



Legislation Details (With Text)

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Title:	Consider a resolution approving a Site Plan of a single-story 9,870 square-foot multi-tenant retail building, located on a 1.47-acre lot, on the north side of Keller Parkway (FM1709), approximately 380 feet west of the Rufe Snow Drive and Keller Parkway (FM1709) intersection, at 967 Keller Parkway (FM1709), being Lot 3R-1R6, Block 8, Bluebonnet Trails Addition, and zoned TC (Town Center). KWLee Properties, LP, owner/applicant. Ballard & Braughton Engineering, engineer. (SP-16-0025).Body		
Attachments:	1. 022117_BluebonnetAdditionRetailBuildingSP_P&ZMinutes012317, 2. 022117_BluebonnetAdditionRetailSP_Resolution, 3. 022117_BluebonnetAdditionRetail BuildingSP_ExhibitA, 4. 022117_BluebonnetAdditionRetail BuildingSP_StaffAttachment, 5. 022117_BluebonnetAdditionRetail BuildingSP_Maps		

Date	Ver.	Action By	Action	Result
2/21/2017	1	City Council		

To: Mark Hafner, City Manager

From: David Hawkins, Planning Manager

Subject:

Consider a resolution approving a Site Plan of a single-story 9,870 square-foot multi-tenant retail building, located on a 1.47-acre lot, on the north side of Keller Parkway (FM1709), approximately 380 feet west of the Rufe Snow Drive and Keller Parkway (FM1709) intersection, at 967 Keller Parkway (FM1709), being Lot 3R-1R6, Block 8, Bluebonnet Trails Addition, and zoned TC (Town Center). KWLee Properties, LP, owner/applicant. Ballard & Braughton Engineering, engineer. (SP-16-0025)

Action

Requested: Consider a resolution approving a Site Plan of a single-story 9,870 square-foot multi-tenant retail building in Town Center with variances to the landscaping buffer and building design.

Zoning: TC (Town Center)

Background: The subject property was original platted as Lot 3, Block 8 of the Bluebonnet Trails Addition in 1984. This property was rezoned to TC (Town Center) as part of the city-wide rezoning in 1992. It has since remained undeveloped. In March 2012, the property was re-platted to Lot 3R-1 and, in June 2012, it was re-platted again to the current lot designation of Lot 3R1-1R1, Block 8. An SUP and Site Plan for an AT&T store were denied by City Council on August 4, 2014.

Analysis: The TC (Town Center) zoning district requires all Site Plans to be submitted for a detailed review and to receive approval through City Council after a

recommendation from the Planning and Zoning Commission. The purpose of this Site Plan review is to ensure that development within the district is in conformance with design guidelines for Town Center and that:

- a. The proposed development is architecturally compatible with other development in the surrounding areas.
- b. The proposed development is within the character of the Town Center concept as a community focal point with quality development having a pedestrian orientation, suitable amenities, and an overall design theme.

A specific use permit (SUP) has been submitted concurrently with this Site Plan application. The SUP request under Item H-2 addresses only the single-story building.

Site Layout: The applicant is proposing a 9,870 square-foot multi-tenant retail building with up to five (5) tenant spaces. The applicant is requesting five (5) variances regarding the design of the building. These variances are discussed in detail in the sections below. Access to the site from Keller Parkway (FM1709) will be provided through existing and proposed access easements.

Architecture: The elevations included with the site plan have elements which deviate from the architectural standards required by the Town Center zoning district. Alternative exterior building materials may be approved by City Council at the time of site plan review.

Section 8.04 (P.4.c.8) of the UDC requires sloping roof forms, either pitched or mansard roofs. The section goes on to state flat roofs are allowed based on the building design as approved during the site plan review.

Variance Request:

1. A flat roof is requested.

Section 8.04 (P.4.c.9) of the UDC requires cornice elements of brick or stone. The applicant is proposing the use of metal cornices to tie in the façade with the roof and parapets. Per the applicant, the use of metal cornices would host better (being a lighter material) on top of the stucco and fibrous cement exterior wall.

Variance Request:

2. A variance is requested to Section 8.04 (P.4.c.9) to allow a metal cornice element instead of brick or cast stone.

Section 8.04 (P.4.d.1) of the UDC states that the wall surface for all buildings other than glass shall be one-hundred percent (100%) masonry. Seventy-five percent (75%) of the wall surface shall be brick, stone or cast stone. The remaining twenty-five percent (25%) may be stucco, split-face block, fibrous cement, or other masonry material. If stucco is utilized on the wall surface it must be a minimum of ten feet (10') above grade level.

The applicant is proposing exterior walls which do not meet the seventy-five percent (75%) brick, stone or cast stone requirement. The proposed elevations contain approximately fifty-five percent (55%) of a combination brick and stone veneer,

approximately thirty-eight percent (38%) stucco and fibrous cement panels and trim, and seven percent (7%) metal accents.

Variance Request:

3. A variance is requested to Section 8.04 (P.4.d.1) to allow a reduction in the minimum percent masonry to fifty-five percent (55%) brick and stone veneer, thirty-eight percent (38%) stucco and fibrous cement panels and trim, and seven percent (7%) metal accents.

Section 8.03 (P.4.d.3) of the UDC restricts the roofing material to standing seam metal, stone, clay, or concrete roofing tile. The applicant is proposing the use of a thermoplastic polyolefin (TPO) roof material to help reduce the heat island effect. Buildings in Town Center have utilized this material, including the Wells Fargo Bank adjacent to Kroger. TPO is typically used with flat roofs and will not be seen as it will be screened by a parapet wall.

Variance Request:

4. A variance is requested to Section 8.03 (P.4.d.3) to allow the use of a thermoplastic polyolefin (TPO) roof material.

Lighting: The photometric plan provided shows new light poles being added to the site. All properties surrounding the site are non-residential uses.

Section 9.10 (B.3.c) of the UDC states that light poles shall be maximum twenty-foot (20') tall light post on thirty-inch (30") bases. The applicant will meet that UDC requirements and has included pole heights with the photometric plan.

Landscaping: The Town Center zoning district has specific landscaping and buffer requirements along Keller Parkway. A thirty-foot (30') landscape buffer along Keller Parkway is required per Section 8.03 (P.4.e) of the UDC. Section 8.03 (P.4.f.1) of the UDC states that a double row of tree form Yaupon Hollies and four-inch (4") caliper Texas Red Oak trees spaced thirty feet (30') on center in a straight line is required along Keller Parkway within the landscape buffer. This landscaping is provided as required. Brick columns and decorative pedestrian light poles are provided per UDC requirements. Decorative pedestrian light poles spaced every one hundred twenty feet (120') are provided per UDC requirements.

Section 8.08 (F.1.d) of the UDC requires a minimum ten foot (10') landscape buffer is required on the side and rear property lines, except in cases when shared driveways or parking are located between lots. The applicant is requesting a variance to the ten-foot (10') landscape buffer on the east side of the property. The buffer width varies from eight feet (8') to ten feet (10'). The applicant is proposing to install all the required trees and landscaping within this buffer. There will be a minimum of ten feet (10') between the curb for this property and the adjacent property to the east, see the landscaping plan in Exhibit "A".

Variance Request:

5. A variance is requested to Section 8.08 (F.1.d) to allow the east landscape buffer to be a minimum

of eight feet (8') as shown in Exhibit "A".

Tree Preservation: Not required as there are no trees are located on this site.

Sidewalks and

Trails: The applicant will install a sidewalk along Keller Parkway, connecting with the existing sidewalks to the east and west.

Parking: The Unified Development Code requires one (1) parking space for every two-hundred (200) square feet of gross floor area for retail uses and one (1) parking space per one-hundred fifty (150) square feet of gross floor area for restaurant uses.

The applicant has provided sixty-two (62) parking spaces. The use of the building (9,870 square feet) retail requires fifty (50) parking spaces. If the square footage was entirely restaurant uses, then sixty-five (65) parking spaces would be required.

Trip Generation: The applicant has submitted a Trip Generation form with the SUP application. According to the form, the proposed building will generate four hundred twenty-four (424) trips per day. A Traffic Impact Analysis will not be required. The applicant has also contacted the Texas Department of Transportation and will not be required to install a deceleration lane on the driveway entrance from Keller Parkway (FM1709).

Existing Roadway

Access: All access to this site is through shared access easements that connect to:

Keller Parkway, a six-lane divided arterial to the south (through the access drive on Keller Parkway shared by Raising Canes).

Rufe Snow Drive, a four-lane undivided collector to the east (through the access drive at the rear of the property).

Pate Orr Drive, a four-lane undivided collector to the west (through the access drive at the rear of the property).

Drainage &

Utilities: Preliminary drainage, grading, water and wastewater plans were submitted with the Site Plan request. Some modifications to these plans may be made with full civil plan review. However, no impacts to the Site Plan are anticipated. Additional detailed drainage and utility plans will be submitted for review at time of civil engineering plan review.

Surrounding Zoning & Land

Uses:	North:	Undeveloped lot with an existing detention pond, zoned TC
	South:	Kroger's Shopping Center, zoned TC
	East:	American National Bank, zoned TC
West:	Undeveloped	portion of Lot 3R-1R6, Block 8, Bluebonnet Trails

Addition, zoned TC

Variances

Requested: The applicant is proposing the following standard that deviates from the Town Center development standards of the UDC for this Site Plan:

1. A flat roof is requested.
2. A variance is requested to Section 8.04 (P.4.c.9) to allow a metal cornice element instead of brick or cast stone.
3. A variance is requested to Section 8.04 (P.4.d.1) to allow a reduction in the minimum percent masonry to fifty-five percent (55%) brick and stone veneer, thirty-eight percent (38%) stucco and fibrous cement panels and trim, and seven percent (7%) metal accents.
4. A variance is requested to Section 8.03 (P.4.d.3) to allow the use of a thermoplastic polyolefin (TPO) roof material.
5. A variance is requested to Section 8.08 (F.1.d) to allow the east landscape buffer to be a minimum of eight feet (8') as shown in Exhibit "A".

Other Items for

Consideration: Per the Town Center zoning district a single-story retail building may be allowed by SUP. The applicant has submitted an SUP application for review with this site plan on this City Council agenda.

Summary: The applicant is proposing a 9,870 square-foot multi-tenant retail building and has met the submittal requirements of the UDC for this Site Plan application, apart from the requested five (5) variances. The UDC requires all development within the Town Center (TC) zoning district to be approved by City Council after a recommendation from the Planning and Zoning Committee. Civil engineering plans, a final plat and building plans must be approved by the City before a building permit can be issued and construction can begin on this development.

Citizen Input: 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. The public will have an opportunity to speak on this agenda item at the "Persons To Be Heard".

Professional

Opinion: The intent of the Town Center District is to serve as a mixed-use retail center. A multi-tenant building does have the potential to host multiple complementary uses. The site layout includes the extension of the double row of trees, use of brick columns and completion of the sidewalk to the standards established by the UDC and adjacent existing developments. It is staff's opinion to **support** the proposed site plan, including the variance requests.

This Site Plan application has been submitted for City Council consideration as submitted with the following conditions:

1. The variance request to Section 8.08 (F.1.d) to allow the east landscape buffer to be a minimum of eight feet (8') as shown in Exhibit "A" to be

considered.

2. A flat roof to be considered.
3. The variance request to Section 8.04 (P.4.c.9) to allow a metal cornice element instead of brick or cast stone to be considered.
4. The variance request to Section 8.04 (P.4.d.1) to allow a reduction in the minimum percent masonry to fifty-five percent (55%) brick and stone veneer, thirty-eight percent (38%) stucco and fibrous cement panels and trim, and seven percent (7%) metal accents to be considered.
5. The variance request to Section 8.03 (P.4.d.3) to allow the use of a thermoplastic polyolefin (TPO) roof material to be considered.

Board Review: The Planning and Zoning Commission considered this application on January 23, 2017 and provided a recommendation to approve the application with a vote of 7 to 0 with the following conditions:

1. The variance for the east landscape buffer to be a minimum of eight feet (8') as shown in Exhibit "A" shall be allowed
2. A flat roof to shall be allowed.
3. The variance to utilize metal cornice elements instead of brick or cast stone shall be allowed.
4. The variance for reduction in the minimum exterior wall surface from one hundred percent (100%) masonry to fifty-five percent (55%) brick and stone veneer, thirty-eight percent (38%) stucco and fibrous cement panels and trim, and seven percent (7%) metal accents shall be allowed.
5. The variance to use thermoplastic polyolefin (TPO) roof material in lieu of standing-seam metal, stone, clay, or concrete roofing tile shall be allowed.

Alternatives: The City Council has the following options when considering a Site Plan with variances:

- Approve as submitted (with variances)
- Approve with additional modifications or additional conditions
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny