

Item H-1

Consider a resolution approving a Site Plan with variances for new sport fields and renovations to existing fields, for the Keller Sports Park, an existing sports complex, on an approximately 192-acre property, legally described as Lot 1, Block 1, Keller Athletic Complex Addition, Abstract 457, Tract 14D of the John Edmonds Survey and Abstract 70 Tract 7C of the Jesse Billingsley Survey, located on the south side of Golden Triangle Blvd, southwest of the South Main Street and Keller Parkway intersection, zoned Single Family Residential 36,000 square-foot lots (SF-36), Single Family Residential 8,400 square-foot lots (SF 8.4) and Commercial (C) and addressed as 265 Golden Triangle Blvd. Parkhill, Applicant; City of Keller, Owner. (SP-23-0021)

Item H-1

Background:

- The Keller Sports Park is a city-owned facility that includes fields, pavilions, playground and trail uses. The property is currently 140 acres of developed amenities and 52 acres of undeveloped land.
- The proposed site plan includes a new multipurpose field with parking, improvements to existing soccer and baseball fields, a fieldhouse, concessions, and restrooms. Design and amenities have been through a public design process. Proposed variances to the UDC submitted are specifically for existing portions of the sports complex.

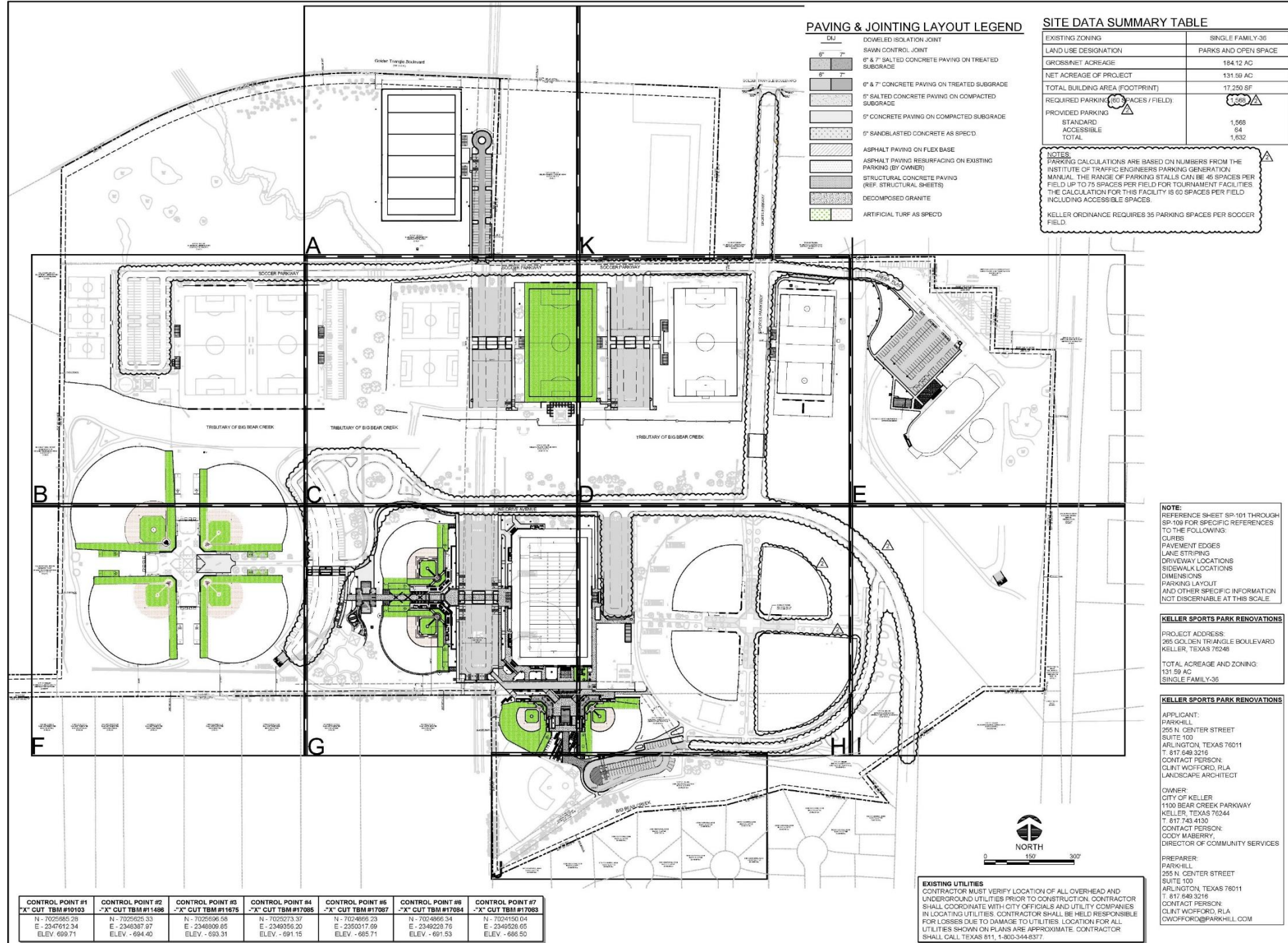
Item H-1

Variations:

Landscape Buffer	Variance for the ten-foot (10') landscape buffer (Section 9.03, F.1d) The proposed parking lot at the Rugby/Multipurpose field is offset six-feet (6 ft) from the property line at the lower right corner adjacent to the land leased from the City by the Blue-Sky sports facilities.
Parking Lot Islands	All parking lot islands must be a minimum of nine feet (9') in width and twenty feet (20') in length. Variance to keep the existing parking islands the same size to maintain parking count.
Parking Space Separation	No more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a landscaped island. Variance to keep the existing parking lot spaces to maintain parking count. Landscape has been added along the edge of existing parking spaces.
Landscaping	An island the size of one (1) parking space shall contain one (1) large three-inch (3") caliper canopy tree and an island the size of two parking spaces shall contain two (2) large three-inch (3") caliper trees. Variance to keep existing layout of parking already on-site.
Landscaping	A minimum of 15% of all parking lots shall be landscaped. Variance to keep the existing parking spaces to maintain the parking count. Additional planting has been added along the edge of the parking lot to help soften the space.



Overall Site Plan:



PAVING & JOINTING LAYOUT LEGEND

- DJ DOWELED ISOLATION JOINT
- SAWN CONTROL JOINT
- 6" & 7" SALTED CONCRETE PAVING ON TREATED SUBGRADE
- 6" & 7" CONCRETE PAVING ON TREATED SUBGRADE
- 5" SALTED CONCRETE PAVING ON COMPACTED SUBGRADE
- 5" CONCRETE PAVING ON COMPACTED SUBGRADE
- 5" SANDBLASTED CONCRETE AS SPEC'D
- ASPHALT PAVING ON FLEX BASE
- ASPHALT PAVING RESURFACING ON EXISTING PAVING BY OWNER
- STRUCTURAL CONCRETE PAVING (REF. STRUCTURAL SHEETS)
- DECOMPOSED GRANITE
- ARTIFICIAL TURF AS SPEC'D

SITE DATA SUMMARY TABLE

EXISTING ZONING	SINGLE FAMILY-36
LAND USE DESIGNATION	PARKS AND OPEN SPACE
GROSS NET ACREAGE	184.12 AC
NET ACREAGE OF PROJECT	131.59 AC
TOTAL BUILDING AREA (FOOTPRINT)	17,250 SF
REQUIRED PARKING (60 SPACES / FIELD)	1,568
PROVIDED PARKING	1,568
STANDARD ACCESSIBLE	64
TOTAL	1,632

NOTES:
 PARKING CALCULATIONS ARE BASED ON NUMBERS FROM THE INSTITUTE OF TRAFFIC ENGINEERS PARKING GENERATION MANUAL. THE RANGE OF PARKING STALLS CAN BE 45 SPACES PER FIELD UP TO 75 SPACES PER FIELD FOR TOURNAMENT FACILITIES. THE CALCULATION FOR THIS FACILITY IS 60 SPACES PER FIELD INCLUDING ACCESSIBLE SPACES.
 KELLER ORDINANCE REQUIRES 35 PARKING SPACES PER SOCCER FIELD.

NOTE:
 REFERENCE SHEET SP-101 THROUGH SP-108 FOR SPECIFIC REFERENCES TO THE FOLLOWING:
 CURBS
 PAVEMENT EDGES
 LANE STRIPING
 DRIVEWAY LOCATIONS
 SIDEWALK LOCATIONS
 DIMENSIONS
 PARKING LAYOUT
 AND OTHER SPECIFIC INFORMATION NOT DISCERNABLE AT THIS SCALE

KELLER SPORTS PARK RENOVATIONS
 PROJECT ADDRESS:
 285 GOLDEN TRIANGLE BOULEVARD
 KELLER, TEXAS 76248
 TOTAL ACREAGE AND ZONING:
 131.59 AC
 SINGLE FAMILY-36

KELLER SPORTS PARK RENOVATIONS
 APPLICANT:
 PARK HILL
 285 N. CENTER STREET
 SUITE 100
 ARLINGTON, TEXAS 76011
 T. 817.648.3216
 CONTACT PERSON:
 CLINT WOFFORD, P.L.A.
 LANDSCAPE ARCHITECT

OWNER:
 CITY OF KELLER
 1100 BEAR CREEK PARKWAY
 KELLER, TEXAS 76244
 T. 817.743.4130
 CONTACT PERSON:
 GODY MABERRY,
 DIRECTOR OF COMMUNITY SERVICES

PREPARER:
 PARK HILL
 285 N. CENTER STREET
 SUITE 100
 ARLINGTON, TEXAS 76011
 T. 817.648.3216
 CONTACT PERSON:
 CLINT WOFFORD, P.L.A.
 CWOFFORD@PARKHILL.COM

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3	CONTROL POINT #4	CONTROL POINT #5	CONTROL POINT #6	CONTROL POINT #7
*"C" CUT TBM #10103	*"K" CUT TBM #11498	*"K" CUT TBM #11676	*"K" CUT TBM #17085	*"K" CUT TBM #17087	*"K" CUT TBM #17084	*"K" CUT TBM #17083
N - 7025865.28 E - 2347612.34 ELEV - 699.71	N - 7025625.33 E - 2346387.97 ELEV - 694.40	N - 7025696.56 E - 2346809.85 ELEV - 693.31	N - 7026273.37 E - 2349356.20 ELEV - 691.16	N - 7024866.23 E - 2350317.69 ELEV - 685.71	N - 7024866.34 E - 2349228.76 ELEV - 691.53	N - 7024150.04 E - 2349528.65 ELEV - 686.50

EXISTING UTILITIES
 CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.



Fieldhouse Elevations:

NOTE: COLORS MAY DISPLAY DIFFERENTLY ON DIFFERENT MONITORS OR PRINTERS

FACADE CALCULATIONS - NORTH

MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	660.2	36.6
ROOF SCREEN WALL	32.2	1.8
ROUGH SAWN TIMBER	95.8	5.3
EXPOSED STEEL COLUMN	3.6	0.2
BRICK	730.4	40.4
STONE	42.8	2.4
CAST STONE	6.5	0.4
HYDRAULIC DOOR	120.0	6.7
DOOR	31.7	3.4
WINDOW	18.0	0.9
GUSSET PLATE	19.8	1.1
DRINKING FOUNTAIN	10.3	0.6
LIGHT FIXTURES	3.1	0.2
TOTAL	1802.4	100



1 OVERALL - EAST ELEVATION COLOR
SCALE: 3/16" = 1'-0"

FACADE CALCULATIONS - SOUTH

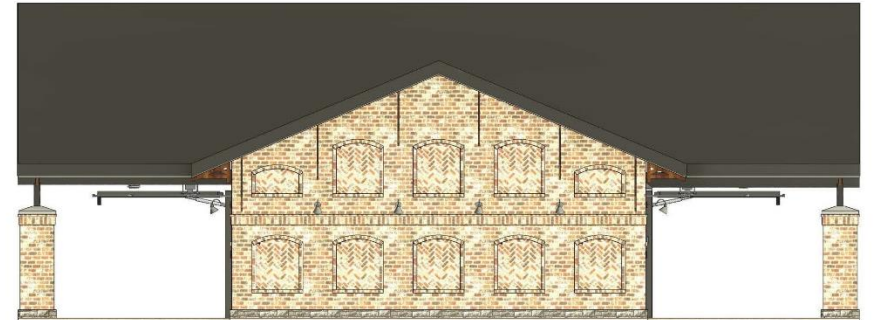
MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	660.2	36.6
ROOF SCREEN WALL	32.2	1.8
ROUGH SAWN TIMBER	95.8	5.3
EXPOSED STEEL COLUMN	3.6	0.2
BRICK	712.5	39.5
STONE	40.5	2.2
CAST STONE	12.6	0.7
HYDRAULIC DOOR	120.0	6.7
DOOR	86.1	4.8
WINDOW	18.0	0.9
GUSSET PLATE	19.8	1.1
DRINKING FOUNTAIN	-	-
LIGHT FIXTURES	3.1	0.2
TOTAL	1802.4	100



2 OVERALL - WEST ELEVATION COLOR
SCALE: 3/16" = 1'-0"

FACADE CALCULATIONS - EAST

MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	748.5	56.3
ROOF SCREEN WALL	-	-
ROUGH SAWN TIMBER	3.2	0.2
EXPOSED STEEL COLUMN	27.3	2.1
BRICK	320.8	39.2
STONE	25.6	1.9
CAST STONE	2.8	0.2
HYDRAULIC DOOR	-	-
DOOR	-	-
WINDOW	-	-
GUSSET PLATE	-	-
DRINKING FOUNTAIN	-	-
LIGHT FIXTURES	1.8	0.1
TOTAL	1330.0	100



3 OVERALL - SOUTH ELEVATION COLOR
SCALE: 3/16" = 1'-0"

TOTAL FACADE CALCULATIONS

MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	2,817.4	45.0
ROOF SCREEN WALL	64.4	1.0
ROUGH SAWN TIMBER	186.0	3.2
EXPOSED STEEL COLUMN	61.9	1.0
BRICK	2,281.0	36.1
STONE	118.5	1.9
CAST STONE	24.7	0.4
HYDRAULIC DOOR	480.0	7.7
DOOR	147.8	2.4
WINDOW	32.0	0.5
GUSSET PLATE	39.6	0.6
DRINKING FOUNTAIN	10.3	0.1
LIGHT FIXTURES	9.3	0.1
TOTAL	6,264.9	100

FACADE CALCULATIONS - WEST

MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	748.5	56.3
ROOF SCREEN WALL	-	-
ROUGH SAWN TIMBER	3.2	0.2
EXPOSED STEEL COLUMN	27.3	2.1
BRICK	297.3	22.4
STONE	9.6	0.7
CAST STONE	2.8	0.2
HYDRAULIC DOOR	240.0	18.0
DOOR	-	-
WINDOW	-	-
GUSSET PLATE	-	-
DRINKING FOUNTAIN	-	-
LIGHT FIXTURES	1.3	0.1
TOTAL	1330.0	100



4 OVERALL - NORTH ELEVATION COLOR
SCALE: 3/16" = 1'-0"

Baseball Concession Elevations:

NOTE: COLORS MAY DISPLAY DIFFERENTLY ON DIFFERENT MONITORS OR PRINTERS.

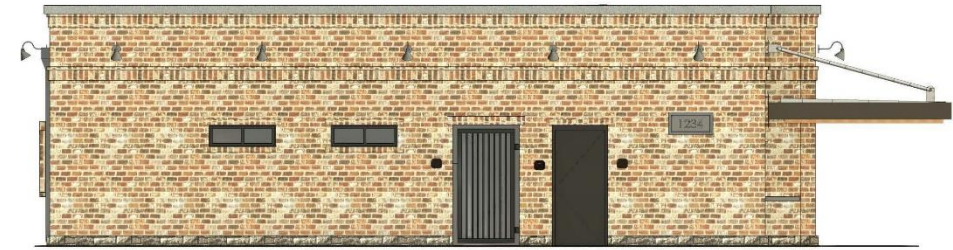
FACADE CALCULATIONS - NORTH		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	546.1	80.0
STONE	26.1	3.8
CAST STONE	23.3	3.4
DOOR	24.4	3.6
WINDOW	10.6	1.5
GATE OPENING	29.3	4.3
DRINKING FOUNTAIN	-	-
GUTTERS AND D-SPOUTS	-	-
LIGHT FIXTURES	2.5	0.4
COUNTER	0.5	0.1
CANOPY AND TIE RODS	19.9	2.9
TOTAL	682.7	100

FACADE CALCULATIONS - SOUTH		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	529.8	77.6
STONE	23.8	3.5
CAST STONE	23.3	3.4
DOOR	46.8	7.2
WINDOW	10.6	1.5
GATE OPENING	29.3	4.3
DRINKING FOUNTAIN	-	-
GUTTERS AND D-SPOUTS	-	-
LIGHT FIXTURES	2.5	0.4
COUNTER	-	-
CANOPY AND TIE RODS	14.6	2.1
TOTAL	682.7	100

FACADE CALCULATIONS - EAST		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	354.5	82.2
STONE	17.3	4.0
CAST STONE	15.2	3.5
DOOR	24.4	5.7
WINDOW	-	-
GATE OPENING	-	-
DRINKING FOUNTAIN	-	-
GUTTERS AND D-SPOUTS	18.2	4.2
LIGHT FIXTURES	1.5	0.4
COUNTER	-	-
CANOPY AND TIE RODS	-	-
TOTAL	431.1	100

FACADE CALCULATIONS - WEST		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	315.9	73.3
STONE	23.1	4.7
CAST STONE	15.2	3.5
DOOR	-	-
WINDOW	30.0	7.0
GATE OPENING	-	-
DRINKING FOUNTAIN	19.2	2.4
GUTTERS AND D-SPOUTS	-	-
LIGHT FIXTURES	0.5	0.1
COUNTER	3.8	0.8
CANOPY AND TIE RODS	35.4	8.2
TOTAL	431.1	100

TOTAL FACADE CALCULATIONS		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	1746.3	78.4
STONE	87.3	3.9
CAST STONE	77.0	3.5
DOOR	97.6	4.4
WINDOW	51.2	2.3
GATE OPENING	58.6	2.6
DRINKING FOUNTAIN	10.2	0.5
GUTTERS AND D-SPOUTS	18.2	0.8
LIGHT FIXTURES	7.0	0.3
COUNTER	4.1	0.2
CANOPY AND TIE RODS	69.9	3.1
TOTAL	2,227.4	100



1 NORTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"

Restroom Elevations:

NOTE: COLORS MAY DISPLAY DIFFERENTLY ON DIFFERENT MONITORS OR PRINTERS

FACADE CALCULATIONS - NORTH		
MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	543.1	58.9
ROUGH SAWN TIMBER	1.3	0.1
EXPOSED STEEL COLUMN	0.1	0.0
BRICK	276.4	30.3
STONE	23.2	2.5
CAST STONE	1.3	0.1
COILING DOOR	58.7	6.4
DOOR	-	-
WINDOW	15.9	1.7
GATE OPENING	-	-
GUSSET PLATE	-	-
TOTAL	922.0	100

① NORTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



FACADE CALCULATIONS - SOUTH		
MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	543.1	58.9
ROUGH SAWN TIMBER	1.3	0.1
EXPOSED STEEL COLUMN	0.1	0.0
BRICK	309.6	33.6
STONE	26.3	2.9
CAST STONE	1.3	0.1
COILING DOOR	-	-
DOOR	24.4	2.7
WINDOW	15.9	1.7
GATE OPENING	-	-
GUSSET PLATE	-	-
TOTAL	922.0	100

② SOUTH ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



FACADE CALCULATIONS - EAST		
MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	210.3	43.9
ROUGH SAWN TIMBER	1.8	0.4
EXPOSED STEEL COLUMN	-	-
BRICK	140.0	29.2
STONE	9.3	1.9
CAST STONE	-	-
COILING DOOR	117.4	24.6
DOOR	-	-
WINDOW	-	-
GATE OPENING	-	-
GUSSET PLATE	-	-
TOTAL	478.8	100

③ EAST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



TOTAL FACADE CALCULATIONS		
MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	1,340.7	47.9
ROUGH SAWN TIMBER	51.6	1.8
EXPOSED STEEL COLUMN	2.2	0.0
BRICK	1,027.3	36.7
STONE	73.3	2.6
CAST STONE	5.4	0.2
COILING DOOR	176.1	6.3
DOOR	24.4	0.9
WINDOW	31.8	1.1
GATE OPENING	58.6	2.1
GUSSET PLATE	10.2	0.4
TOTAL	2,801.6	100

FACADE CALCULATIONS - WEST		
MATERIAL	SQUARE FEET	PERCENTAGE
METAL ROOF & FASCIA	44.2	9.2
ROUGH SAWN TIMBER	47.2	9.9
EXPOSED STEEL COLUMN	2.0	0.4
BRICK	299.3	62.5
STONE	14.5	3.0
CAST STONE	2.6	0.6
COILING DOOR	-	-
DOOR	-	-
WINDOW	-	-
GATE OPENING	58.6	12.2
GUSSET PLATE	10.2	2.2
TOTAL	478.8	100

④ WEST ELEVATION - COLOR
SCALE: 1/4" = 1'-0"



Item H-1

Analysis:

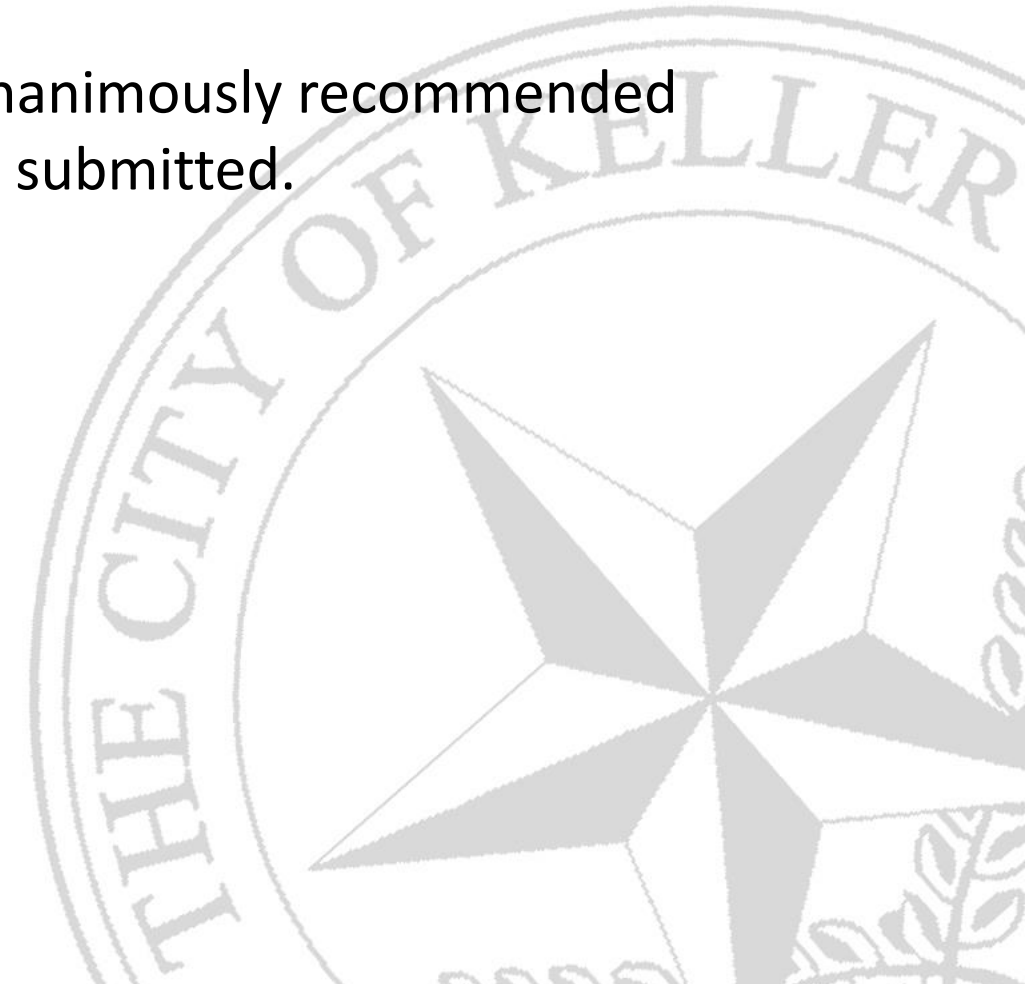
The proposed site plan is in conformance and meets all the requirements addressed in the Unified Development Code with the proposed variances and one condition, the property must be platted before construction permits are issued.

Meets landscaping, setback, parking, and tree preservation requirements with the proposed variances.

Item H-1

Planning and Zoning Commission Recommendation:

At their August 22, 2023 meeting, Commissioners unanimously recommended approval of the proposed site plan with variances as submitted.



Item H-1

Request:

Consider a resolution approving a Site Plan with variances for new sport fields and renovations to existing fields at the Keller Sports Complex.

The City Council has the following options when considering a Site Plan application:

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



Questions?
Iván G. Gonzalez, AICP
817-743-4130

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