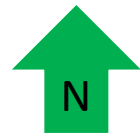
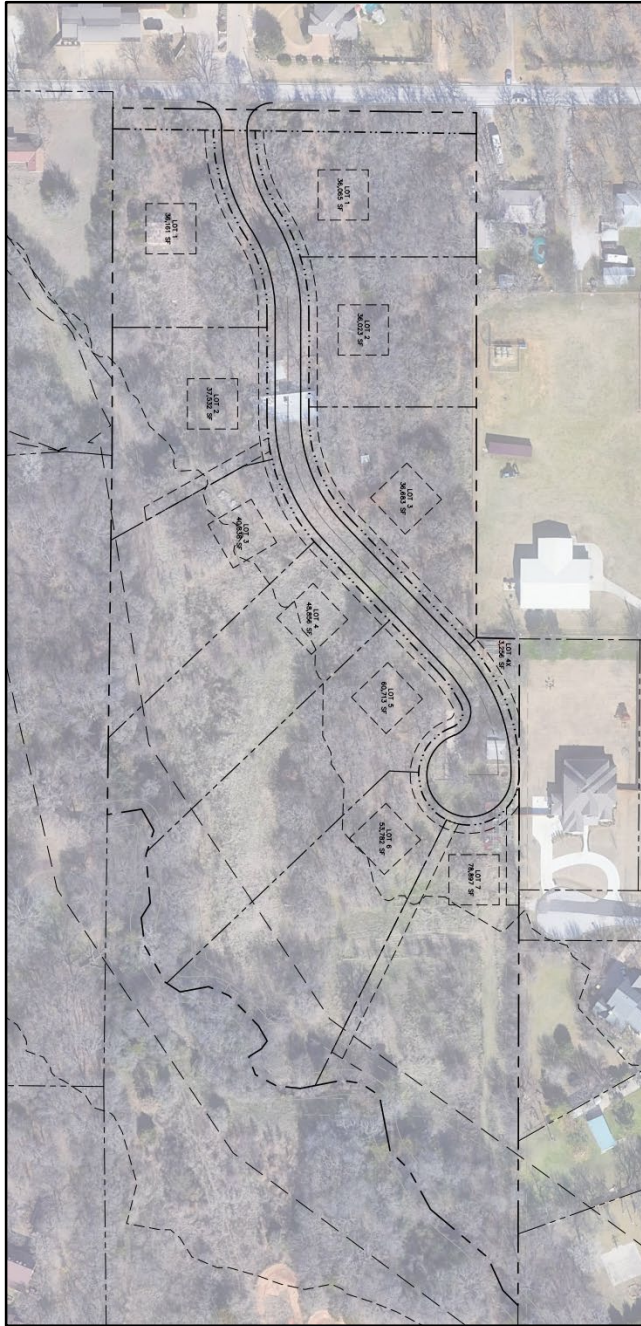


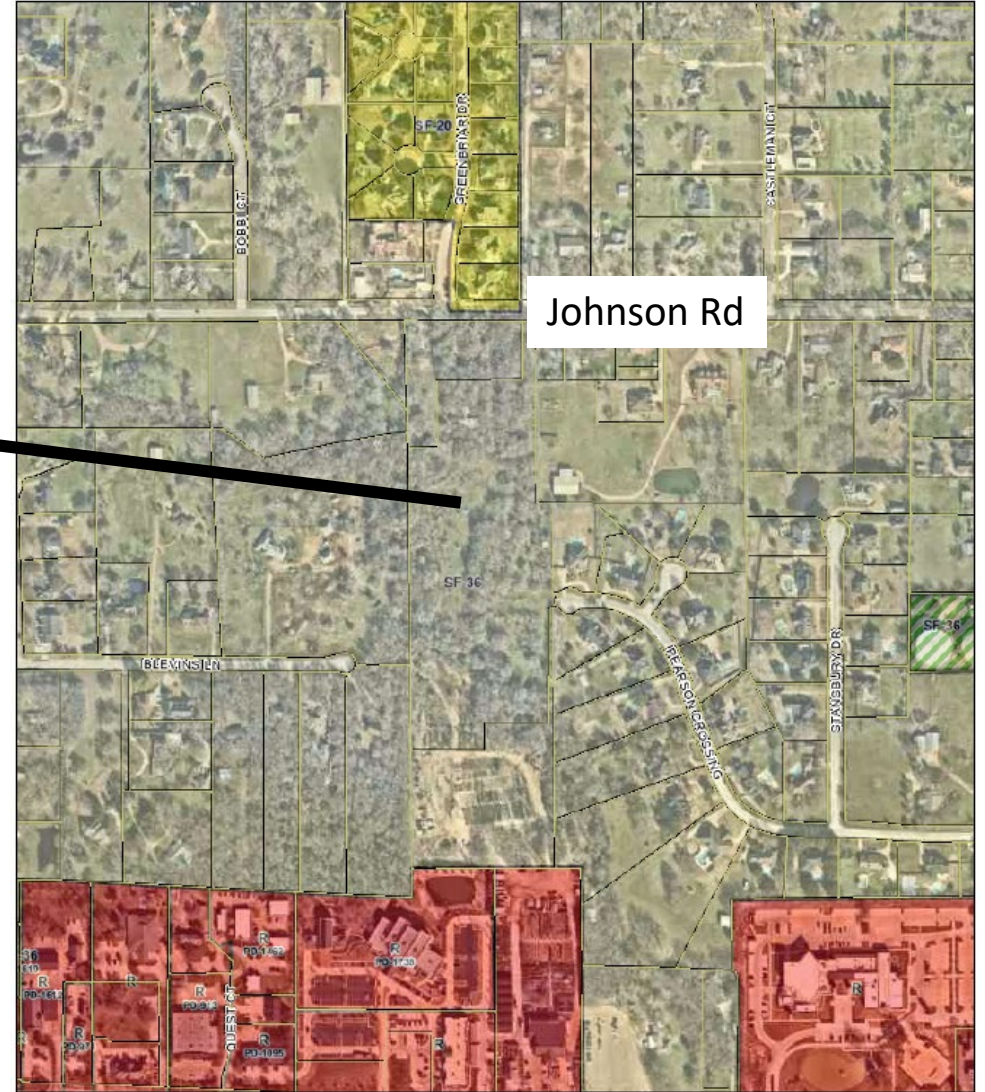
Item H-1

Consider a resolution approving a Final Plat with five variances for Winding Creek Addition, a proposed residential subdivision with ten single-family lots and one open space lot, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest 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. (P-24-0004)

Item H-1 Map



Zoned:
SF-36



Item H-1

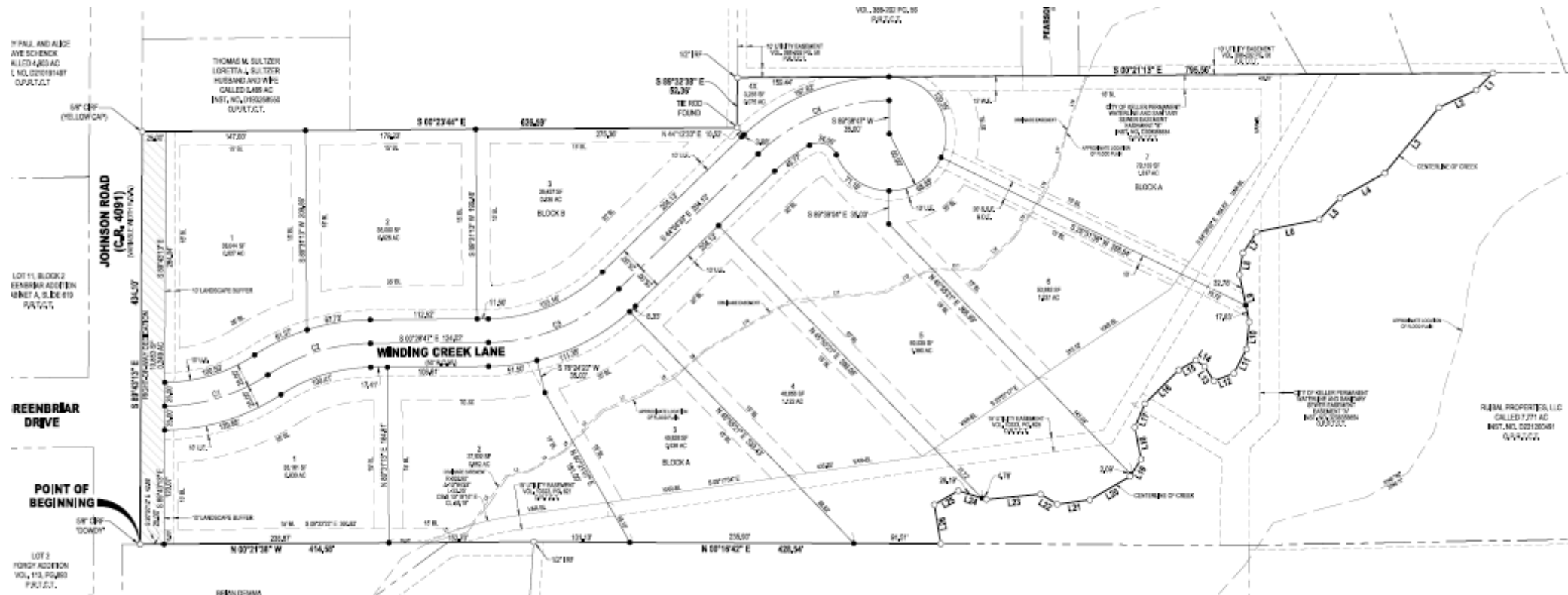
Background:

- In 2022, the Applicant proposed a preliminary plat with two variances that included a roadway connection between the Pearson Crossing subdivision and Winding Creek, which was opposed by several Pearson Crossing residents.
- Following conversations with the residents and City Council, the Applicant submitted a modified preliminary plat with a cul-de-sac rather than a connection to Pearson Crossing.
- The preliminary plat with five variances was approved by City Council in October 2022.
- The proposed final plat includes the same five variances included with the preliminary plat.

Item H-1

Background:

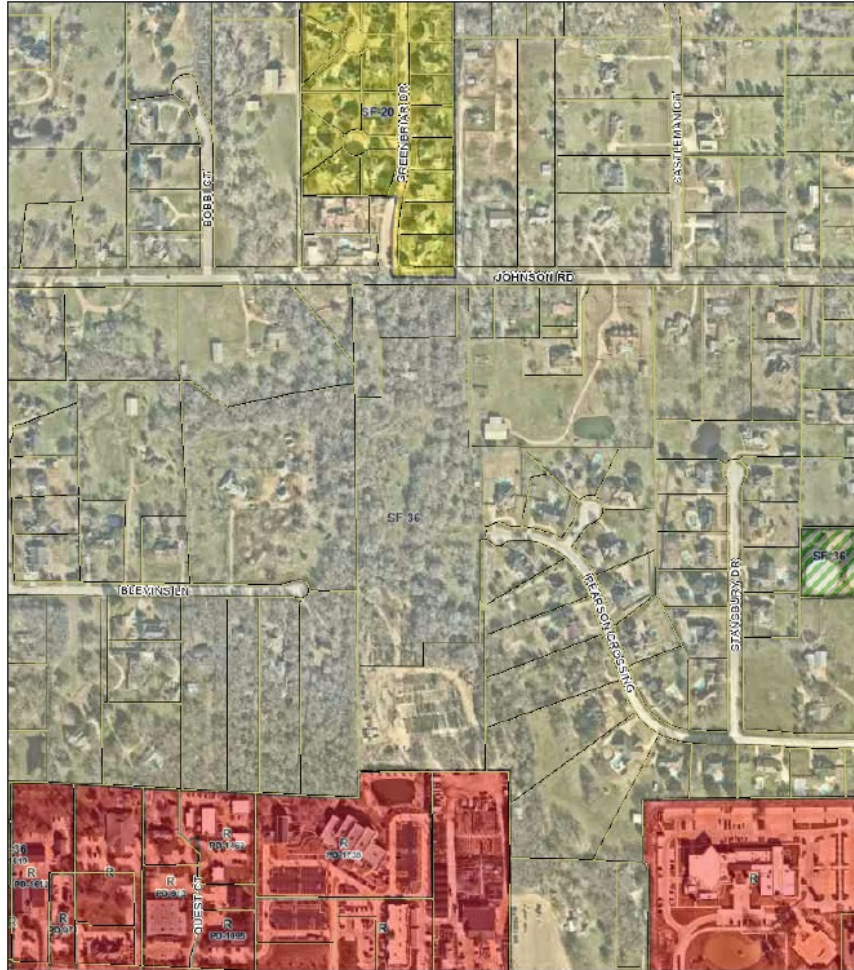
The proposed plat includes 10 residential lots and one open space lot with five variances related to lot dimensions and setbacks.



Item H-1

Current Zoning: MEETS

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



Future Land Use Plan: MEETS

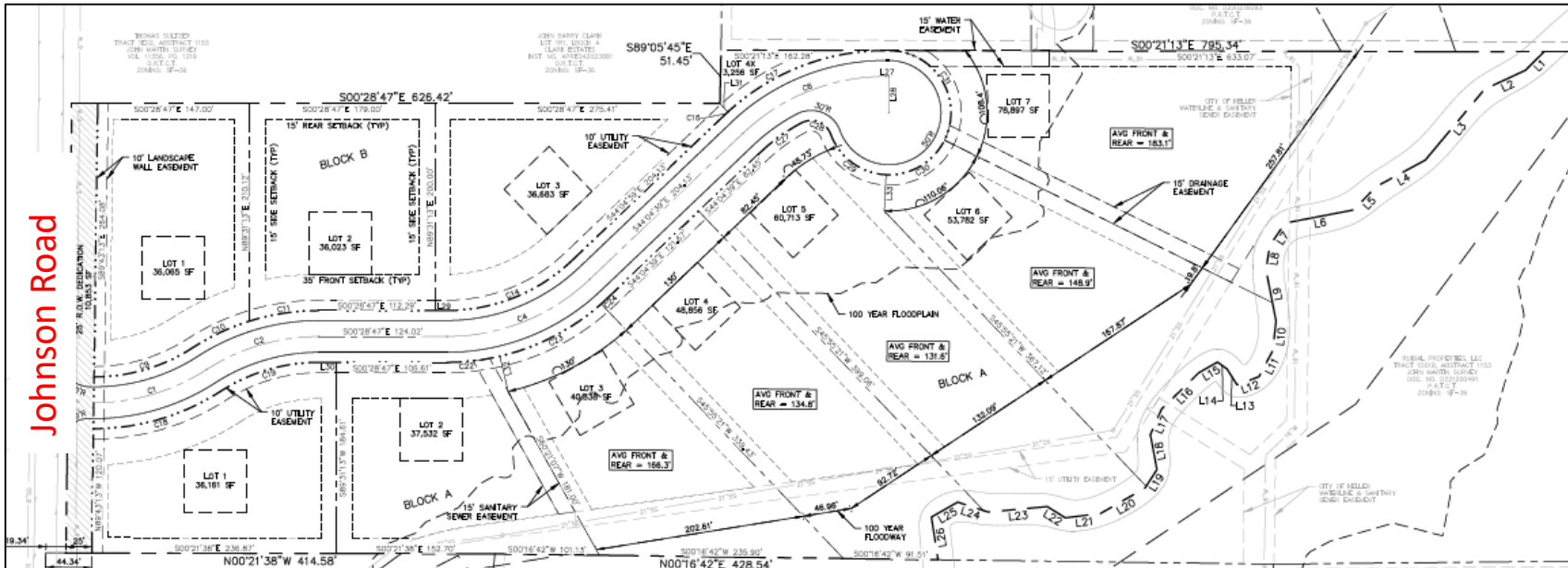
LD – SF (Residential 36,000 square-foot minimum lot sizes or greater)



Item H-1

Streets: MEETS

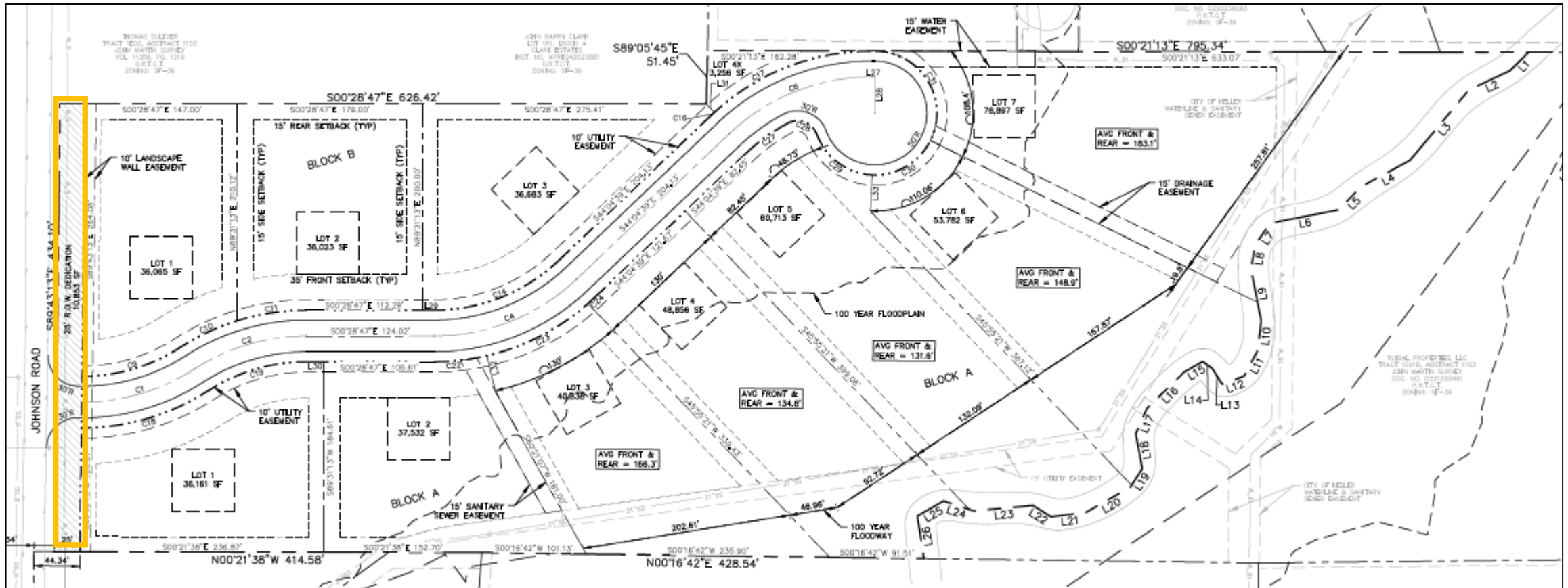
The Applicant proposes to have one point of access on Johnson Road, directly across from Greenbriar Drive.



Item H-1

Landscape/Screening Wall Easement: MEETS

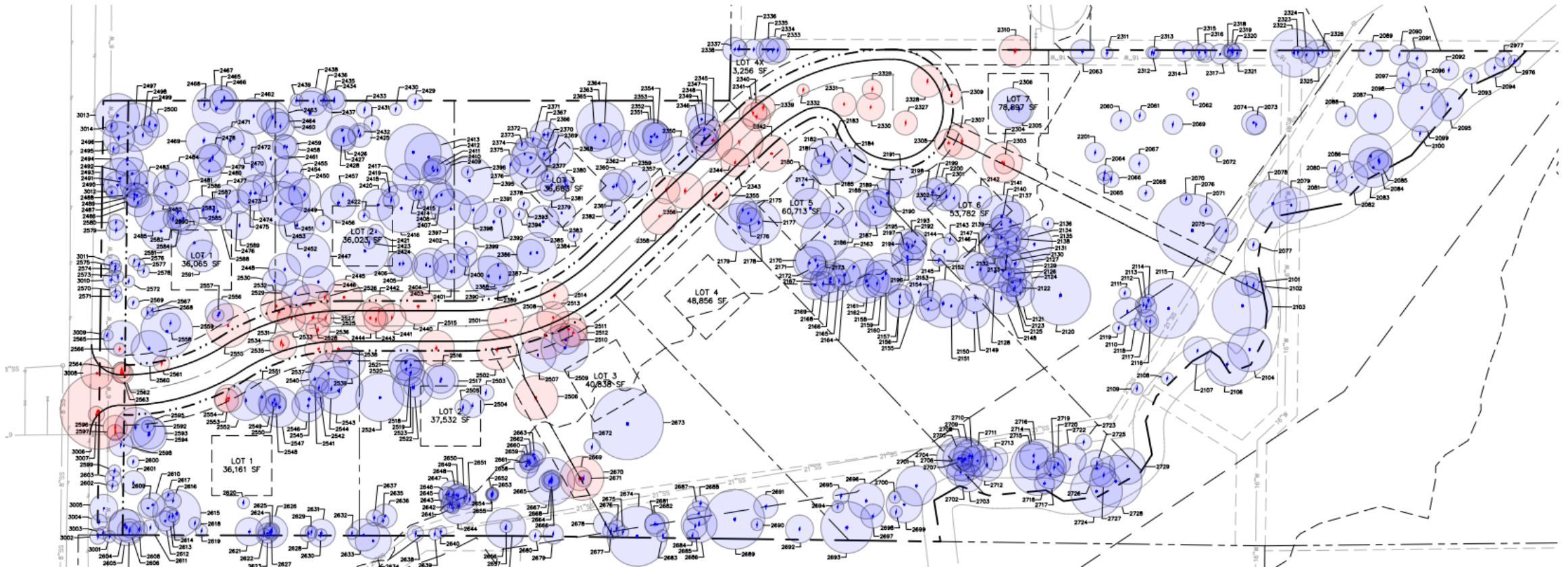
The Applicant proposes a 10-foot easement on Johnson Road to install a 6-foot-tall screening wall with trees.



Item H-1

Tree Preservation: MEETS

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



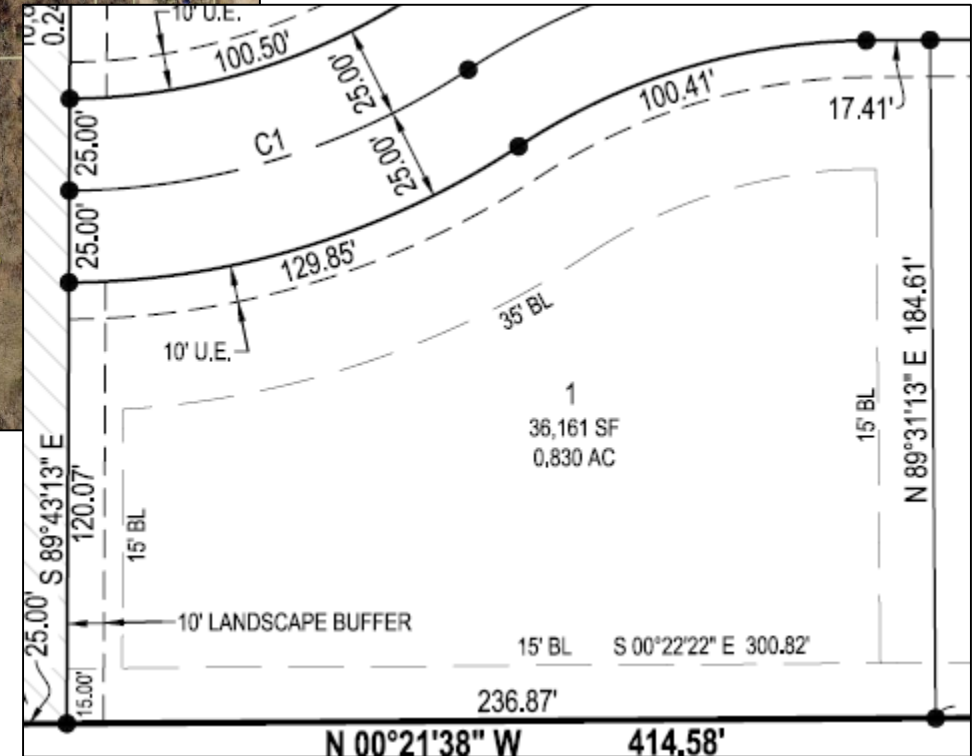
Item H-1

Variations Requested:

The Unified Development Code (UDC) requires the street to align with Greenbriar Drive (across Johnson Road), and for the road to terminate in a cul-de-sac to allow for turnaround space for emergency vehicles (since it will not connect to Pearson Crossing).

These requirements impact lot configurations, resulting in five variance requests:

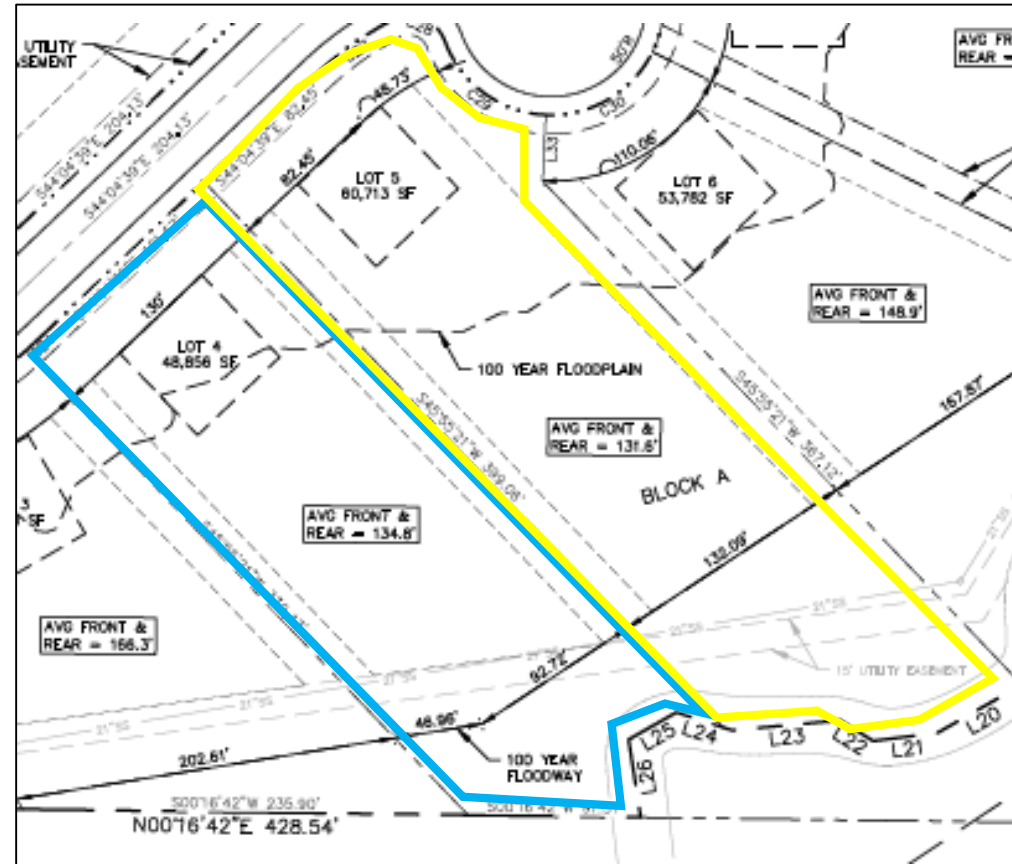
1. To allow Lot 1, Block A to have an average depth of 152.34' in lieu of the required 200'.



Item H-1

Variiances Requested Continued:

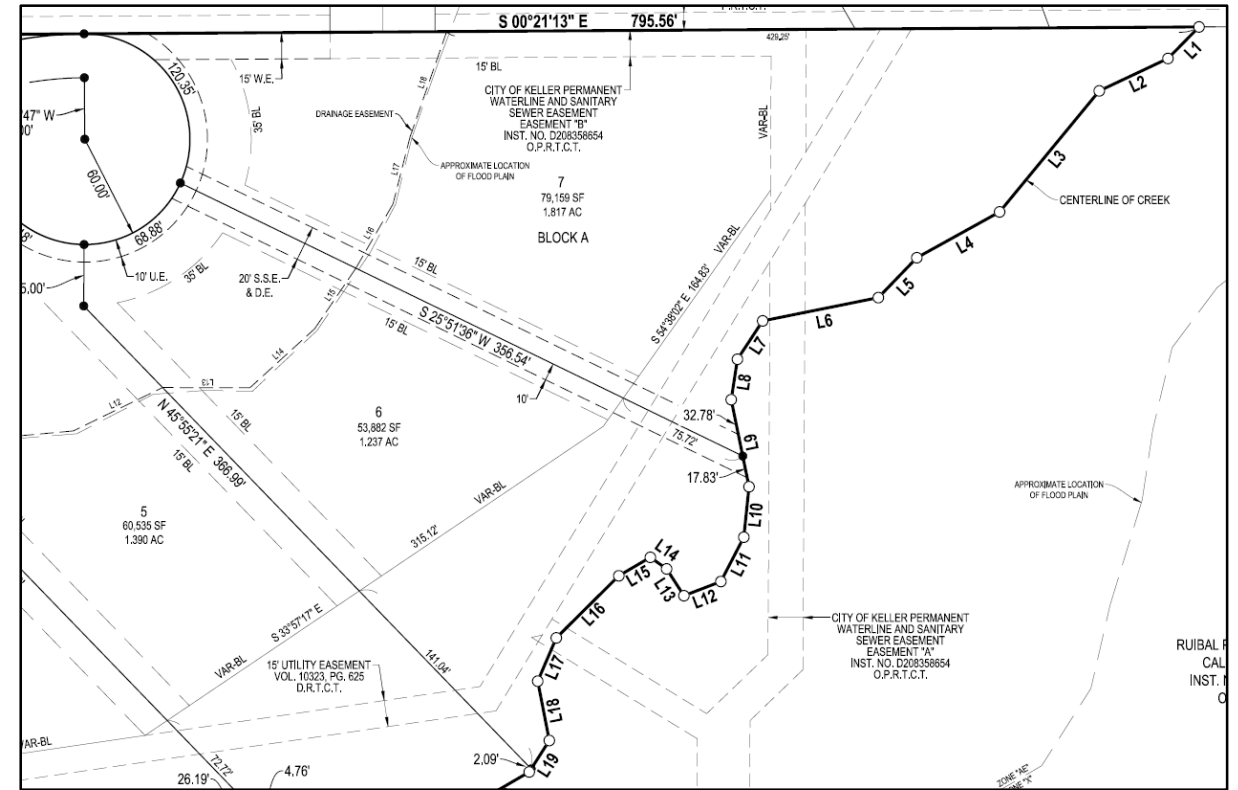
2. To allow Lots 4 and 5, Block A to each have a lot width of 130' in lieu of the required 140'



Item H-1

Variations Requested Cont'd:

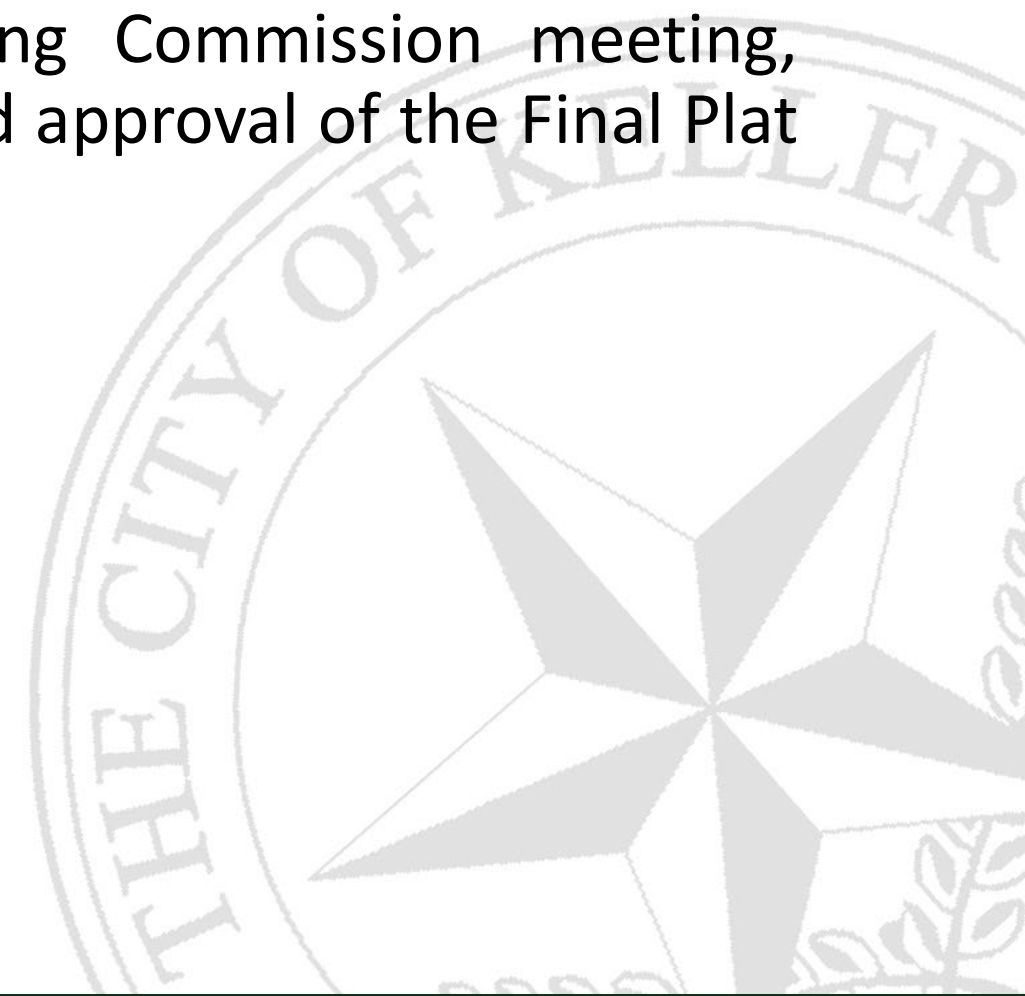
3. To allow Lots 6 and 7, Block A to each have a front yard setback of 35' in lieu of the required 40'
4. To allow Lot 6, Block A to have a width at the front yard setback of 110.06' in lieu of the 120'
5. To allow Lot 7, Block A to have a width at the front yard setback of 108.40' in lieu of the 120'



Item H-1

Planning and Zoning Commission Recommendation:

At the May 14, 2024 Planning & Zoning Commission meeting, Commissioners unanimously recommended approval of the Final Plat as presented.



Item H-1

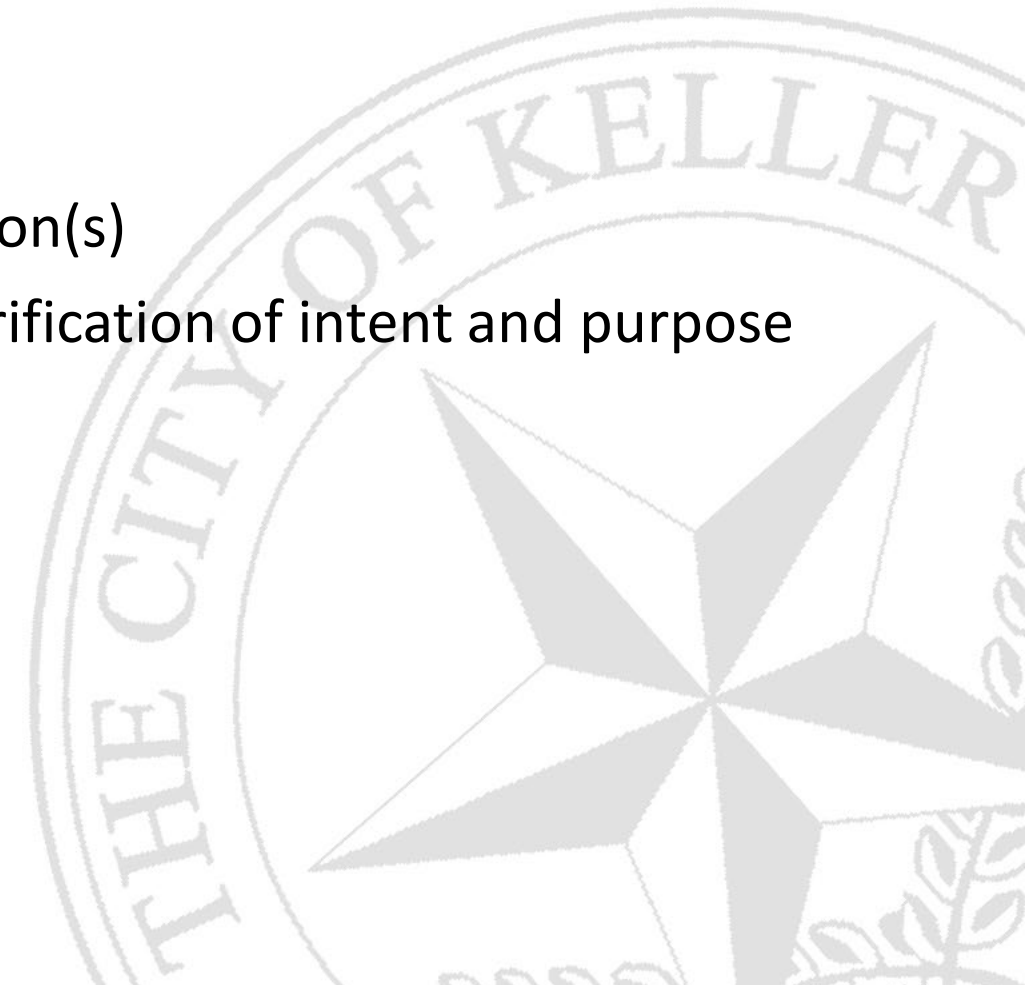
Section 2.07 (A)(2) of the UDC states that when considering a Final Plat with variances, the City Council shall consider the following factors:

- 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.

Item H-1

City Council has the following options when considering a Final Plat with variances:

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





Questions?
Sarah Hensley
817-743-4130