



Legislation Details (With Text)

File #:	18-334	Version:	1
Type:	New Business	Status:	Approved
File created:	11/9/2018	In control:	City Council
On agenda:	11/20/2018	Final action:	11/20/2018
Title:	Consider a resolution approving a Site Plan (SP) Amendment for 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 southeast 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)		
Attachments:	1. 112018_Jasons Deli SP Amend_Resolution, 2. 112018_Jasons Deli SP Amend_Maps, 3. 112018_Jasons Deli SP Amend_Exhibit A_ApprovedSitePlan, 4. 112018_Jasons Deli SP Amend_Exhibit A_LandscapePlan, 5. 112018_Jasons Deli SP Amend_Exhibit A_ProposedSitePlanAmendment, 6. 112018_Jasons Deli SP Amend_Exhibit A_ProposedUtilityPlan, 7. 112018_Jasons Deli SP Amend_Staff Attachment_Resolution4023, 8. H-9 Presentation		

Date	Ver.	Action By	Action	Result
11/20/2018	1	City Council	approve	

To: Mark R. Hafner, City Manager

From: Scott Bradburn, Planner I

Subject:

Consider a resolution approving a Site Plan (SP) Amendment for 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 southeast 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)

Background:

In 2013, an official plat was filed with Tarrant County and the land was purchased by Pin Point Bear Creek Land Holdings, LLC on July 22, 2013.

On May 10, 2018, Bomac Partners, Ltd submitted an application for a site plan for Jason's Deli at 1400 Keller Parkway (FM 1709).

The site plan was approved by City Council on August 7, 2018, Resolution 4023.

The civil plans were submitted on August 20, 2018.

Drainage & Utilities:

Preliminary drainage, grading, water and wastewater plans were submitted with the site plan.

An eight inch (8") water line on the east side of the building will be realigned and an amendment to the plat will be made prior to any vertical construction.

Additional detailed drainage and utility plans were submitted with the civil plans for review.

Citizen Input:

A Site Plan Amendment application does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners. The public will have an opportunity to speak on this agenda item at the "Persons to Be Heard".

Summary:

During the site plan review it was discovered Atmos Energy was not supportive of allowing landscape, or any additional utilities to occupy their twenty five foot (25') gas easement, regardless of the applicant and staff's effort to broker an agreement.

During the civil plan review by the applicant's engineer, it was brought to the developer's attention that the fire hydrant was shown to be located in the twenty five foot (25') Atmos Gas easement in the site plan and civil plans. The applicant reached out to staff, particularly the Fire Marshal, with regards to relocating the fire hydrant and fire department connector.

City engineering staff and the Fire Marshal reviewed a new location proposed by the applicant and both were in agreeance that the new site would not pose any problems.

Professional Analysis and Opinion:

The professional analysis and opinion **supports** this request for a SP amendment. As required by the Unified Development Code, site plan amendments in Town Center Zoning must be considered by the Planning and Zoning Commission and the City Council. Relocating the fire hydrant and the fire department connector has no adverse effects on the site and will not cause any relocation of landscape due to the addition of the equipment in the landscape island.

Staff forwards this Site Plan amendment request to City Council for their consideration as presented.

Alternatives:

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

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

Board Action:

On November 12, 2018, The Planning and Zoning Commission took action on this agenda item and made a recommendation to approve by a vote of (7-0).