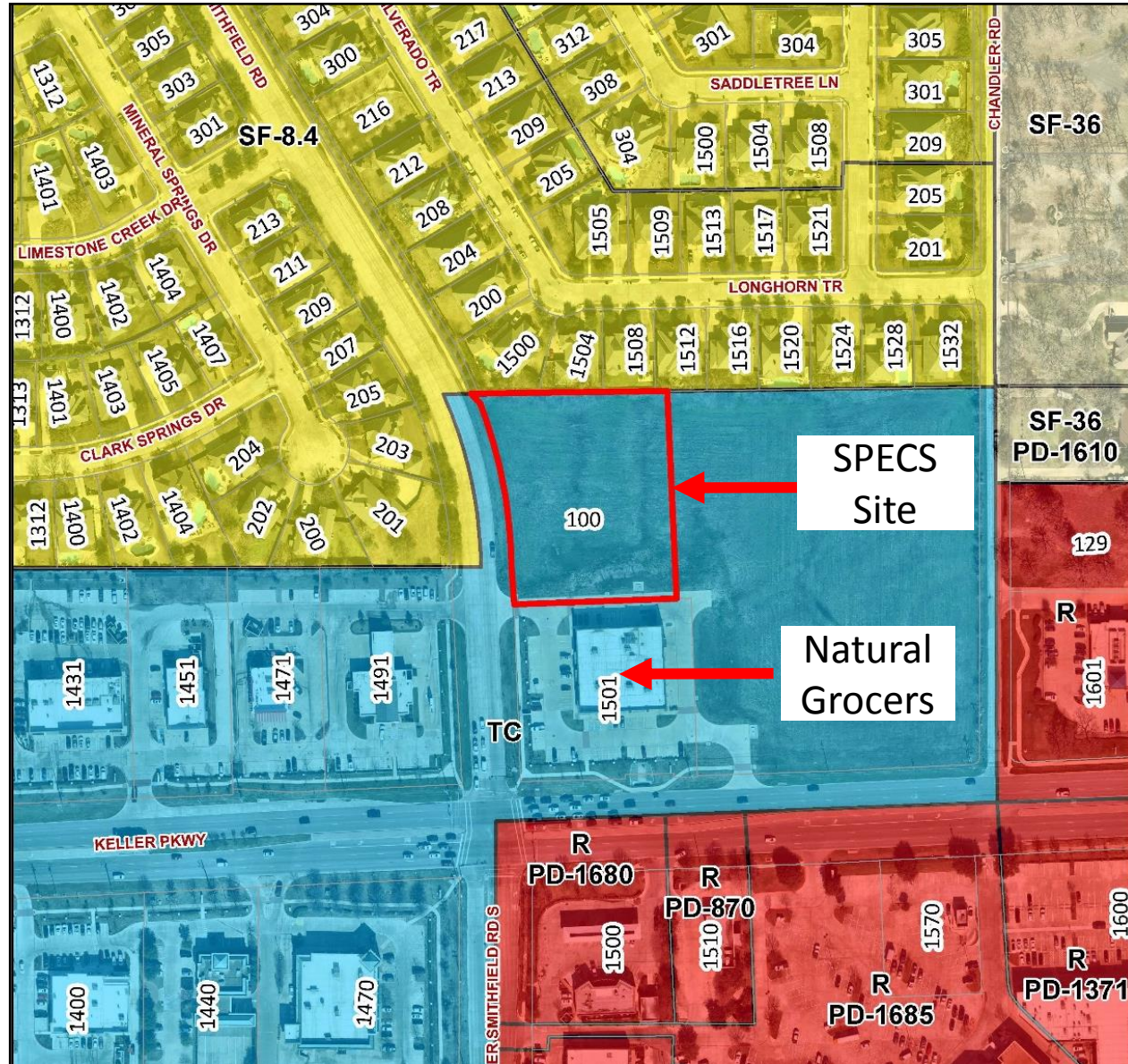


Item H-2

Consider a resolution approving a Site Plan with two variances for Specs, located on a 1.712-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 a portion of Tract 3A12, Abstract 424, Dunham, J A Survey, zoned Town Center (TC), and addressed as 100 Chandler Road (Account#:03853381). John McClure, McClure Partners, Applicant; Greenway-Keller, L.P., Owner. (SP-20-0015)

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Zoned: Town Center (TC)



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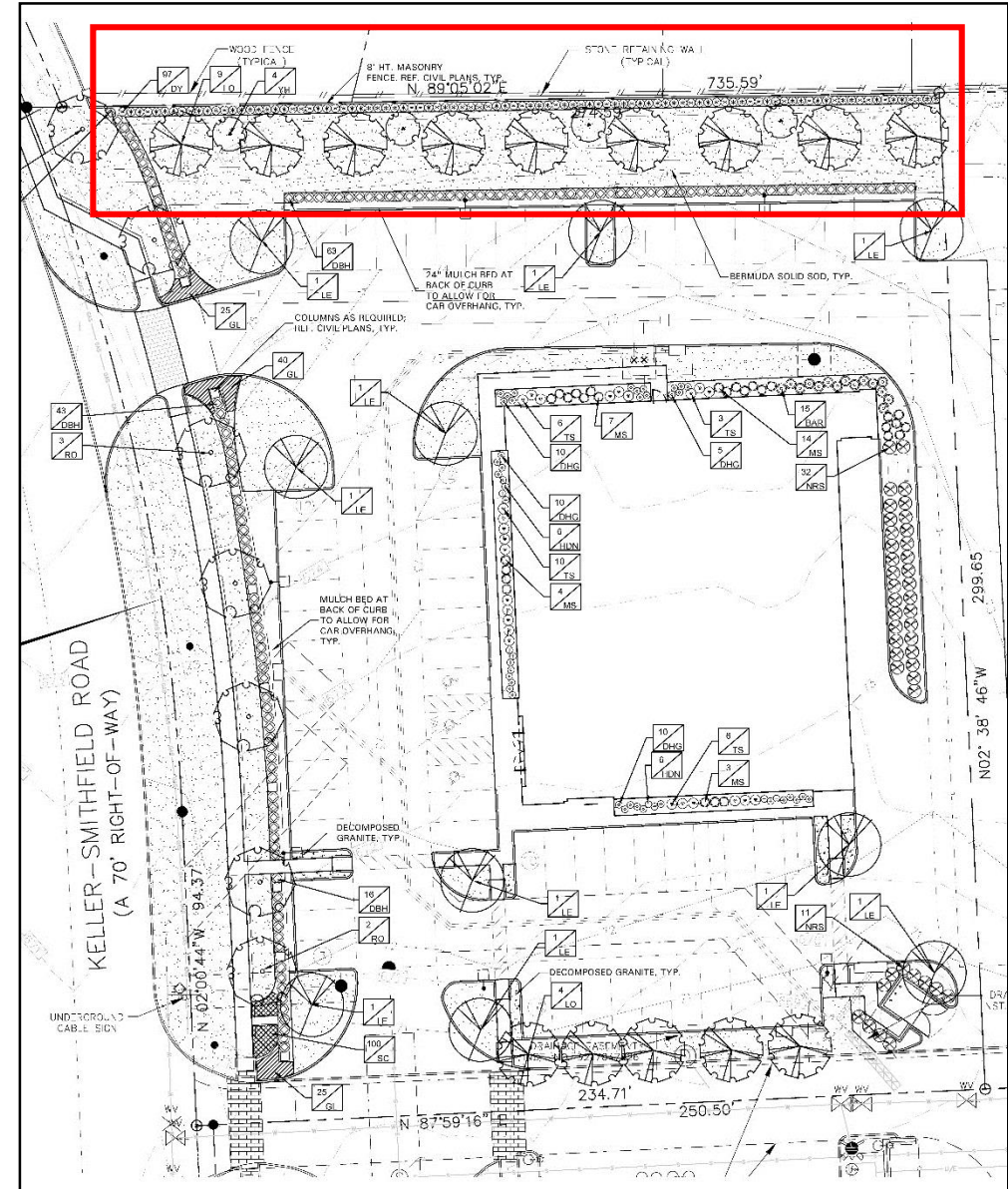
Item H-2

On April 14, 2020, City Council approved McClure Partners' SUP request to construct a 12,180 square-foot, single-story liquor retail store in the Town Center zoning district per Ordinance 1968.

During that meeting, the City Council requested the Applicant utilize both a masonry wall and live screening adjacent to the residential subdivision along the north property line. The Applicant's proposed site plan reflects both a wall and live-screening.

Item H-2

- The Applicant proposes both an eight-foot masonry screening wall and live-screening.
- The live-screening within the 30-foot buffer includes:
 - Nine Live Oak trees on 30-foot centers;
 - Four Yaupon Holly trees;
 - 97 Dwarf Yaupon Hollies; and
 - 63 Dwarf Burford Hollies.



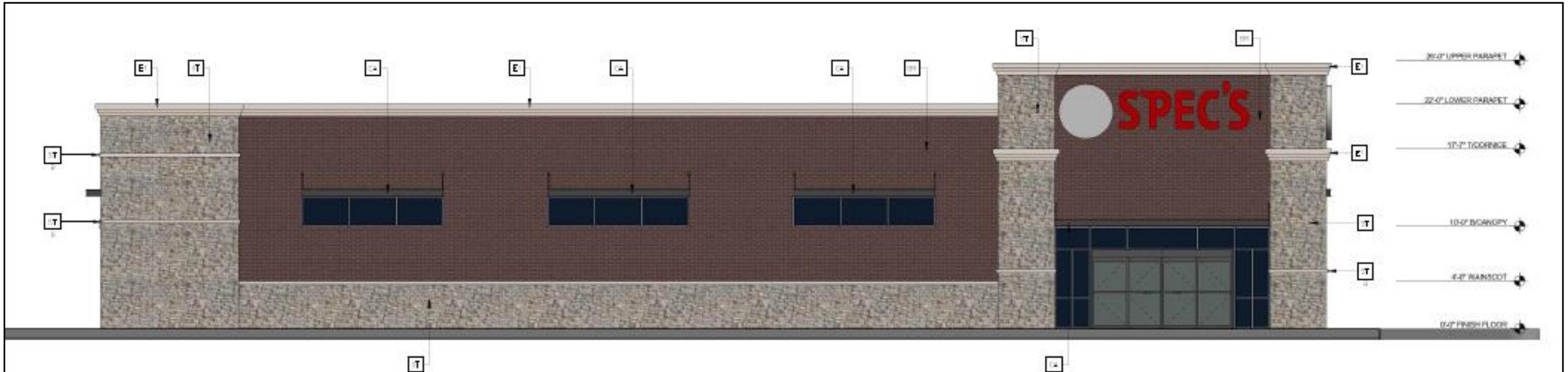
Item H-2

In the Town Center zoning district, all site plans are required to be brought forward to Planning and Zoning Commission for recommendation and to City Council for approval. Today, the Applicant is bringing forward the Site Plan with two variances:

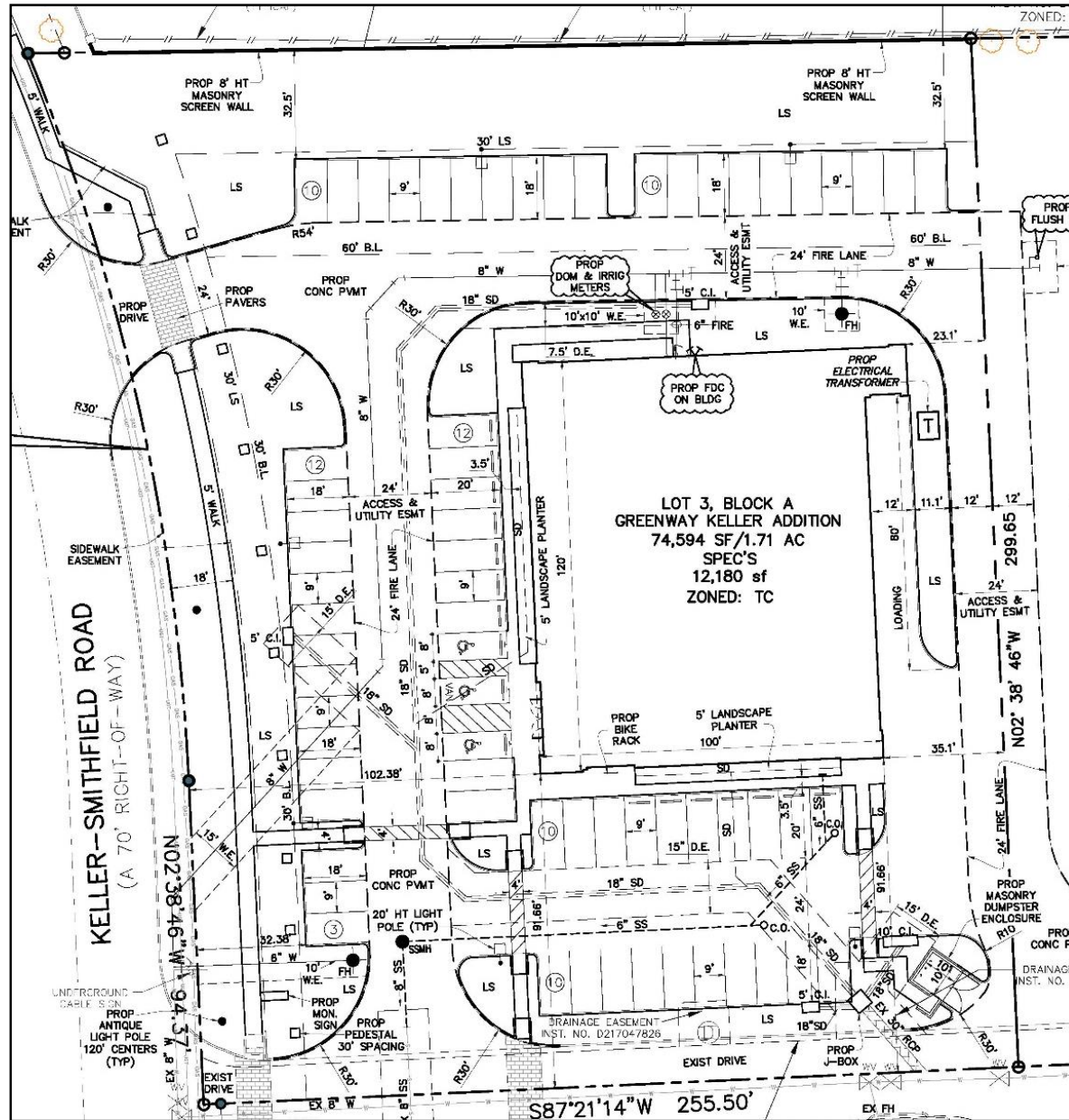
1. Screening for loading area
2. Screening for utility box

Item H-2

The Applicant proposes to meet the UDC standards for construction materials.



The seal of the City of Keller, Texas, is a circular emblem. It features a large, five-pointed star in the center, with each point shaded to give it a three-dimensional appearance. The star is set against a background of a circular border. The words "THE CITY OF KELLER" are written in a serif font along the top arc of the border, and "TEXAS" is written along the bottom arc. A small, stylized branch or leaf is visible at the bottom right of the seal.



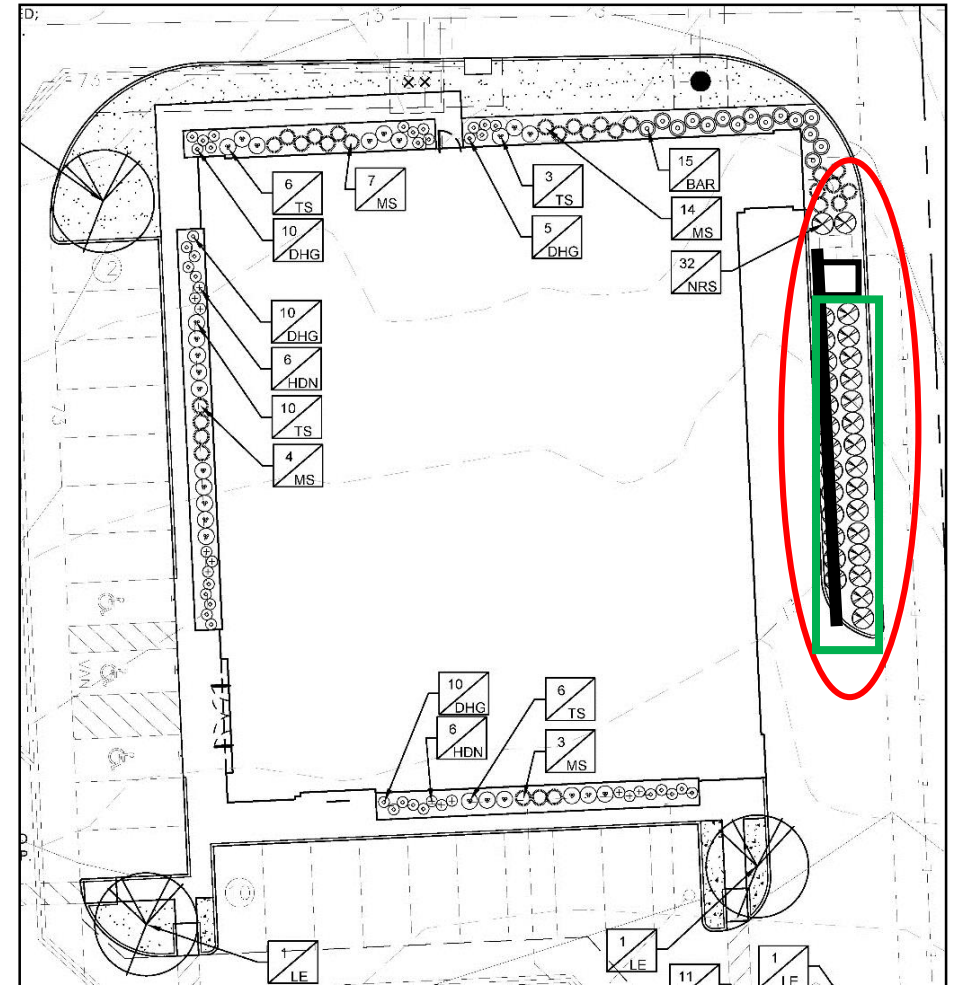
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Variance Request #1: Utilization of live-screening in lieu of the masonry screening wall around the loading area.

- Section 8.13 (E) states, “Screening walls are required around refuse storage, trash compactor, and loading areas.”

The Applicant requests a variance related to screening the loading area as it is located on the east side of the building and does not face right-of-way or the adjacent single-family development. The applicant proposes to plant two rows of Nellie Stevens Hollies – evergreen, 6-foot shrubs - for live-screening in lieu of the masonry screening wall because of space constraints.

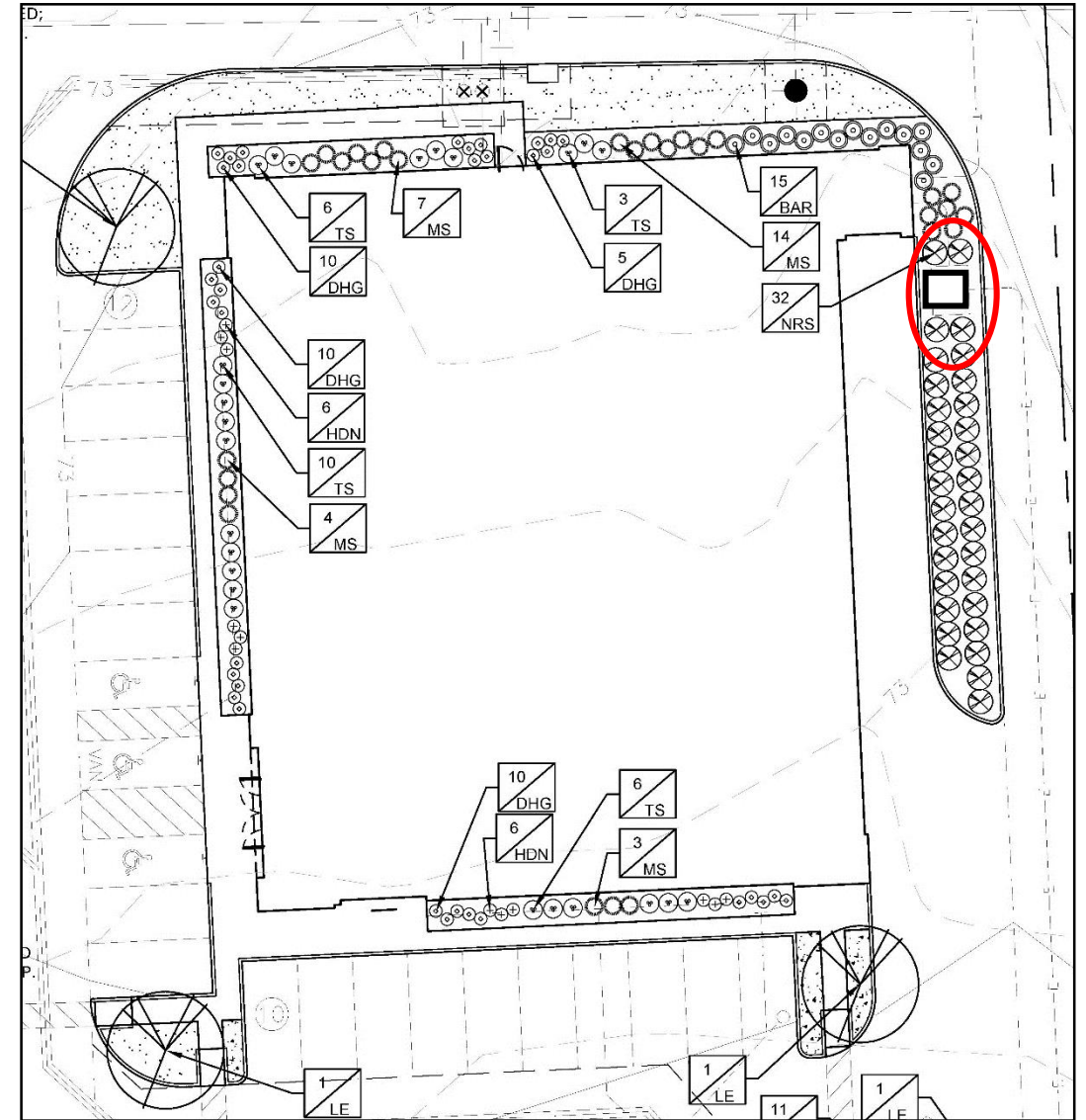


Item H-2

Variance Request #2: Utilization of live-screening in lieu of the masonry screening wall around the ground-mounted utility unit.

- Section 8.13 (G) states, “Screening walls are required for ground-mounted utilities and heating/cooling units.”

The Applicant requests a variance to utilize live-screening in lieu of masonry screening, because the location of the electrical transformer box is near the loading area and does not have adequate space given the separation distance requirements designated by the electric company. The Applicant proposes to plant Nellie Stevens Hollies here as well.



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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-2

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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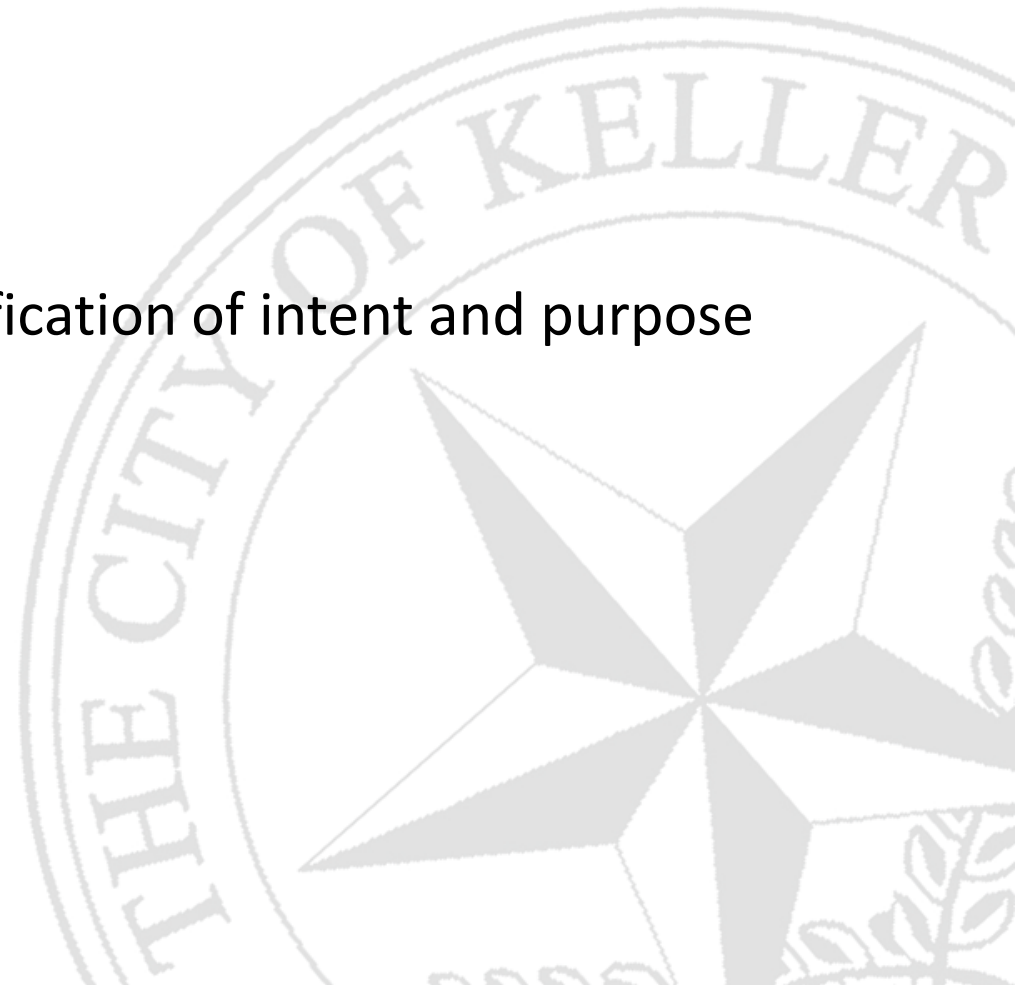
On May 26, 2020, the Planning and Zoning Commission unanimously approved the Site Plan as presented with the two variance requests.

The Commission expressed that the variances requested were reasonable and that the landscaped area will aesthetically better serve than a masonry screening wall at this location.

Item H-2

The City Council has the following options when considering a Site Plan with variance requests:

- Approve as submitted (with requested variances)
- 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

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