



City of Keller

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Legislation Text

File #: 19-013, **Version:** 1

To: Mark R. Hafner, City Manager

From: JP Ducay, Planner I

Subject:

Consider a resolution approving a Site Plan for Pecan Park, a 5,860 square foot professional office building, on approximately 0.73 acres of land, on the east side of South Pate Orr Road, approximately five hundred and fifty (550') feet northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center). Twin Pillar Properties, LLC, owner/applicant. (SP-18-0014)

Action Requested:

Consider a resolution approving a Site Plan for a one story, 5,860 square-foot office building located in Town Center.

Zoning:

TC (Town Center)

Background:

- In 2008 a site plan for the subject property was approved by City Council consisting of two office buildings to be constructed in two phases. The developer was to construct a 4,300 square foot building along Rufe Snow Drive for Phase I and a 5,870 square foot building at a later date. The first building was then constructed upon approval later that year.
- The property was platted as Lot 1, Block A of the Pecan Park Addition in 2008
- After two years of not acting upon the second phase, the site plan was no longer valid. Thus, to build a second building a new site plan would be required.
- The property was replatted into two lots in 2016, making the subject property lot 1R, Block A of the Pecan Park Addition, and addressed as 351 Pate Orr Road.
- On June 25th, 2018 a site plan was submitted to develop the second phase of the original site plan at 350 Rufe Snow and 351 Pate Orr. The current site plan proposes to construct a 5,860 square foot office building being architecturally compatible with the existing building on site while also coming to compliance with the updated standards of the UDC with exception of the requested variances.

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 addresses only the building height and total building square footage.

Site Design:

The applicant is proposing a 5,860 square-foot professional office building. Other than the variances requested by the concurrent SUP, the proposed development is in compliance with exterior material percentages and overall architectural detailing and features. While it could be argued that architectural compatibility of the building is only harmonious with the adjoining office building constructed in the first phase of this development, keep in mind that this site is immediately surrounded by unique developments to architecturally mimic such as the Police Station, Keller Pointe recreation facility, child care center, and a residential zoning district. With that being said, the proposed development would not be considered harmonious with the desired character and spirit of Town Center which encompasses a pedestrian oriented entertainment and mixed-use community center.

Access to the site from Rufe Snow Dr. is currently provided through existing access easements. This easement is proposed to connect to Pate Orr, however, will be gated for emergency access only.

Setbacks:

The applicant is proposing the building be located approximately sixty feet (60') from the west property line to meet the minimum building setback of sixty feet (60') as a result of being adjacent to a single-family residential district required by Section 8.03 (4.b.5). All other setback requirements are being met for this Site Plan.

Lighting:

If approved the applicant proposes to submit a photometric plan during the civil plan phase.

Landscaping:

As per UDC Section 8.08 (F.d), a minimum ten (10) foot landscape buffer is required on the side and rear property lines, except in cases when shared driveways or parking are located between lots. No variances are being requested to the landscaping.

The Town Center zoning district does not have any specific landscaping and buffer requirements along Pate Orr. As a result, the standard requirement of a minimum fifteen-foot (15') landscape buffer adjacent to all other public streets was applied per UDC Section 8.08 (F.b).

Due to existing clusters of trees being preserved around the perimeter of the property the applicant only needs to add seven (7) three inch (3") caliper canopy trees spaced fifty feet (50") to sixty feet (60') feet between the existing trees. Per Section (8.08 F.1.c)

Screening:

The development is not abutting any residential use or zoning. No screening is required.

Elevations:

Section 8.04 (P.4.c) 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, EIFS, split-face block, or other masonry material. If EIFS is utilized on the wall surface, it must be a minimum of ten feet (10') above grade level.

The proposed development is in compliance with these requirements proposing a total material area made up of 82% brick and stone and 18% stucco. With stucco only being utilized as accent features ten feet (10') above grade level.

Architecture:

The Town Center Zoning district (Section 8.03 P.4.c.3&4) states buildings with facades longer than fifty feet (50') shall have their facades broken up into smaller areas through the use of varying façade setbacks and If a building sides or backs to a street, public open space, or adjacent developments, the side or rear facade shall be treated in the same architectural style and material as the front facade.

The proposed development is in compliance with these requirements as architectural elements are consistent on every façade.

Roofing:

The Town Center zoning district (Section 8.03 P.4.c.8) states that sloping roof forms as a complete sloping form (pitched roof) or mansard roof shall be utilized on all buildings in Town Center.

The proposed development is in compliance with these requirements.

Fire Protection:

Fire lanes and fire hydrants will be installed and will meet the fire protection requirements of the UDC.

The proposed development is in compliance with these requirements.

Parking:

The Unified Development Code requires one (1) parking space for every 350 square feet of gross floor area. The UDC would require approximately seventeen (17) parking spaces for a 5,860 square-foot building. The applicant is providing twenty-five (25) parking spaces with an additional two (2) ADA parking spaces.

Existing Roadway Access:

The applicant is proposing the only access to the building would be from Rufe Snow Drive, a six lane divided arterial to the east.

While there would be cross access from Rufe Snow to Pate Orr through the site, a sliding gate is proposed for emergency access only off of Pate Orr. This design was approved by the Fire

Department.

Drainage & Utilities:

Preliminary drainage, grading, water and wastewater plans were submitted and approved by Public Works with the Site Plan request.

Other Items for Consideration: A chart that shows other developments located in Town Center which requested an SUP for either the building size and/or building height has been provided as a Staff Attachment.

Summary:

The applicant is proposing a 5,860 square-foot office building and has met the requirements of the UDC for this Site Plan application with the exception of the proposed number of stories and overall square footage. 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 Commission. A final plat and civil construction 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".

Planning and Zoning Recommendation:

The Planning and Zoning Commission recommended approval of the SUP and subsequent site plan by a unanimous vote of 7-0

Alternatives:

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

- 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
- Recommend denial