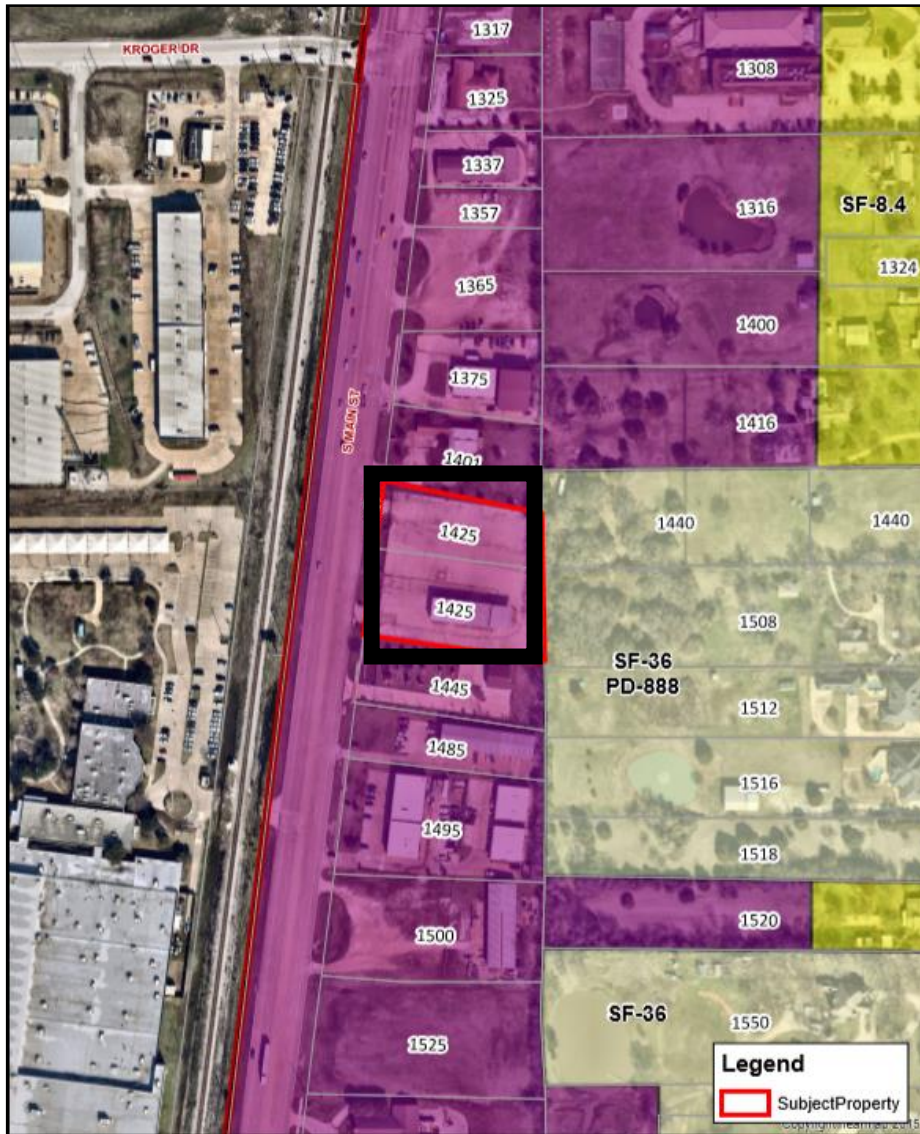


Item H-1

Consider a resolution approving a Site Plan with two variances requested by the property owners related to Complete Trailers (Tenant's) use of the 1.73-acre tract of land including a 5,840 square-foot building, on the east side of South Main Street, approximately 400' northeast of the South Main Street and Calverly Place intersection, being Lots 1 and 2, A.W. Crisp Jr Subdivision, addressed as 1425 South Main Street, and zoned Commercial (C). Woodall Properties, owner/applicant. (SP-20-0013)

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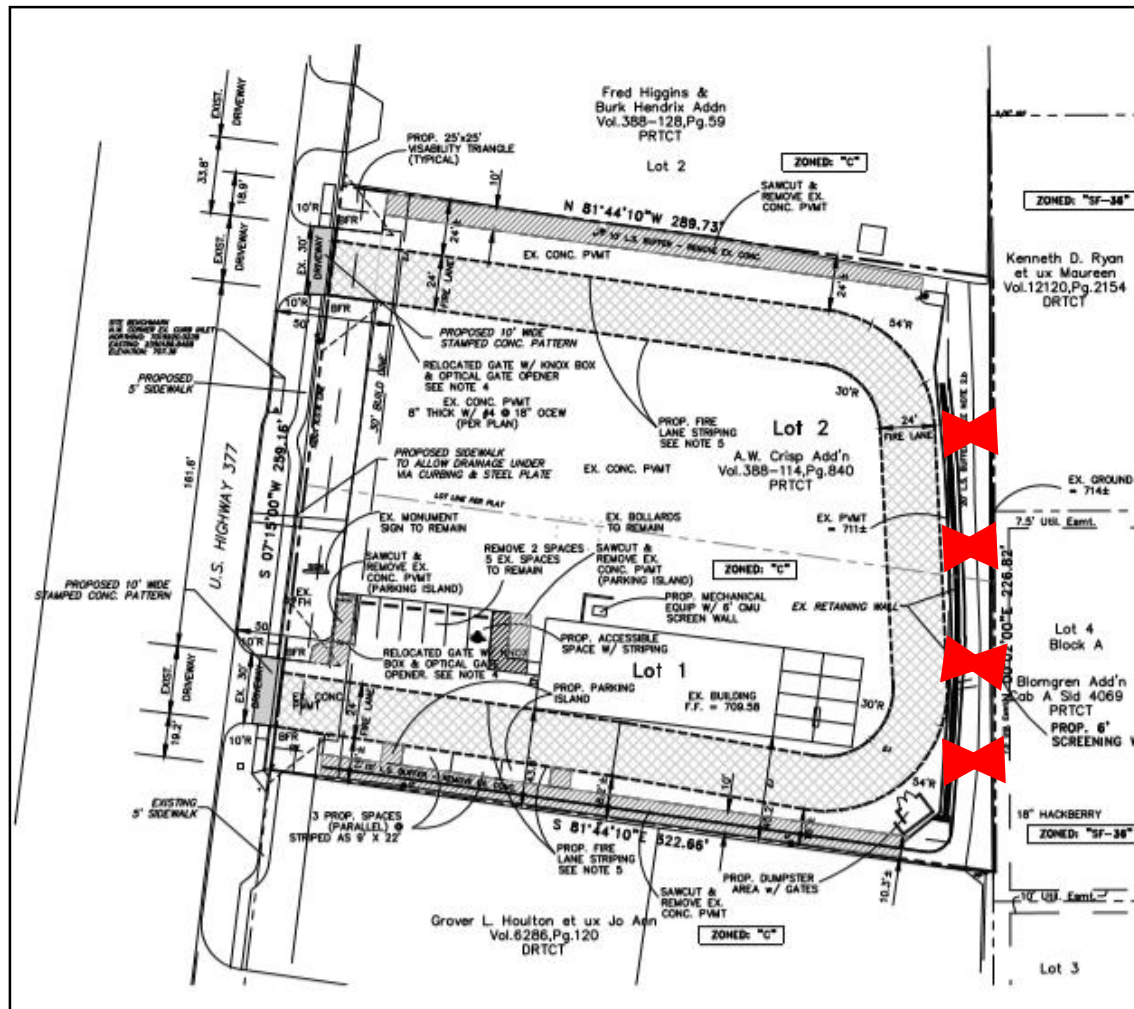
Zoned:
Commercial (C)



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- City Council approved an SUP (for outdoor storage) by a vote of 7-0 on August 6, 2019, for a new tenant, Complete Trailers. However, at that time, the owners had not yet addressed the outstanding (seven) code violations related to the site.
- On April 14, 2020, this application was tabled by the Planning and Zoning Commission with direction to the property owner and the tenant to address the majority of the variances and bring the site up to code.
- The property owner and tenant have worked together with their team (landscape architect and engineer) to address five of the seven code violations. Of the two remaining variance requests, one has extenuating circumstances related to the retaining wall and the other request (to utilize irrigated potted plants rather than foundation plantings) is reflective of similar requests for other commercial property in the city.

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Variance Request #1: Reduce the required landscape buffer between non-residential and residential uses from thirty-feet to twenty-feet.

- Section 8.08 (F) (1) (c) of the UDC requires a minimum thirty-foot landscape buffer adjacent to all properties with residential uses or zoning.

The retaining wall running parallel to the eastern property line is integral to the parking lot on the east side of the property. Consequently, staff supports this variance, because the retaining wall presumably maintains the structural integrity of the parking lot and cannot be removed.

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Variance Request #2: Incorporate irrigated pots and planters in lieu of the foundation planting requirement on the front and sides of the existing building.

- Section 8.08 (F) (3) (j) of the UDC, a minimum five-foot (5') foundation planting shall be provided along the front and sides of all buildings and parking structures.

Item H-1



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Item H-1

A Site Plan application, even with variances, does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application.

Item H-1

Section 2.07 (A.2) of the UDC states that when considering variance requests, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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 the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

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The Planning and Zoning Commission recommended approval by a vote of 7-0 on May 12, 2020.





Questions?

Julie Smith

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