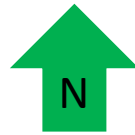
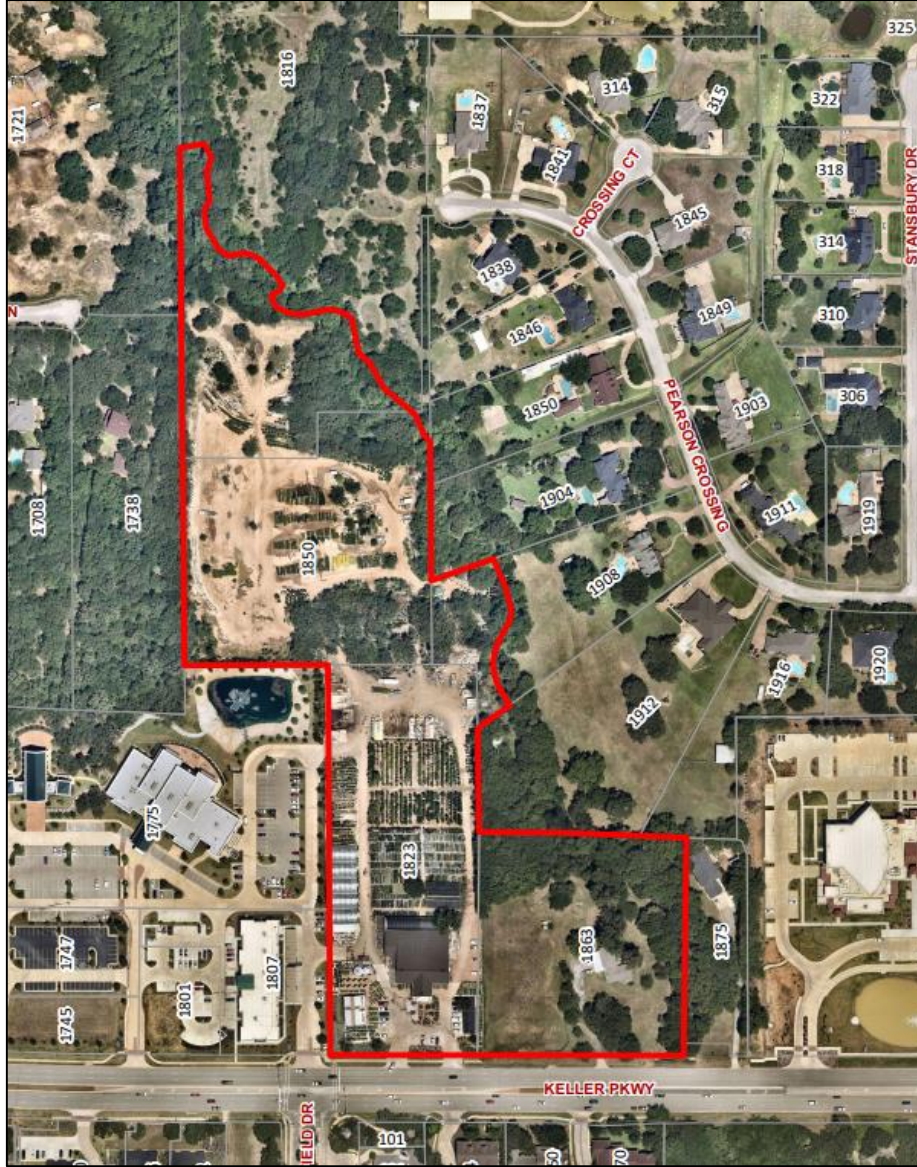


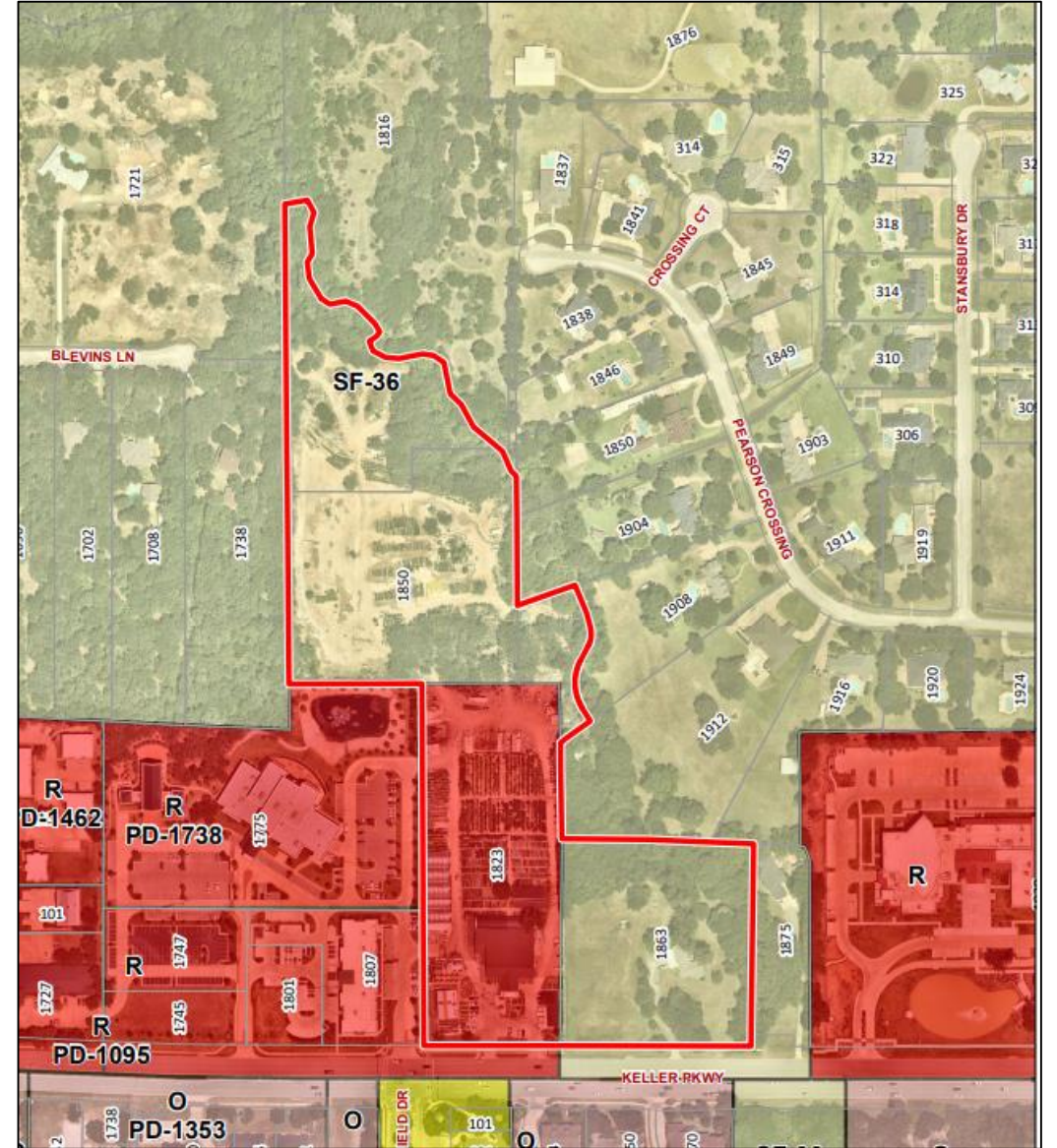
Item H-5

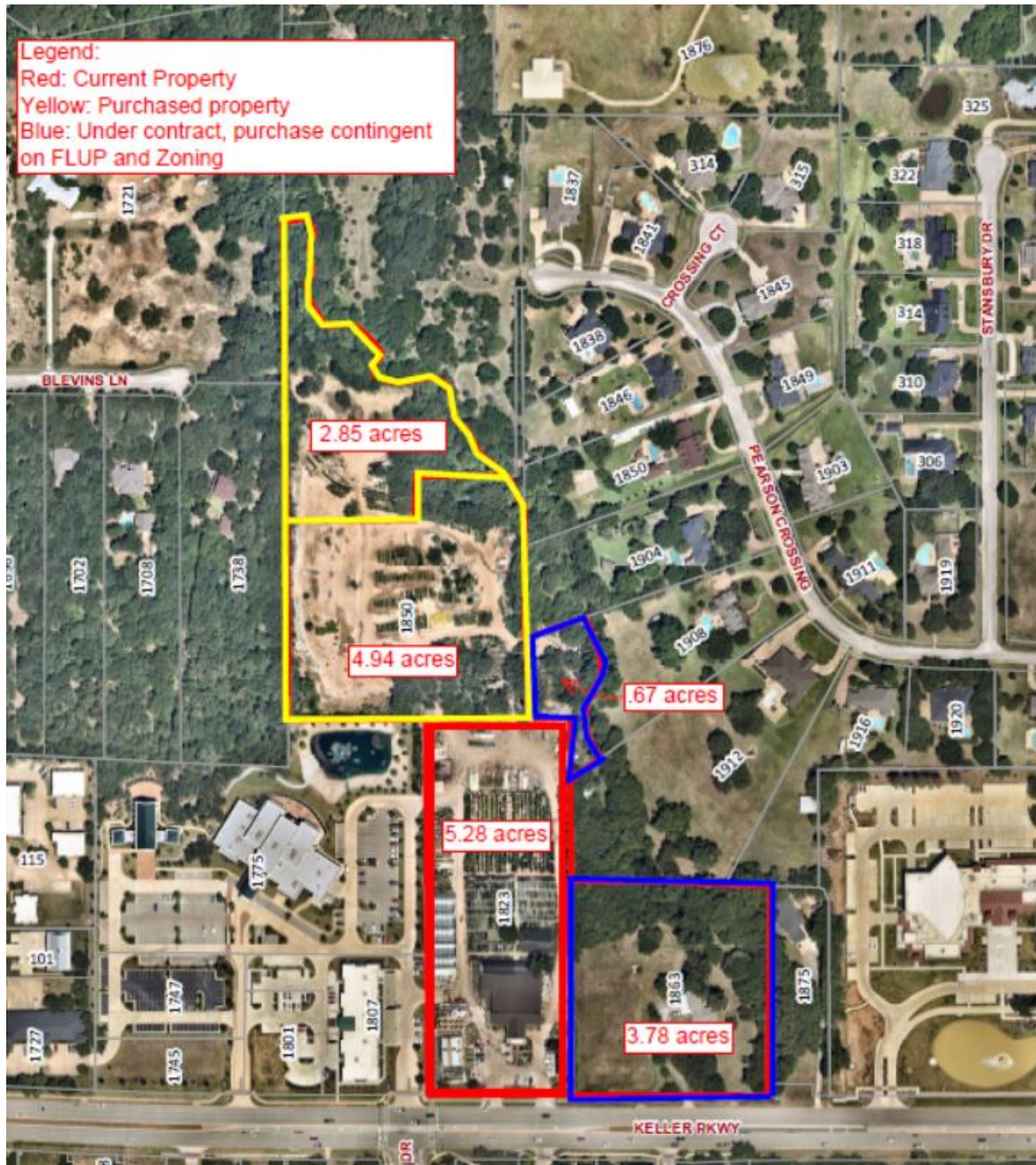
Consider a resolution approving a Site Plan Amendment with Variances for Landscape Systems on approximately 17.52 acres, legally described as Tract 1D01B and Tract 1D01A1 of the John Martin Survey, Abstract 1153 (account # 42818999 and 42819014), a portion of Lot 7, Block 1, Pearson Crossing, and Tract 1F, Abstract 1153 (account #: 04069838) of the John Martin Survey, and addressed as 1816 Johnson Road, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1863 Keller Parkway. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. James Neill, Owner. (SP-22-0033)

Item H-5
Aerial Map



Item H-5
Zoning Map





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Site Layout:

- 110 parking spaces
- Asphalt interior drives
- 3,600 SF shop/maintenance building
- 2,700 SF covered parking area for larger vehicles & equipment
- Paved area for equipment parking
- Storage area and drive aisles for nursery stock
- Mulch bins
- Three greenhouses
- 12' x 30' loading area
- Outdoor customer service desk and plant display
- Dumpster/roll-offs
- City trail

Single-Family
Residences

Bowden Event
Center

Keller Pkwy



Item H-5

Site Plan Summary:

Drainage & Utilities: MEET

The applicant provided **preliminary** utility and drainage plans to the City supporting this application. More detailed utility and drainage plans will be reviewed with the final plat and civil engineering plans at a later date.

Sidewalks and Trails: MEET

The City-Wide Trail System Master Plan indicates a significant trail connection through the property that will nearly close the gap between Keller Parkway and Johnson Road. The trail is required to be constructed at the same time as the proposed development.

A 6-foot sidewalk will be required to be installed along 1863 Keller Parkway east of the existing 5-foot sidewalk.

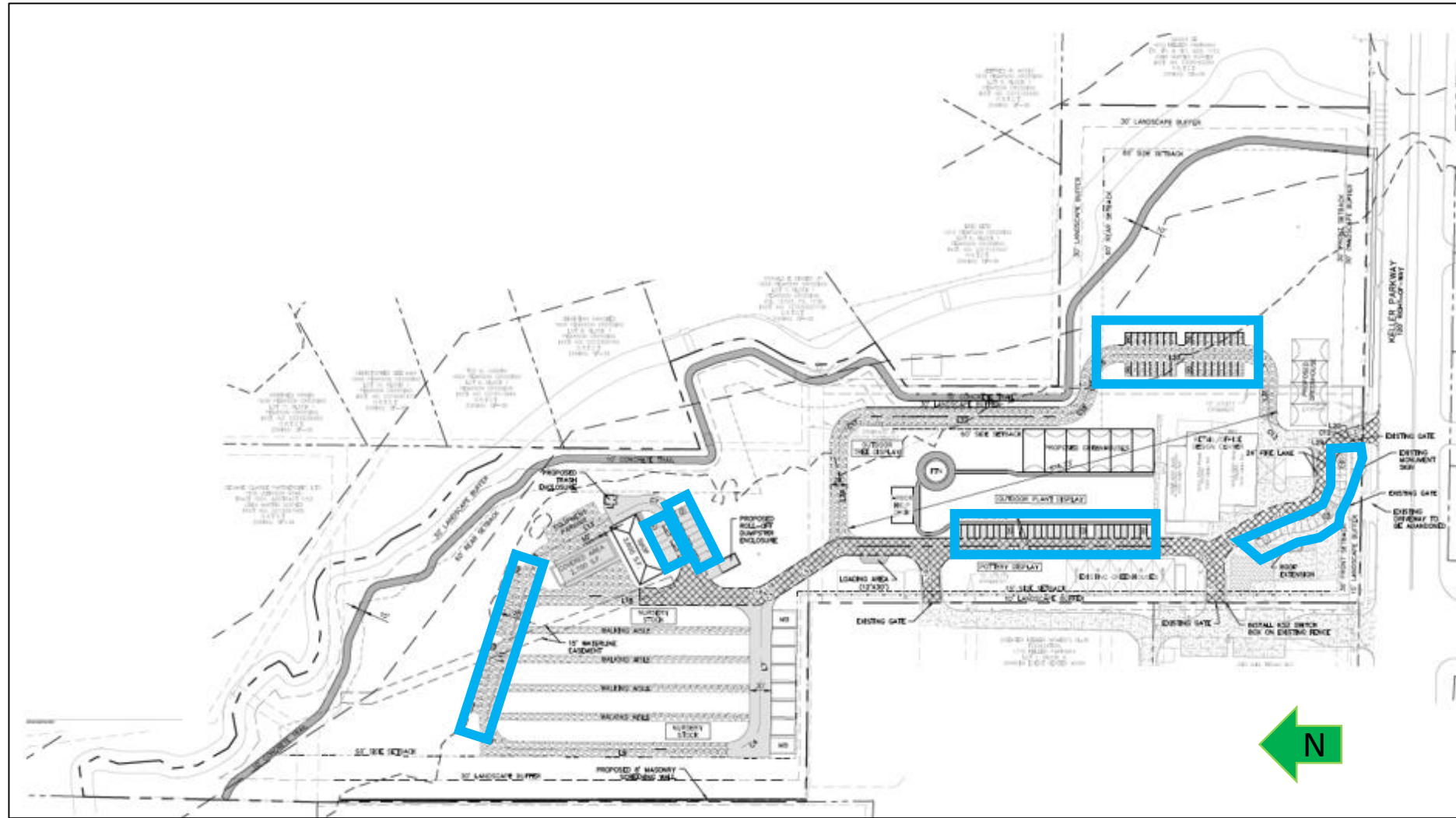
Item H-5

Parking: EXCEEDS

The current site has 24 parking spaces.

The Applicant proposes to replace these with 33 employee parking spaces and 77 customer spaces (including two handicap spaces) for a total of 110 spaces.

The UDC only requires 70 parking spaces for all proposed uses for the entire site.

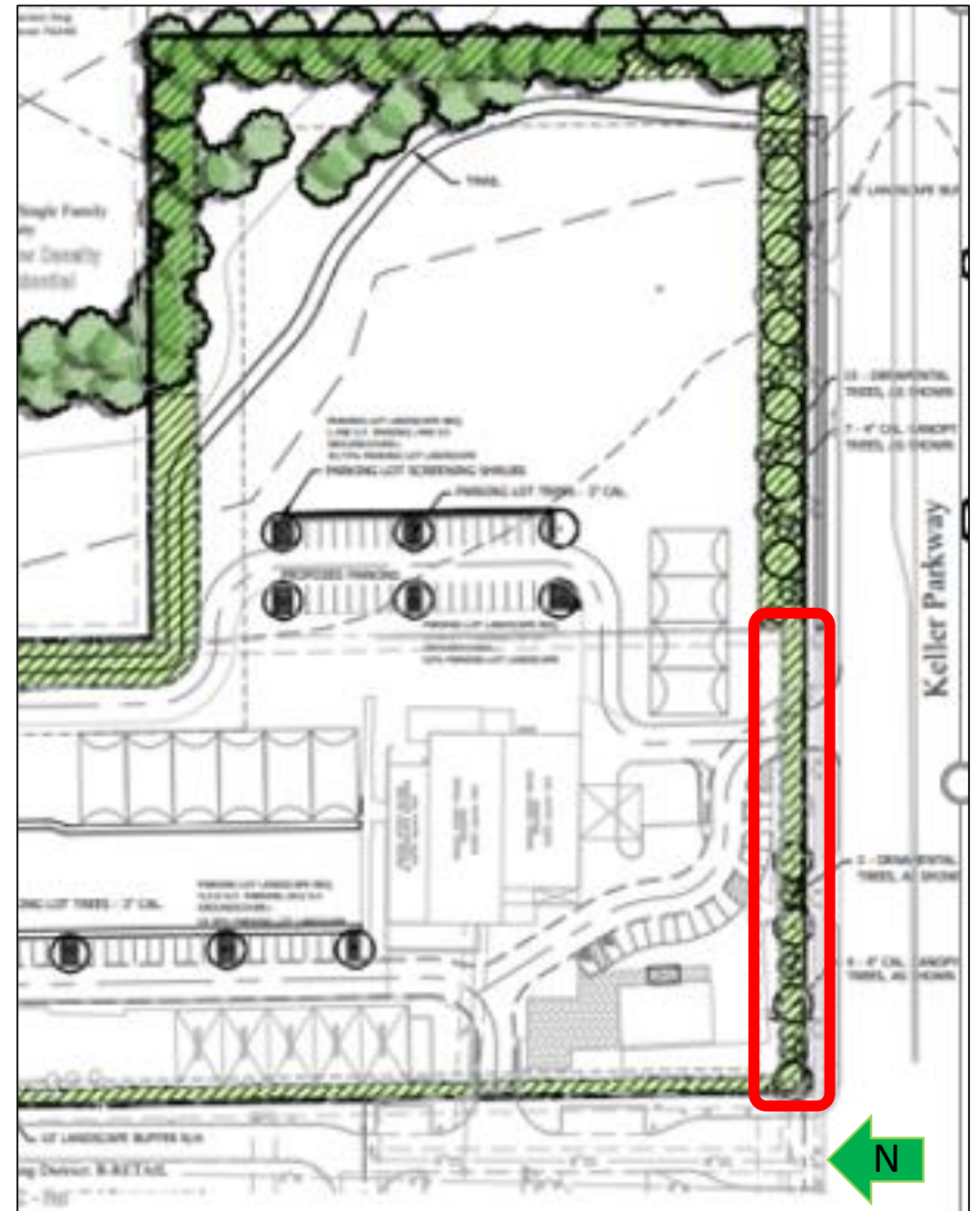


Major Thoroughfares:

UDC Section 8.08 (F)(1) requires a 30' landscape buffer on Keller Parkway, a major thoroughfare as identified on the Master Thoroughfare Plan.

Landscaping: VARIANCE REQUESTED

- To allow the existing 15' landscape buffer to remain for approximately 300' on the southwest portion of the subject property adjacent to Keller Parkway rather than installing the 30' buffer required by the UDC.

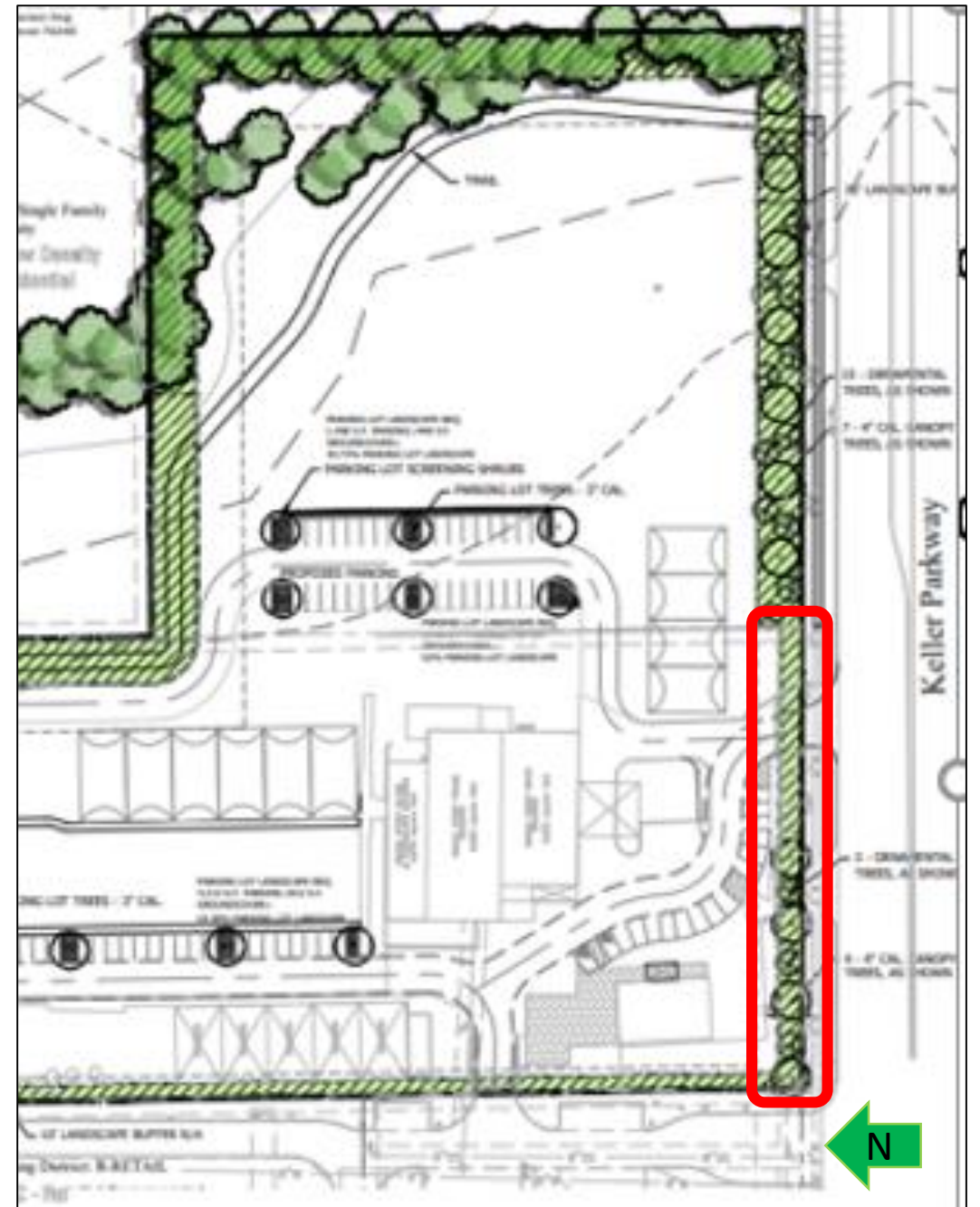


Major Thoroughfares, cont'd.:

UDC Section 8.08 (F)(2) requires 4-inch caliper canopy trees spaced no more than 60' apart and two ornamental trees per 50 linear feet on Keller Parkway.

Landscaping: **VARIANCE REQUESTED**

- To permit existing landscaping within the 15' landscape buffer to suffice without the required UDC plantings for 300' on the southwest portion of the subject property along Keller Parkway.



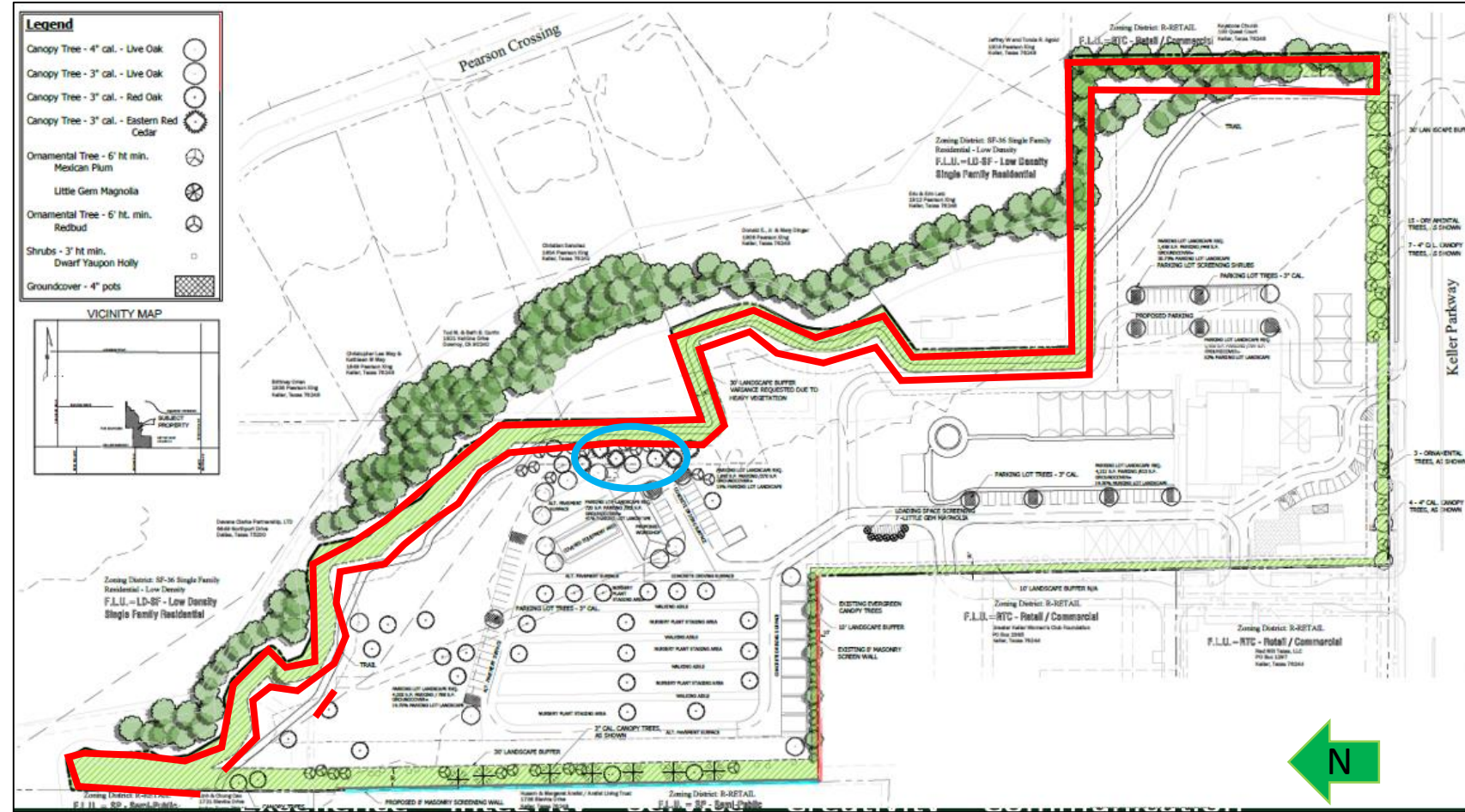
Residential Buffers:

UDC Section 8.08 (F)(2)(c) requires 3-inch caliper canopy trees spaced no more than 60' adjacent to residential properties.

Landscaping: VARIANCE REQUESTED

The Applicant requests to allow the existing floodway/floodplain riparian habitat to act as the buffer and not add any additional trees along the north and east property lines. This area has a variable width of 150'.

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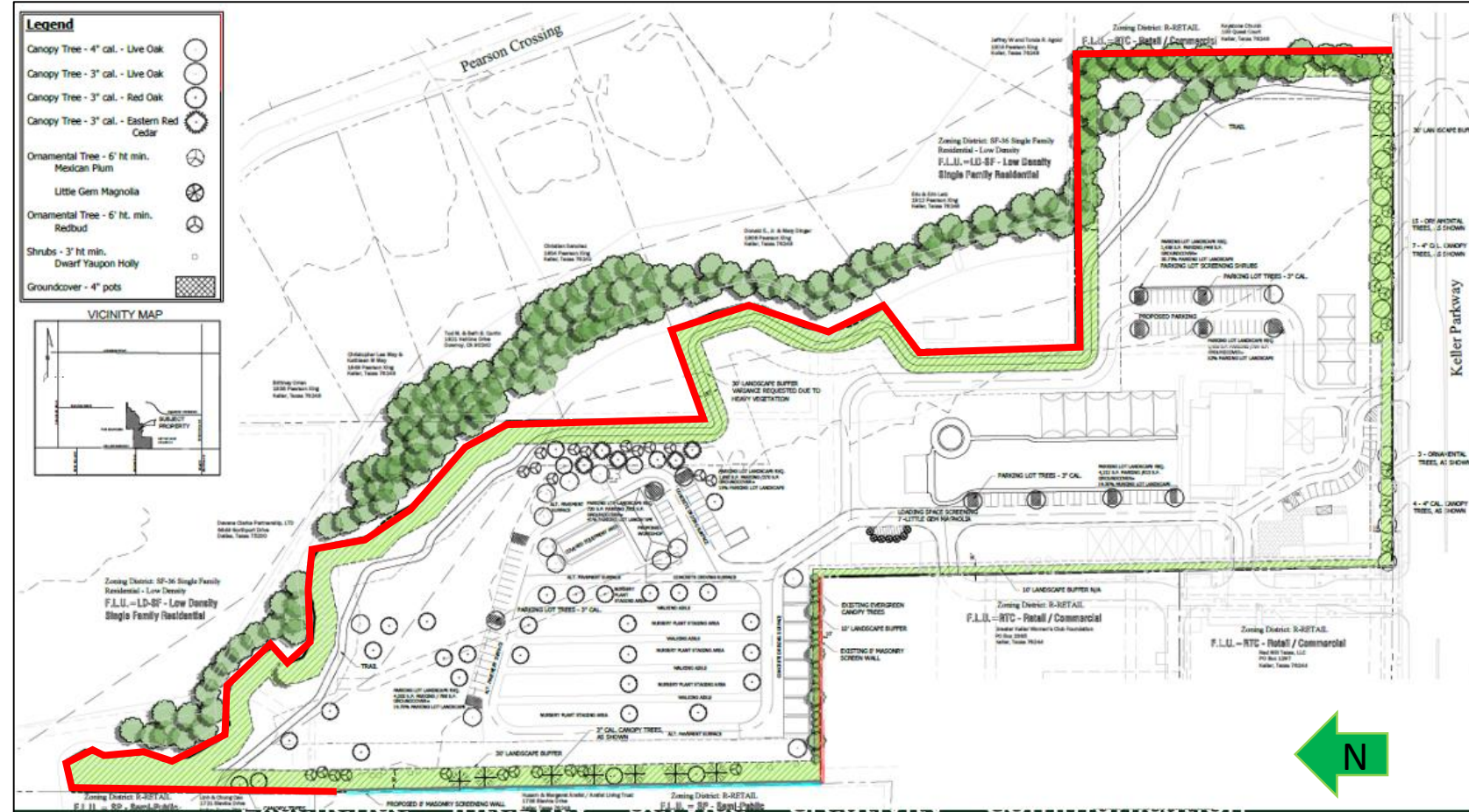


UDC section 8.13 requires a screening wall adjacent to a single-family use or zoning district.

Screening: VARIANCE REQUESTED

The Applicant proposes to construct an 8' tall screening wall adjacent to 1738 Blevins Lane. Variances are requested for the north and east property lines, because a screening wall cannot be constructed in the floodplain/floodway. The riparian habitat would act as the buffer.

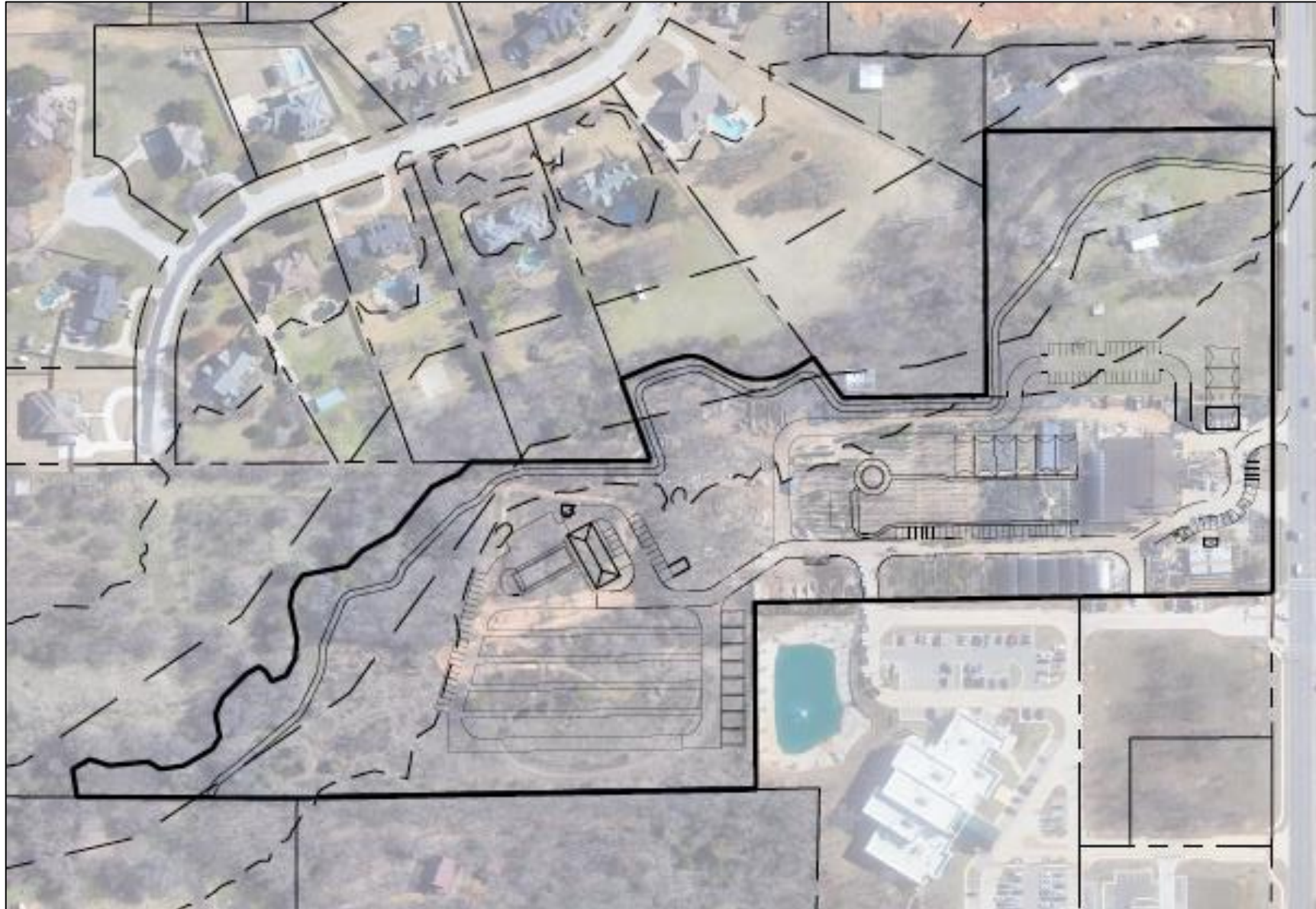
Item H-5





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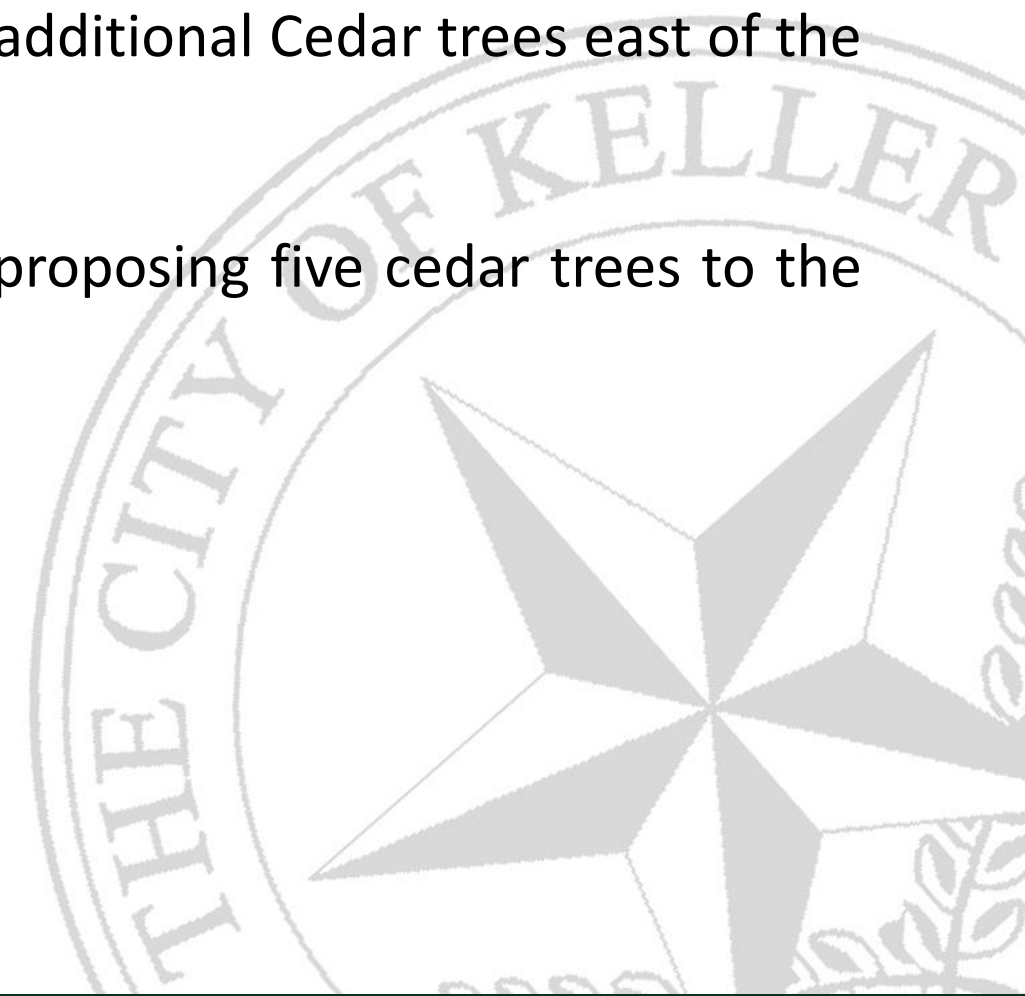


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Planning and Zoning Commission Recommendation:

On Nov. 8, 2022, the Planning and Zoning Commission recommended by a vote of 7-0 to approve with the condition the Applicant provide additional Cedar trees east of the metal shop/carport for screening purposes.

The Applicant was amenable to this request and is proposing five cedar trees to the east of the metal shop/carport.



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Variations Requested:

1. To allow the existing 15' landscape buffer to remain for approximately 300' on the southwest portion of the subject property adjacent to Keller Parkway rather than the 30' buffer required by the UDC.
2. To permit existing landscaping within the 15' landscape buffer to suffice without the required UDC plantings for 300' on the southwest portion of the subject property along Keller Parkway.
3. To waive the landscaping requirement within the landscape buffers along the east and north property lines of the subject property where the floodplain/floodway riparian habitat has a variable width of 150'.
4. To waive the masonry screening wall requirement along the north, east and parts of the western property lines located in the floodplain or floodway.

Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Site Plan Amendment application with variances:

- 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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Citizen Input:

A Site Plan Amendment 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. The public would have had an opportunity to speak on this agenda item during “Persons To Be Heard.”

Planning and Zoning Commission Alternatives:

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

- Approve as submitted (with requested variances). Applicant resubmitted with five Cedar trees per Commission recommendation
- Approve with modified 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