



Legislation Details (With Text)

File #: 24-331 Version: 1
Type: New Business Status: Agenda Ready
File created: 6/27/2024 In control: Planning & Zoning Commission
On agenda: 7/9/2024 Final action:
Title: PUBLIC HEARING: Consider a recommendation for a final plat with variances, being a replat of Lot 1, Block 1 Allied Bank Addition and Tract A, Block 2, Indian Meadows Section 1, approximately 3.34 acres, on the south side of Keller Parkway, at the intersection of Keller Parkway and Anita Avenue, zoned Retail (R), and addressed 600 and 640 Keller Parkway, and 113 Navajo Drive. Office Equity Solutions, Applicant. Bank of the Ozarks; TOC Keller, Owners. (P-24-0014)
Attachments: 1. 070924_Allied Bank Replat_Aerial Zoning, 2. 070924_Allied Bank Replat_Proposed Plat, 3. 070924_Allied Bank Replat_Variance Request

Table with 5 columns: Date, Ver., Action By, Action, Result. Rows show dates 7/9/2024 and actions by Planning & Zoning Commission.

To: Planning and Zoning Commission
From: Amber Washington, Planner I

Subject: PUBLIC HEARING: Consider a recommendation for a final plat with variances, being a replat of Lot 1, Block 1 Allied Bank Addition and Tract A, Block 2, Indian Meadows Section 1, approximately 3.34 acres, on the south side of Keller Parkway, at the intersection of Keller Parkway and Anita Avenue, zoned Retail (R), and addressed 600 and 640 Keller Parkway, and 113 Navajo Drive. Office Equity Solutions, Applicant. Bank of the Ozarks; TOC Keller, Owners. (P-24-0014)

Background: The Applicant is requesting to replat the existing Allied Bank Plat into three separate lots for development. Bank of the Ozarks will remain at 600 Keller Parkway. Staff has reviewed and approved a Site Plan and is currently reviewing Civil Plans for the two newly-created lots.

Lot 1R-3 does not meet the Keller Unified Development Code requirements for Retail zoning lot width. Per Section 8.16 (4)(a)(2) of the UDC, Retail lot widths must be 150' minimum. The request is a variance allowing the lot width to be 123.46' in lieu of 150' due to the owner's desire to retain ownership of the shared drive. Other lot dimension requirements have been met.

Zoning: The entire property is zoned Retail (R) and a zoning change request is not part of the replat request.

Drainage & Utilities: The Applicant has provided utility and drainage plans to the City; these documents are in review and are pending release for construction, pending plat approval.

Existing Roadway Access:

Lots 1R-3 and 1R-1 have access directly off of Keller Parkway. Lot 1R-1 also has access off Anita Drive.

Lot 1R-2 will have access from Navajo Drive to the west and Anita Avenue to the east, as well as cross access from the drive off Keller Parkway.

Surrounding Land Uses & Zoning:

North: Keller Glass and Mirror, future site of Tejun restaurant; zoned Retail

South: single-family homes; zoned SF-8.4

East: RaceTrac; zoned PD-Retail 1483

West: Diamond Convenience Store, Pho in the Box, Bear Creek Firearms, Bell's Music Shop, The Backstreet Bar & Grill, Golden Triangle Group, fitness facility; zoned Retail

Citizen Input:

On June 27, the City mailed out 40 letters of notification for this Public Hearing to all property owners within two hundred feet (300') of the subject site.

Staff has not received any public support or opposition to this request.

Summary:

The applicant has met all other the requirements of the UDC for this replat.

Variance Requested:

There is one variance requested on this replat.

Lot 1R-3: requests a lot width of 123.46' in lieu of the required 150' as required by the Keller UDC Section 8.16 (4)(a)(2).

Alternatives:

The Planning and Zoning Commission has the following options when considering a replat with variances:

- Recommend approval as submitted
- Recommend approval with modifications or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Recommend denial

City Council Action:

If the Planning and Zoning Commission makes a recommendation, this application will be forwarded to City Council on August 6, 2024.