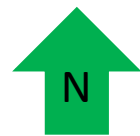


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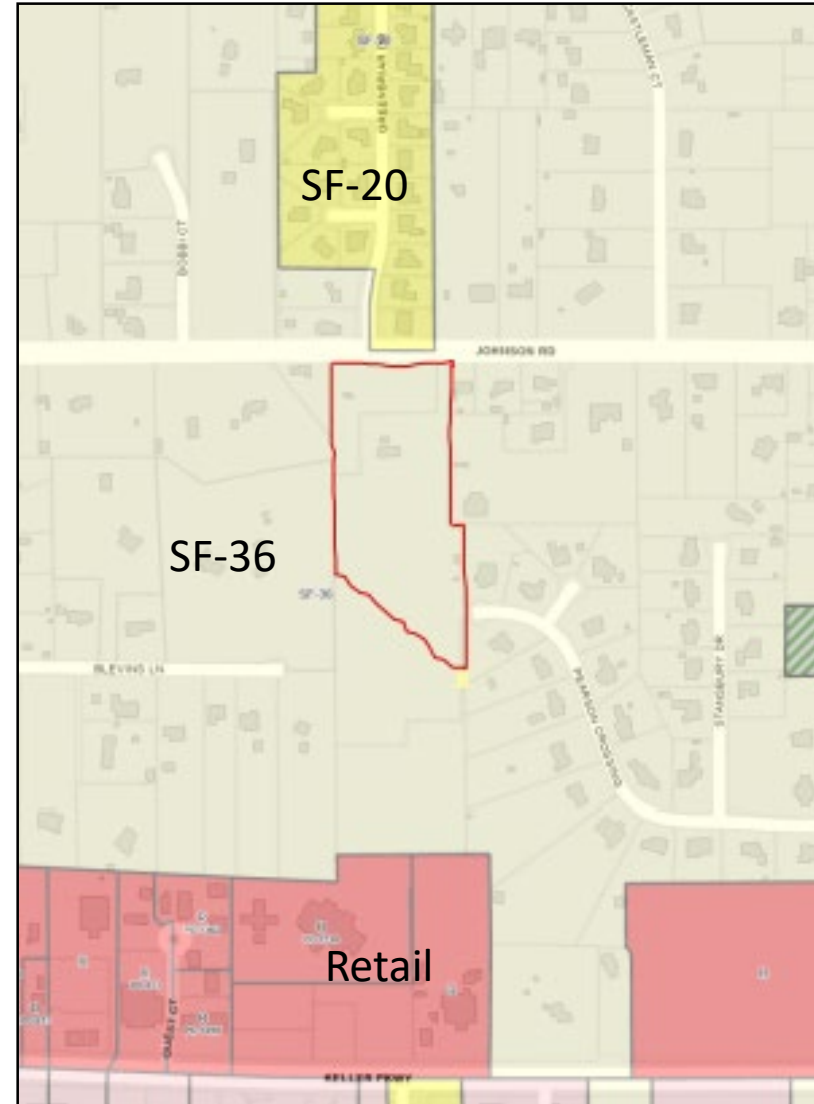
Consider a resolution approving a Preliminary Site Evaluation with two variances for Winding Creek Addition, a proposed ten single-family residential lot and one open space lot subdivision, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater (SF-36), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road. Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant. (PSE-22-0003)

Item H-3 Aerial Map



Zoned:
SF-36

Item H-3 Zoning Map



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Background:

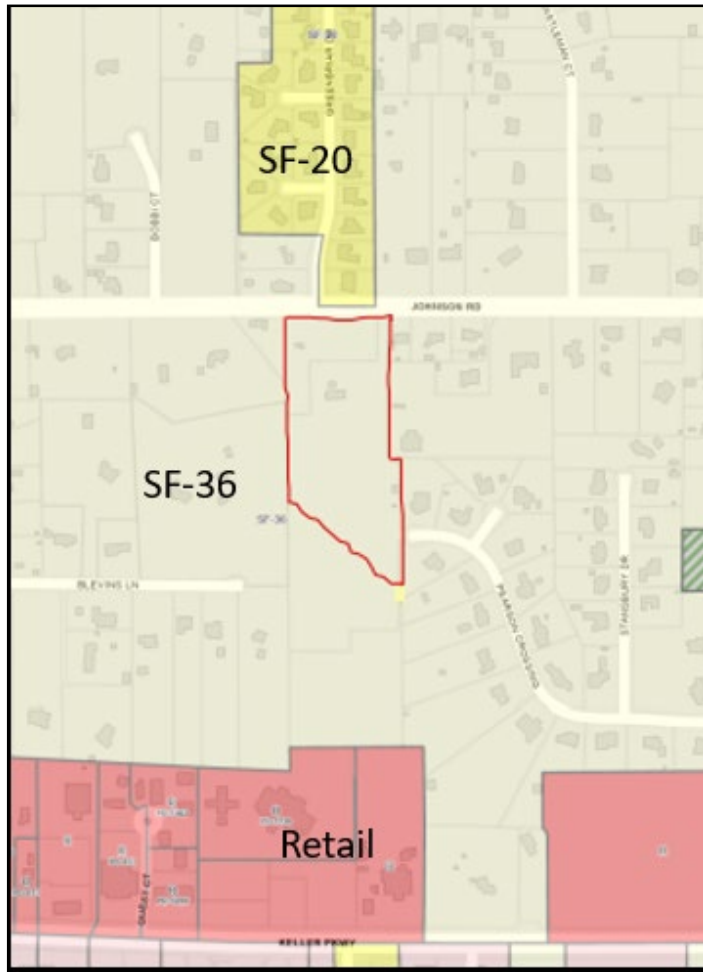
The Applicant proposes a 10-lot residential subdivision with one open space lot and two variances on approximately 12.21 acres.



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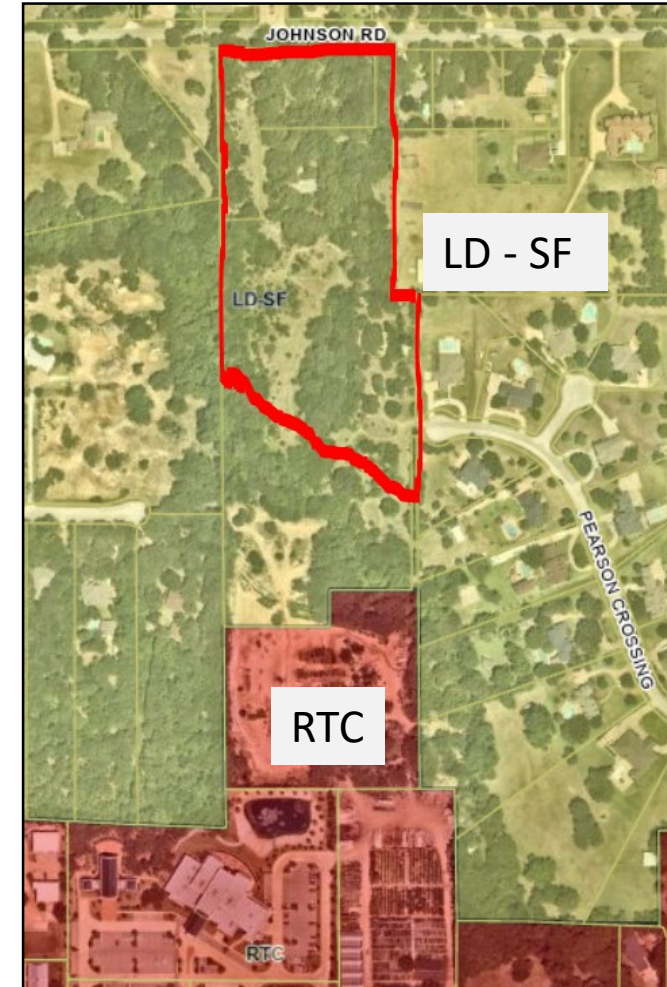
Current Zoning: MEETS

SF-36 (Single-Family Residential 36,000 square-foot minimum lot sizes or greater)



Future Land Use Plan: MEETS

LD – SF (Residential 36,000 square-foot minimum lot sizes or greater)



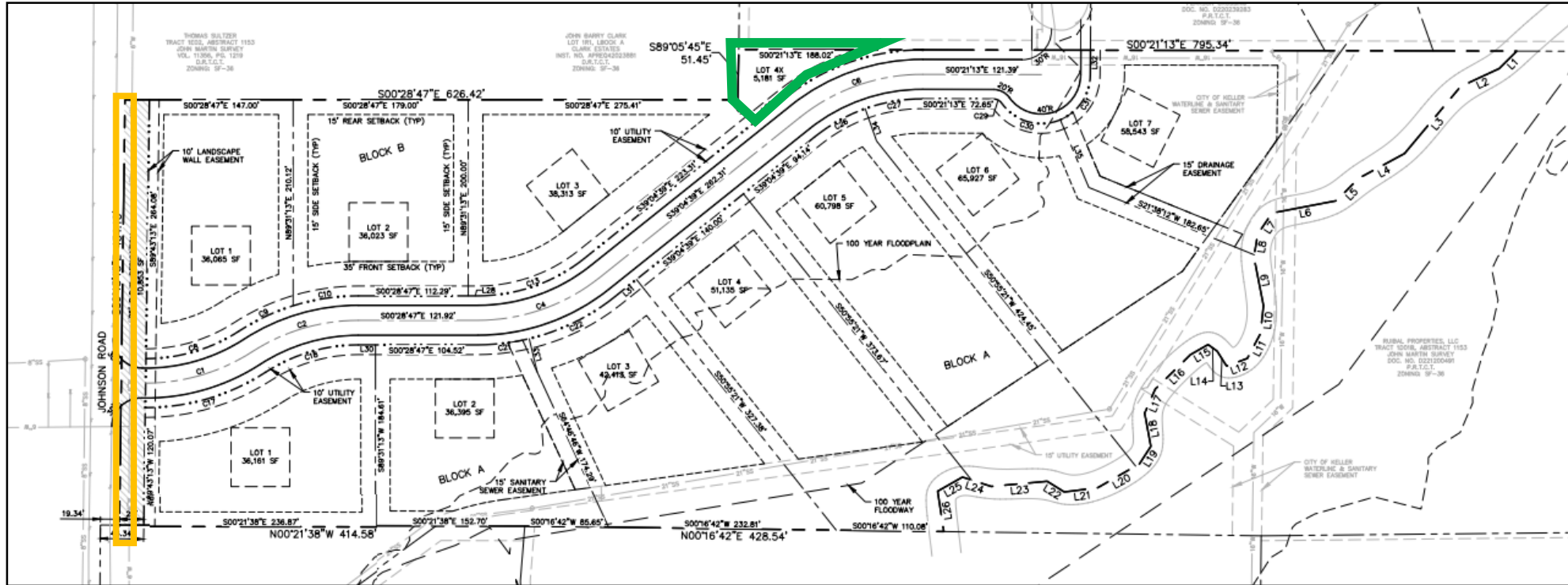
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Landscape/Screening Wall Easement: MEETS

The Applicant proposes a 10-foot landscape easement, which will incorporate a 6-foot screening wall and trees within the easement adjacent to Johnson Road. (Located in orange.)

Open Space: NOT REQUIRED

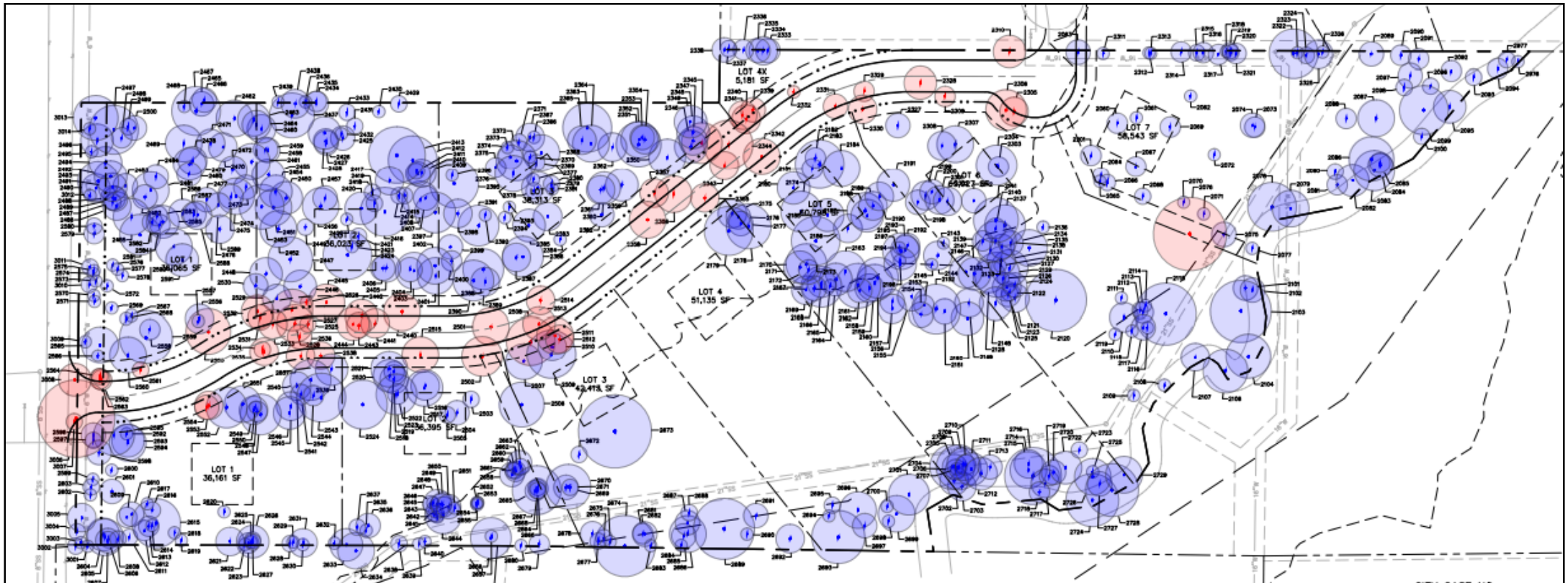
Due to the curve of the street to connect to Pearson Crossing, there is a small open space lot. (Located in green.)



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Tree Preservation: MEETS

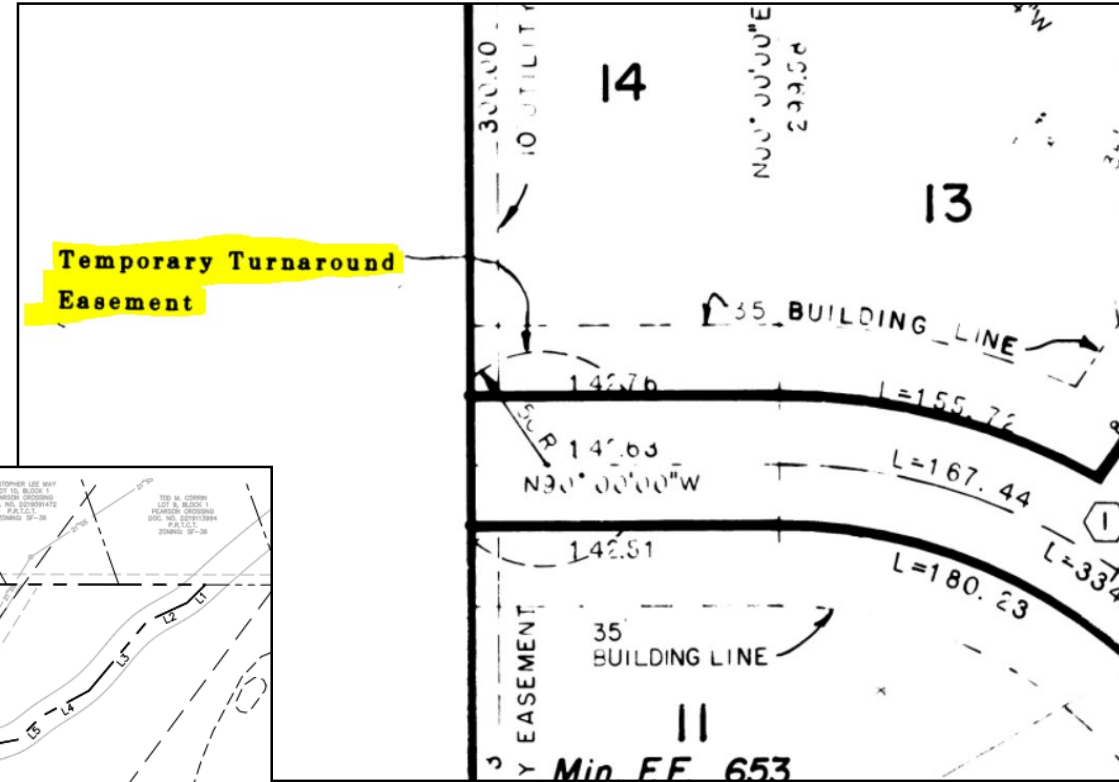
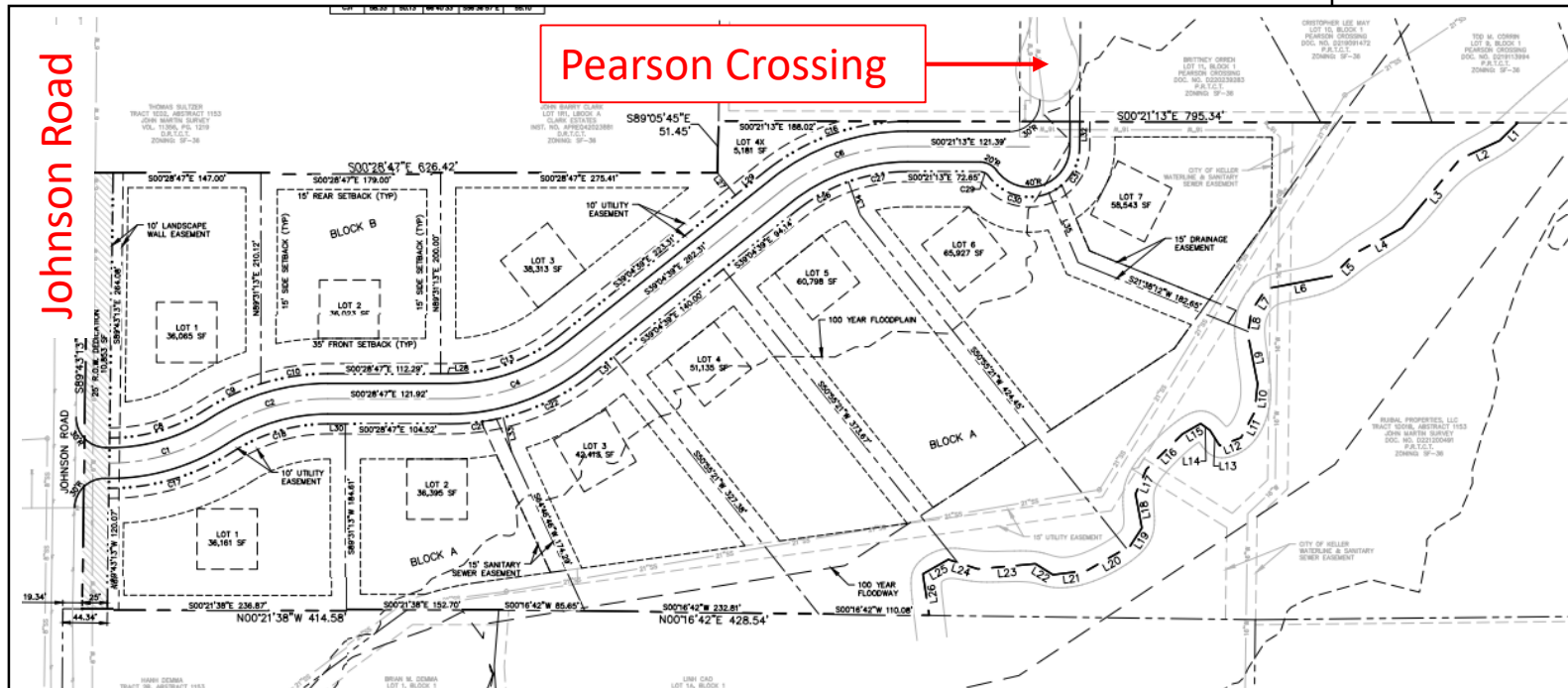
The Applicant proposes to remove the trees in the new street right-of-way (ROW). All other trees shall remain. Any further removal will require a building permit for each lot indicating which trees are to be removed and why.



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Streets: MEETS

The subdivision shows the main entrance on Johnson Road with a connection to Pearson Crossing. The 1986 Pearson Crossing Plat anticipates the connection for future development as noted by the “Temporary Turnaround Easement” label.



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Streets:

Some homeowners in Pearson Crossing have expressed concerns about cut-through and increased traffic. They requested the two neighborhoods not be connected or, if the connection is necessary, that the street be gated. Staff supports the connection and opposes gating public streets for the following reasons:

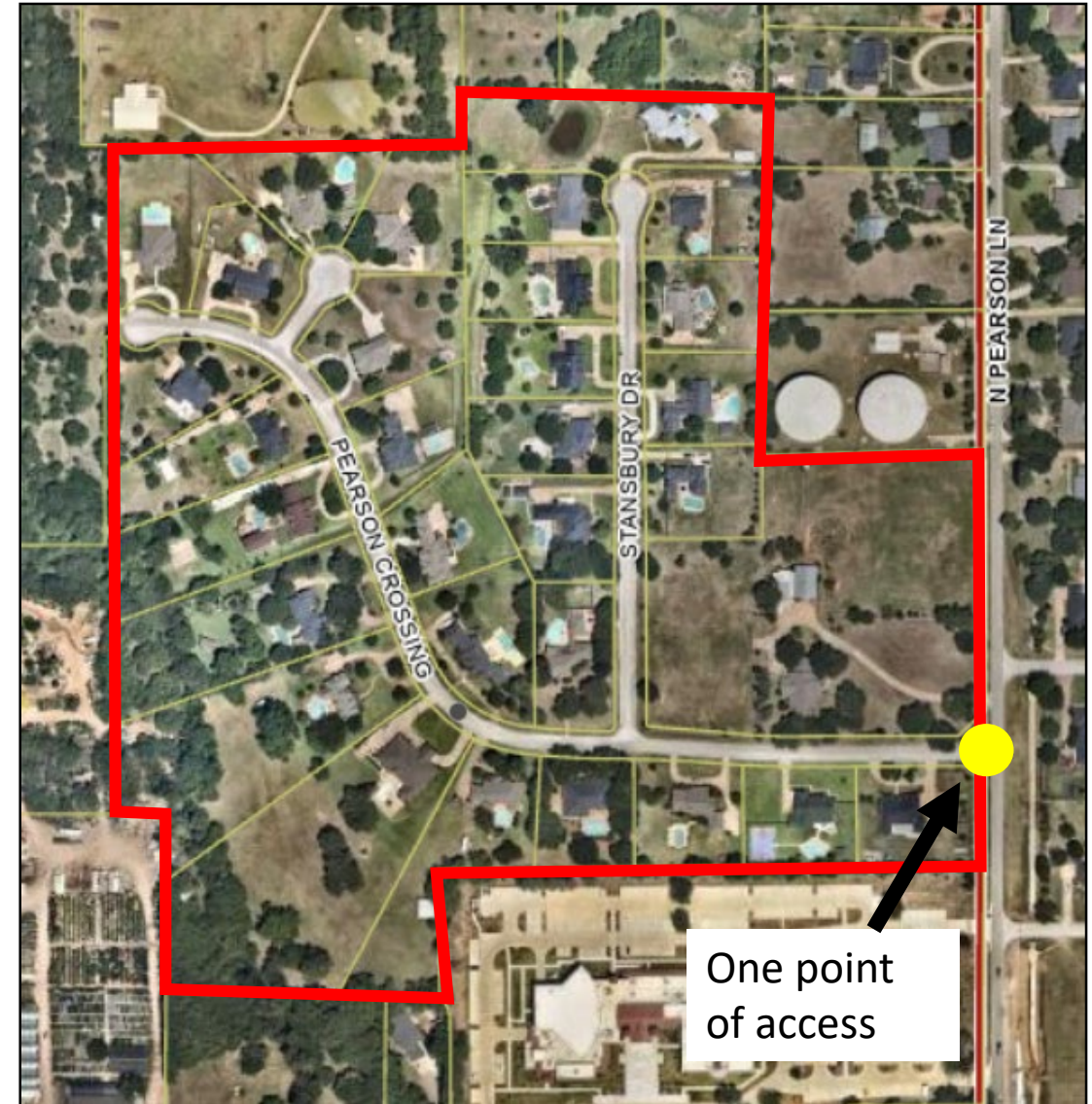
1. Safety concerns related to first responders and to the intersection of Pearson Crossing and Pearson Lane.
2. Increased traffic will be minimal.
3. Will not create a cut-through scenario.

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Streets:

Safety concerns:

- 31 lots with only one entrance
- If intersection is blocked, first responders cannot access.
- If one of the first homes has a fire and a second home has an emergency, first responders will not be able to access.

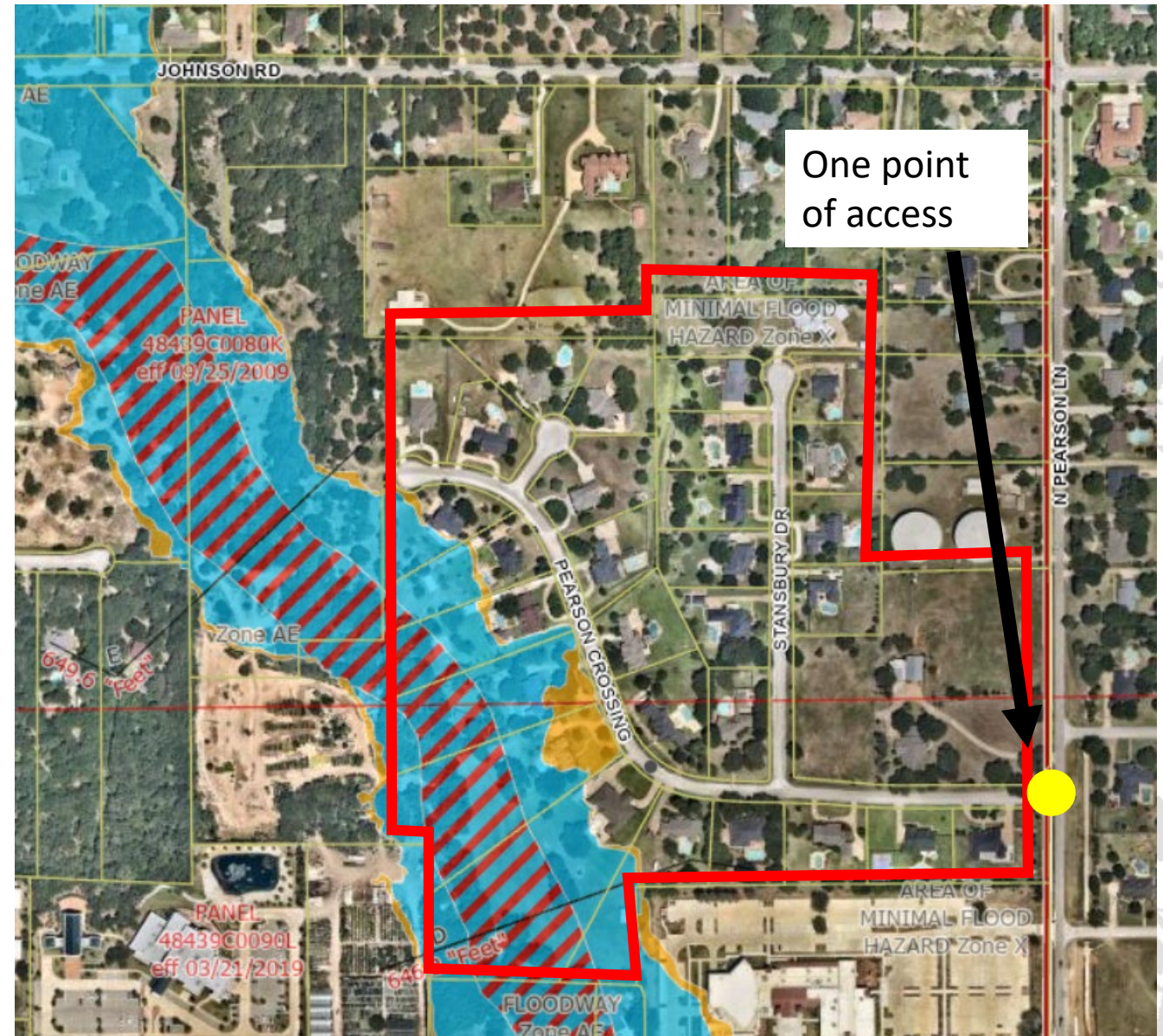


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Streets:

Safety concerns:

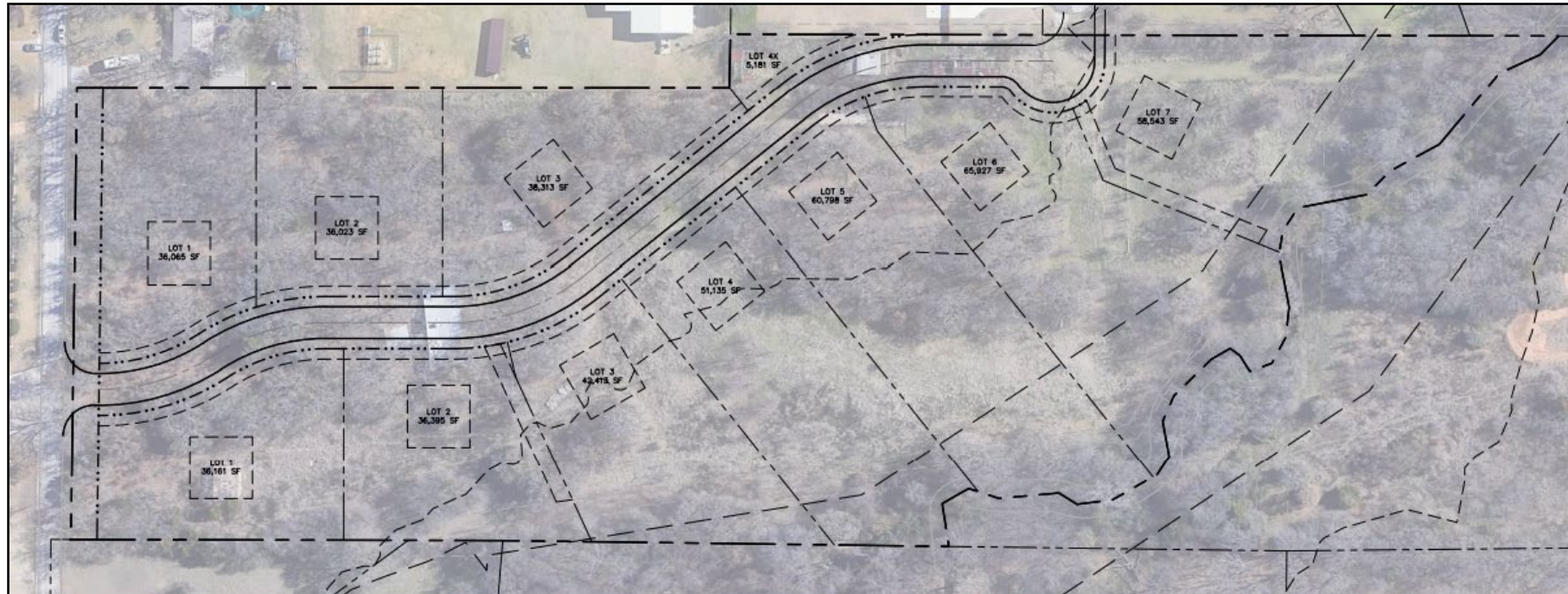
- During a significant flooding event, access could become problematic.



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Streets:

The 10 proposed lots will increase traffic approximately 100 trips per day. These trips will be split between Johnson Road and Pearson Crossing.



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Streets:

- Will not create a cut-through scenario.
- Cut-through traffic from Johnson to Pearson and vice versa is unlikely, since it will be faster to stay on Johnson or Pearson. Furthermore, the decision point for this maneuver is over 1/3 of a mile from the intersection. (Blue star indicates the intersection of North Pearson Lane and Johnson Road.)



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Streets:

Staff supports the connection and opposes gating public streets.

If the streets are terminated (including with a gate), both streets must terminate in a cul-de-sac.

Neither Pearson Crossing nor Winding Creek can currently accommodate the requisite 120' cul-de-sac ROW.

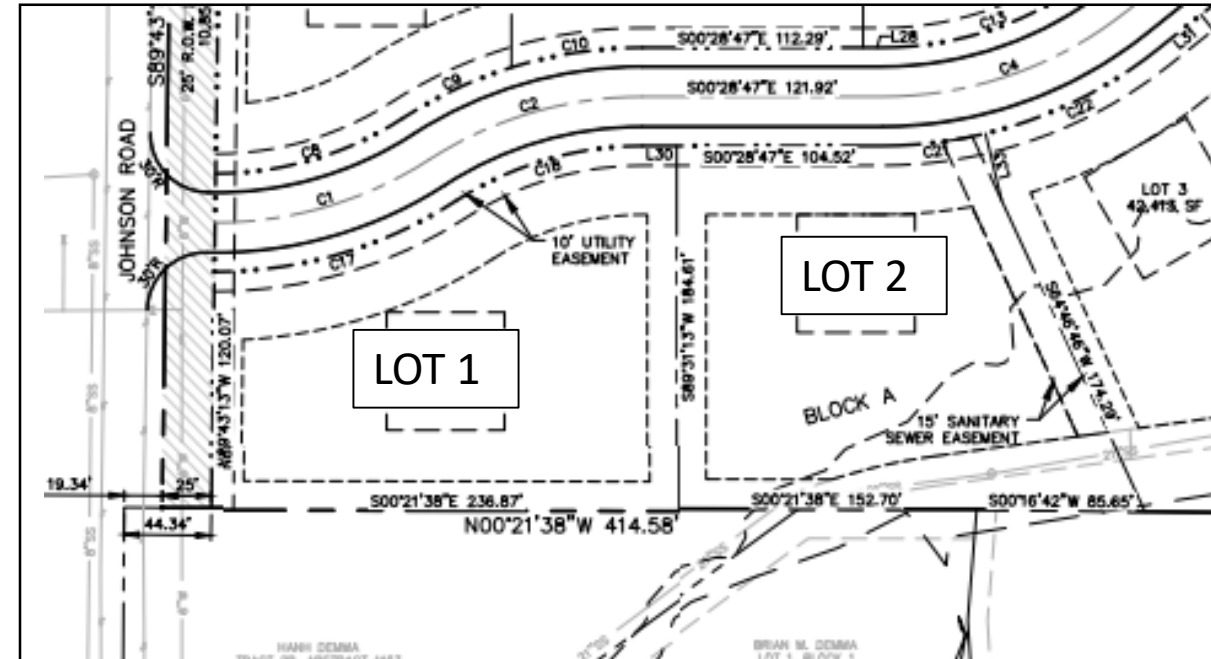


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Variations Requested:

The UDC requires the street to align with Greenbriar (across Johnson Road) thus requiring two variations:

1. A variation request for Lot 1, Block A for an average depth of 152.34' in lieu of the required 200'.
2. A variation request for Lot 2, Block A for an average depth of 196.95' in lieu of the required 200'.



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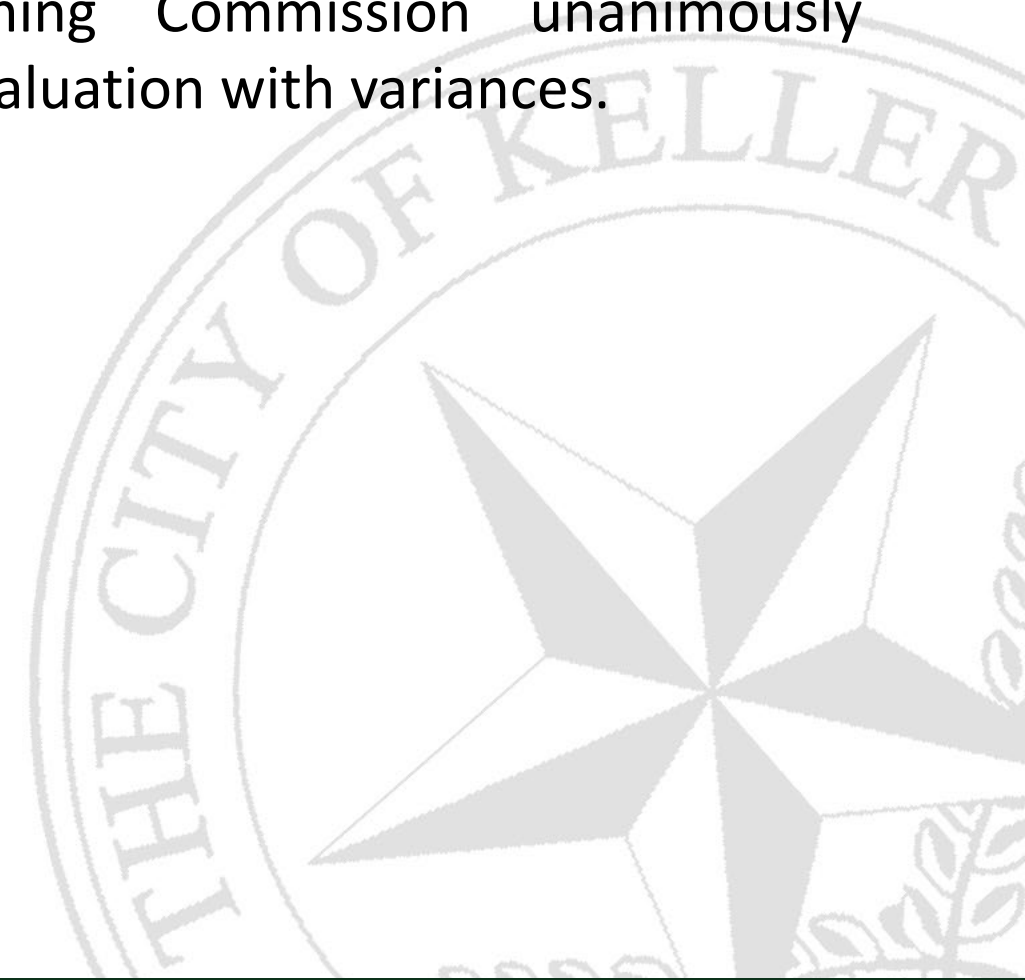
Section 2.07 (A)(2) of the UDC states that when considering UDC Variance requests, the City Council shall consider the following factors:

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

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Planning & Zoning Commission Recommendation:

On July 12, 2022, the Planning and Zoning Commission unanimously recommended approval of the Preliminary Site Evaluation with variances.



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The City Council has the following options when considering Preliminary Site Evaluation with variances:

- Approve as submitted (Planning and Zoning Commission recommendation)
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4130