



Tuesday, June 4, 2019

# City Council Meeting

**H-3**

Consider a resolution for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Non-Residential Construction Standards, Section 8.06 – requesting the use of CMU Concrete Blocks and Course Concrete Blocks and a steel roof for Bear Creek Park Restroom Improvements, situated on approximately 21.46-acres of land on the south side of Bear Creek Parkway, approximately 525-feet south of Bear Creek Parkway, being Abstract 692, Tract 1B, JW Holland Survey, at 400 Bear Creek Parkway, and zoned Single Family-Residential 36,000 Square-Foot lot minimum (SF-36). City of Keller, applicant; Tarrant County, owner. (UDC-19-0008).



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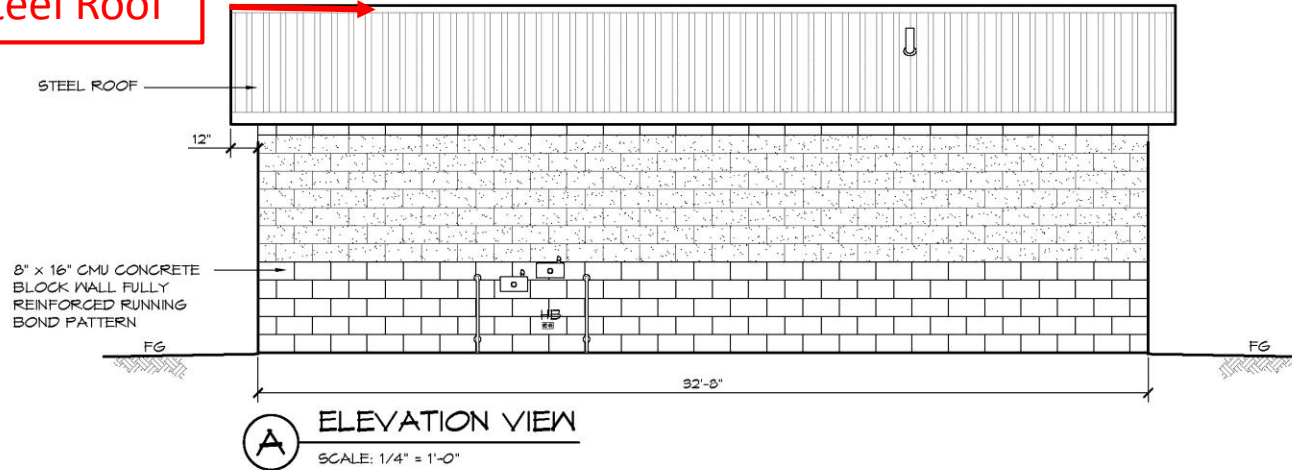


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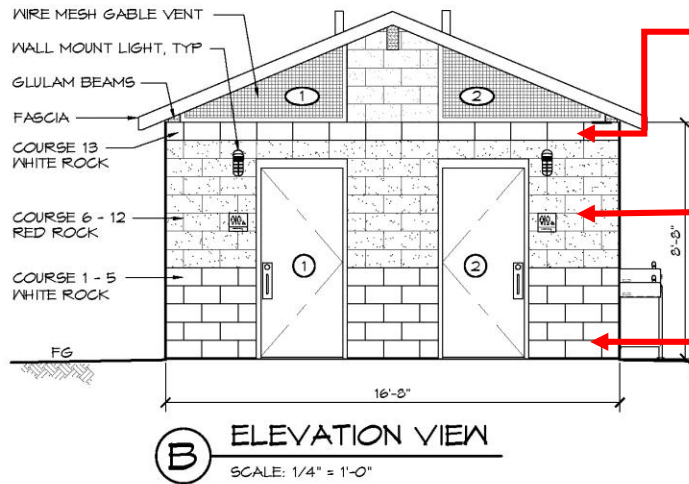


Steel Roof



FOR BID  
PURPOSES  
ONLY NOT  
FOR  
CONSTRUCTION

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White CMU Block

Red CMU Block

White CMU  
Concrete  
Block

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PROJECT: 2024 MODIFIED

BEAR CREEK PARK RESTROOM

KELLER, TEXAS

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT ID: BCR01

DATE: 10/18/2018

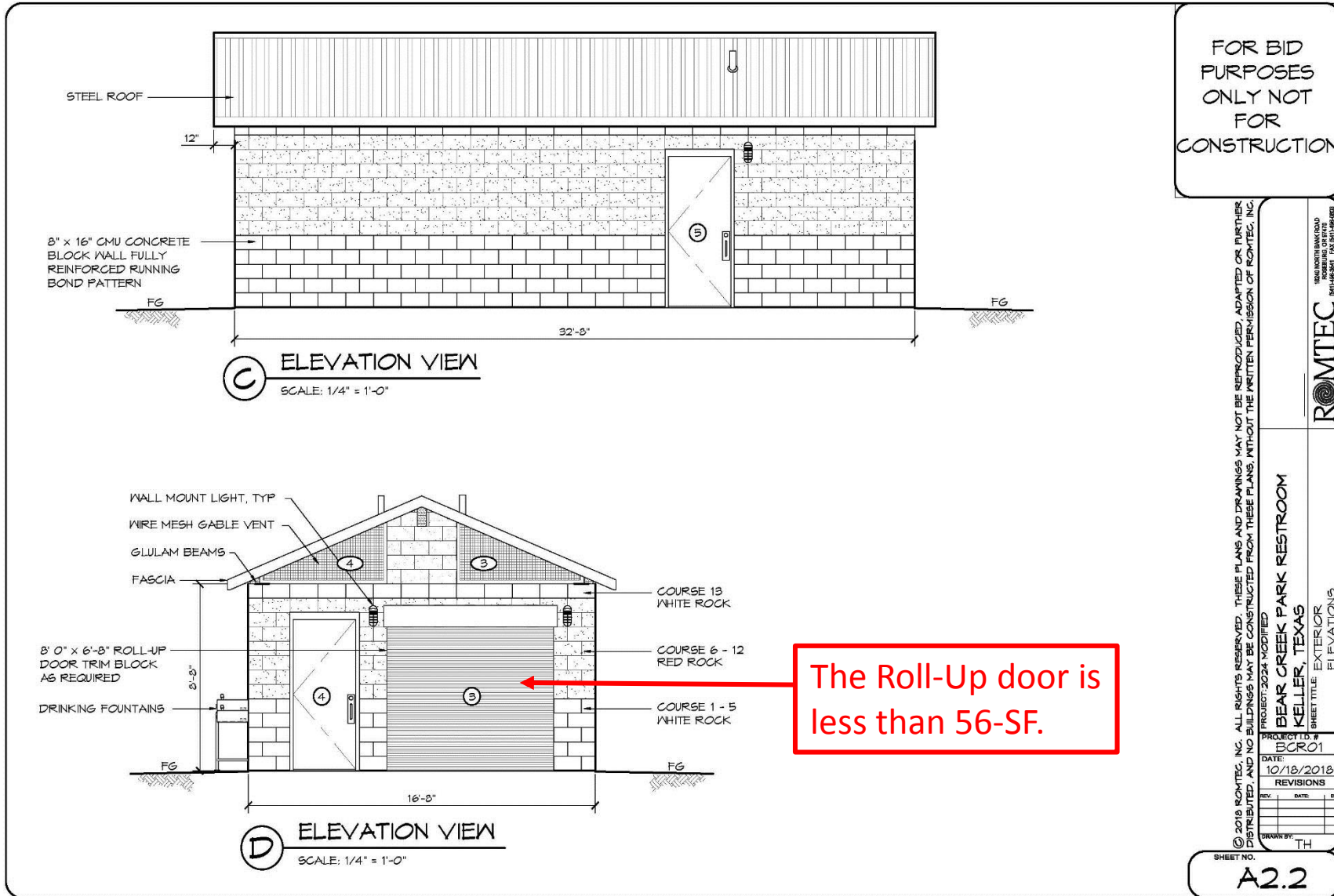
REVISIONS

REV. DATE BY

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SHEET NO.

A2.1



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## Background

- The Parks Department submitted a proposal to construct a new bathroom facility on the west end of Bear Creek Park next to the pickle ball court.
- The proposed structure would match the existing structures by using red and white CMU block and a metal roof.
- Per the UDC, these building materials for the exterior of the proposed restroom and the roof require variances.
- On May 13, 2019, the Planning and Zoning Commission took action on the variance requests and recommended approval by a unanimous vote.



Section 2.07 (A.2) of the UDC states that no variance shall be granted unless the Planning and Zoning Commission recommends approval and finds:

1. 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.
2. 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.
3. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
4. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
5. 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.



## City Council Options:

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The City Council has the following options when considering a variance request:

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