



# City of Keller

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

## Legislation Text

---

**File #:** 20-309, **Version:** 1

---

**To:** Planning and Zoning Commission

**From:** Katasha Smithers, Planner I

**Subject:**

Consider approval of a Final Plat for Lot 1, Block A, Spec's Keller Addition, being 1.676-acre portion of 100 Chandler Road, located on the east side of Keller Smithfield Road, approximately 425 feet northeast of the intersection at Keller Smithfield Road and Keller Parkway (FM 1709), and zoned Town Center (TC). John McClure, McClure Partners, Applicant; Greenway-Keller, L.P., Owner. (P-20-0025)

**Background:**

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

On June 16, 2020, City Council approved McClure Partners' Site Plan with two variance requests per Resolution 4261. The two variance requests were related to utilizing live-screening in lieu of the masonry wall around the loading area and ground-mounted transformer box which are located on the east side of the building. The Applicant also agreed to locate bollards near the ground-mounted transformer box to protect it.

Today, the Applicant is bringing forward the final plat.

**Summary:**

The applicant has met all requirements of the UDC for this Minor Subdivision Plat application.

**Alternatives:**

The Planning and Zoning Commission must approve all plats that meet the criteria listed in the UDC and conform to zoning district specifications. The Commission has the following option on this plat:

- Approve as presented

**Supporting Documents:**

- Zoning and Aerial Maps
- Exhibit A: Proposed Plat