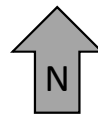
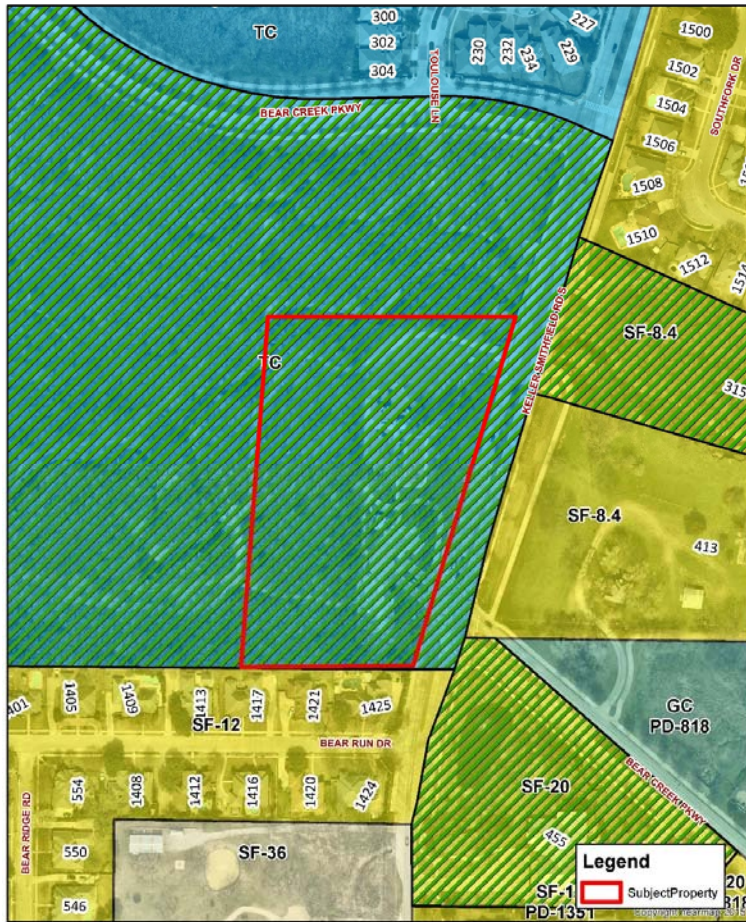


Item H-2

Consider a resolution approving a Site Plan with a variance for the Keller Smithfield Activity Node Park site plan to add 30 parking spaces within a 69.063-acre tract of land located on the west side of Keller-Smithfield Drive, at the intersection of Keller-Smithfield Drive and Bear Creek Parkway, being Lot 1, Block D, Keller Town Center, at 1100 Bear Creek Pkwy, and zoned Town Center (TC). (SP-19-0003)

Item H-2
Zoning Map

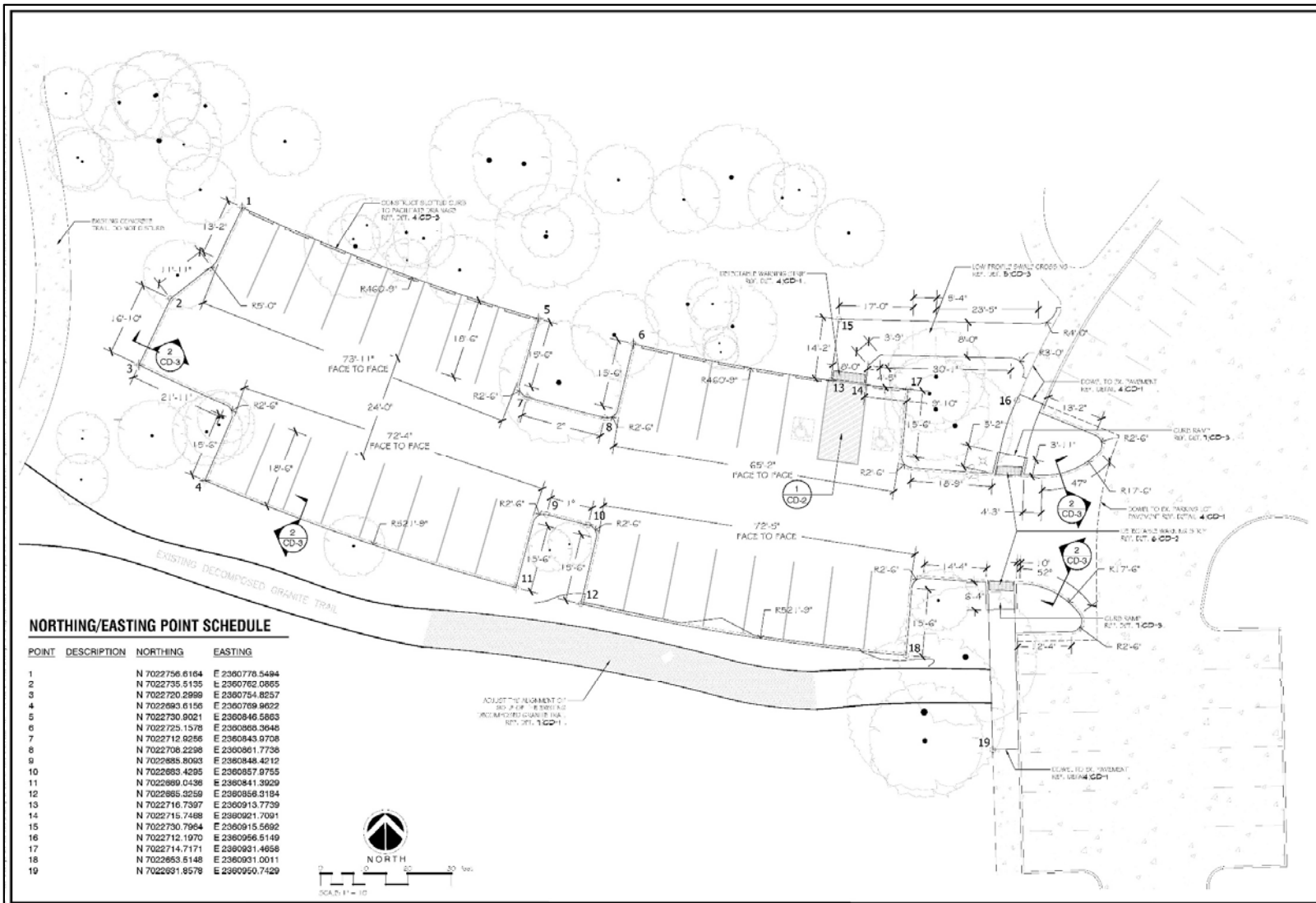


Item H-2
Aerial View



Excellence • Integrity • Service • Creativity • Communication

Item H-2



Parking:

- The parking lot expansion would provide an additional 30 parking spaces, for a total of 55 spaces

Item H-2



Item H-2 Staff Analysis

The expansion of public parking for the Keller Smithfield Activity Node Park is necessary to meet the parking needs of the community. Citizens currently park in the grass and any other available locations near the site. Typically, these areas are not considered viable parking areas and are causing safety issues.

The applicant is requesting the Site Plan application with the following condition:

1. The variance to waive the landscaping requirements for the two trees required for the parking islands to avoid line-of-site traffic concerns as shown in “Exhibit A” shall be allowed.

Item H-2 P&Z Recommendation

On March 25, 2019, the Planning and Zoning Commission recommended approval by a vote of 7-0.



Excellence • Integrity • Service • Creativity • Communication

Item H-2 City Council Action

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

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