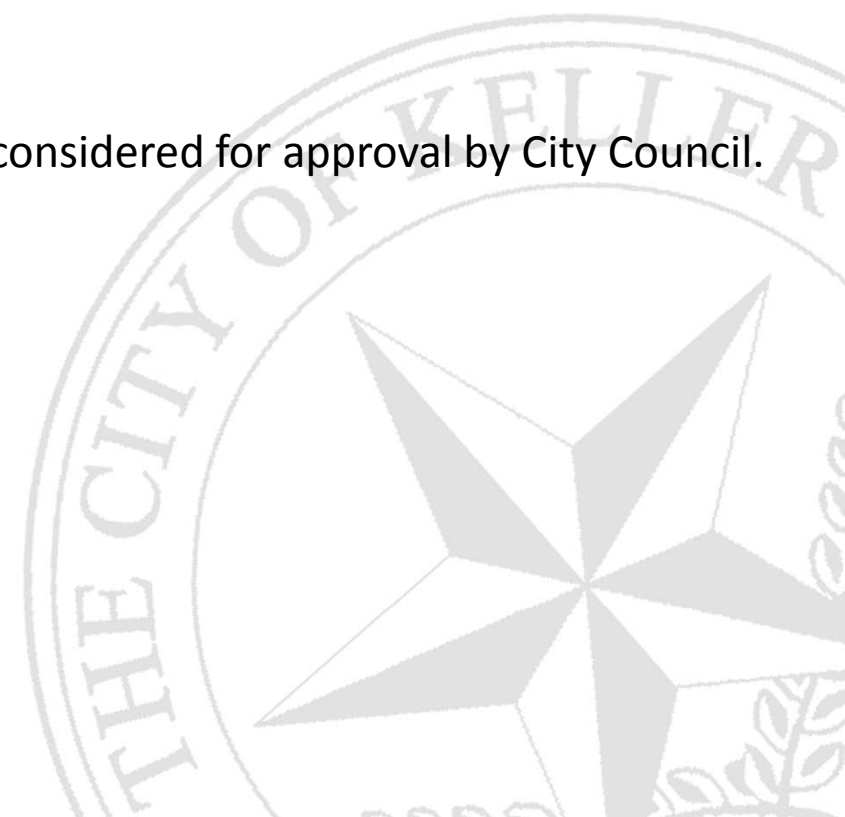
Proposed new location
with (2) apparatuses in
place

Item H-9 Analysis

The applicant has met the requirements of the UDC for this Site Plan Amendment.

Section 4.15 (D)(2) of the UDC states :

- 1). Site plans within Town Center (TC) Zoning District shall be considered for approval by City Council. This will also apply to Site Plan Amendments.



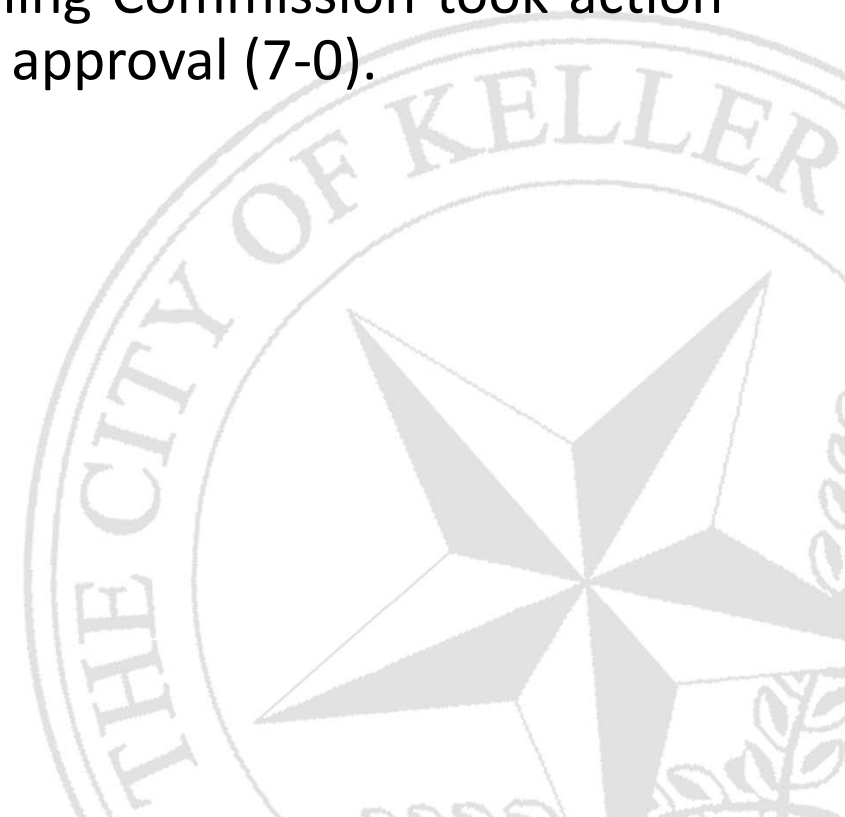
Item H-9 Professional Analysis & Opinion

The professional analysis and opinion of staff is to **support** this request for a SP amendment to allow the fire hydrant and a Fire Department Connector to be moved out of the ROW on (FM 1709) Keller Parkway and relocated to a landscape island south of the building .

Staff forwards this Site Plan Amendment with no conditions to City Council for their consideration.

Item H-9 Planning & Zoning Commission Action

On November 12, 2018 the Planning and Zoning Commission took action on this agenda item and voted to recommend approval (7-0).



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Item H-9 City Council Action

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

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



Questions?
Scott Bradburn
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