

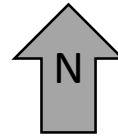
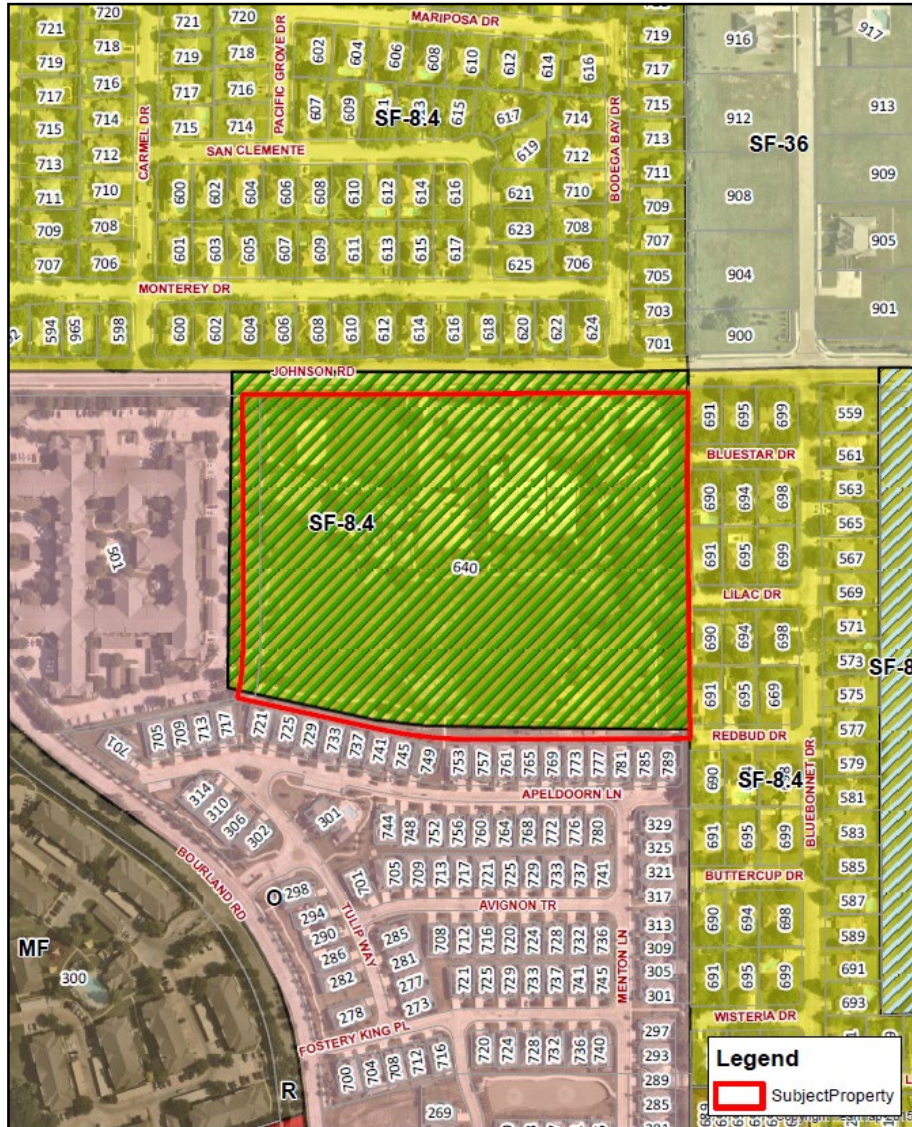
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Consider a resolution approving a Final Plat with one variance to the Right-of-Way, being a replat of Lot 1, Block 1, Johnson Road Park, on a 14.8 acre tract of land, on the south side of Johnson Road, approximately 750' south-east of the Bourland Road and Johnson Road intersection, addressed as 640 Johnson, and zoned SF-8.4 with a City-Owned Property Overlay. City Of Keller, owner/applicant. (P-20-0026)

Zoning Map

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640 Johnson Road



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- In September 2015, the citizens of Keller petitioned the City Council to improve the Senior Activity Center. In response to this, the City Council approved a Needs Study that was conducted by Brinkley Sargent Wiginton (BSW) between September 2017 and January 2018.
- In June 2018, City Council held a special meeting related to the new Senior Center project and called for a November Bond Election for a new Senior Activities Center.

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- The center was originally designed as a 23,198-square-foot facility. However, to reduce the financial impact for the City of Keller, the building was reduced to 21,210 square feet (about 8.5% smaller) by carefully programming uses for shared spaces and maximizing capacity.
- The Site Plan was approved by City Council with 4 variances. The variances included:
 1. Allow 14 parking spaces to encroach seventeen feet into the Landscape Buffer along Johnson Road.
 2. Allow the Senior Activities Center building to encroach five feet into the Landscape Buffer along Johnson Road.
 3. Allow ornamental trees in lieu of canopy trees within the Landscape Buffer along Johnson Road.
 4. Provide alternative softscape landscaping in lieu of five-foot foundation planting along the front and side of the building.

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Location of new Senior Center building

Existing Senior Center

Library

The site for the new Senior Center is part of a city-owned complex that includes the existing Senior Center, the Keller Public Library, a playground and related parking areas.

Existing building & pavilions to remain



Locating the center on the site posed numerous challenges to the design team:

- grading
- drainage
- existing playscape, pavilion, and parking
- surrounding trees
- fire access
- existing right-of-way and utilities.



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Because of these challenges, the center will be located in the far northwest corner of the property to the west of the Keller Public Library and directly east of the Evergreen at Keller Senior Living Center.



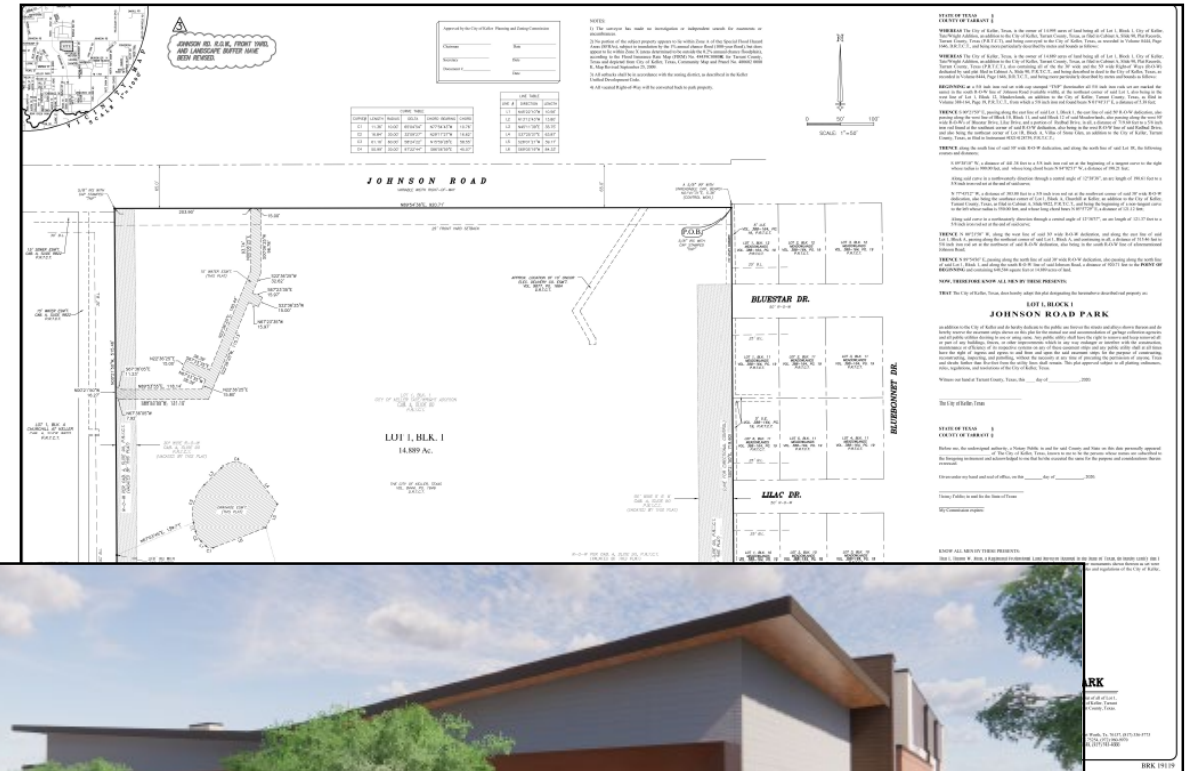
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Request:

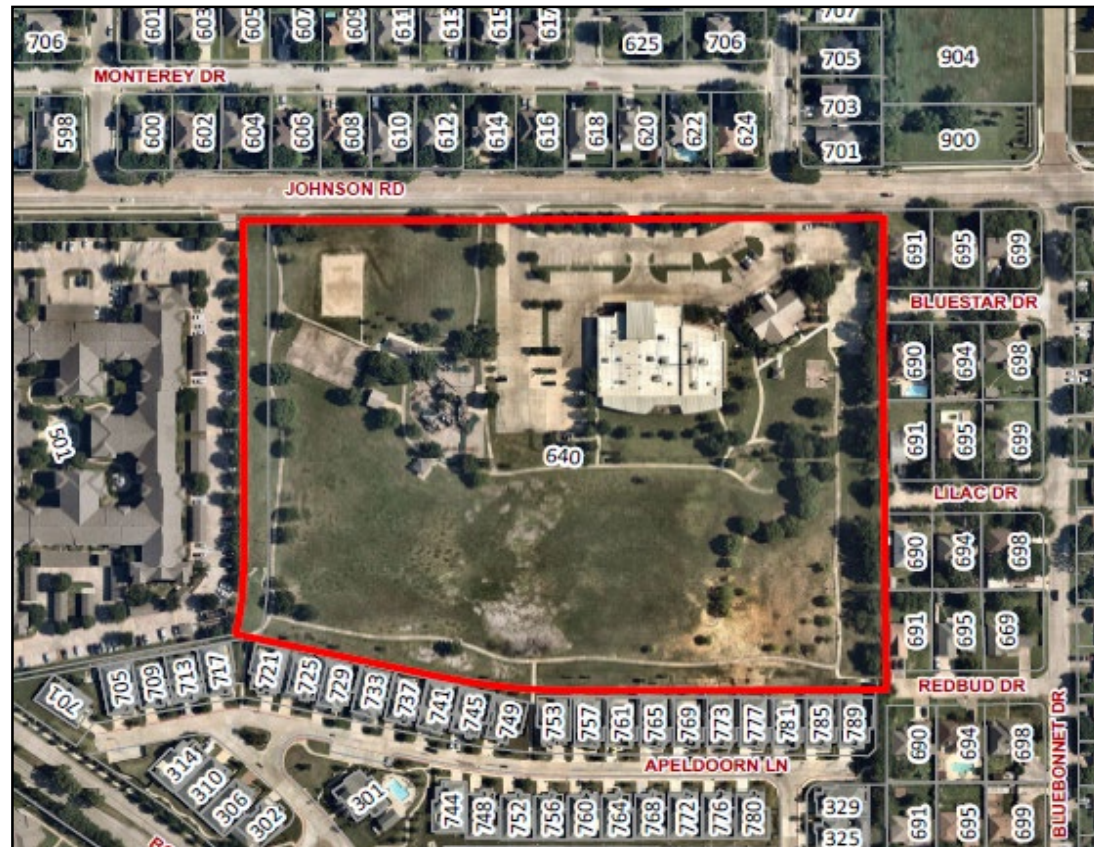
Maintain the existing 65-foot ROW (rather than require the Comprehensive Thoroughfare Plan's required 70 feet) to align with the adjacent right-of-way dedications to the west. The 65-foot ROW will provide sufficient accommodation for existing and anticipated roadway needs.

The variance also reduces the building's encroachment into the Landscape Buffer by five feet.



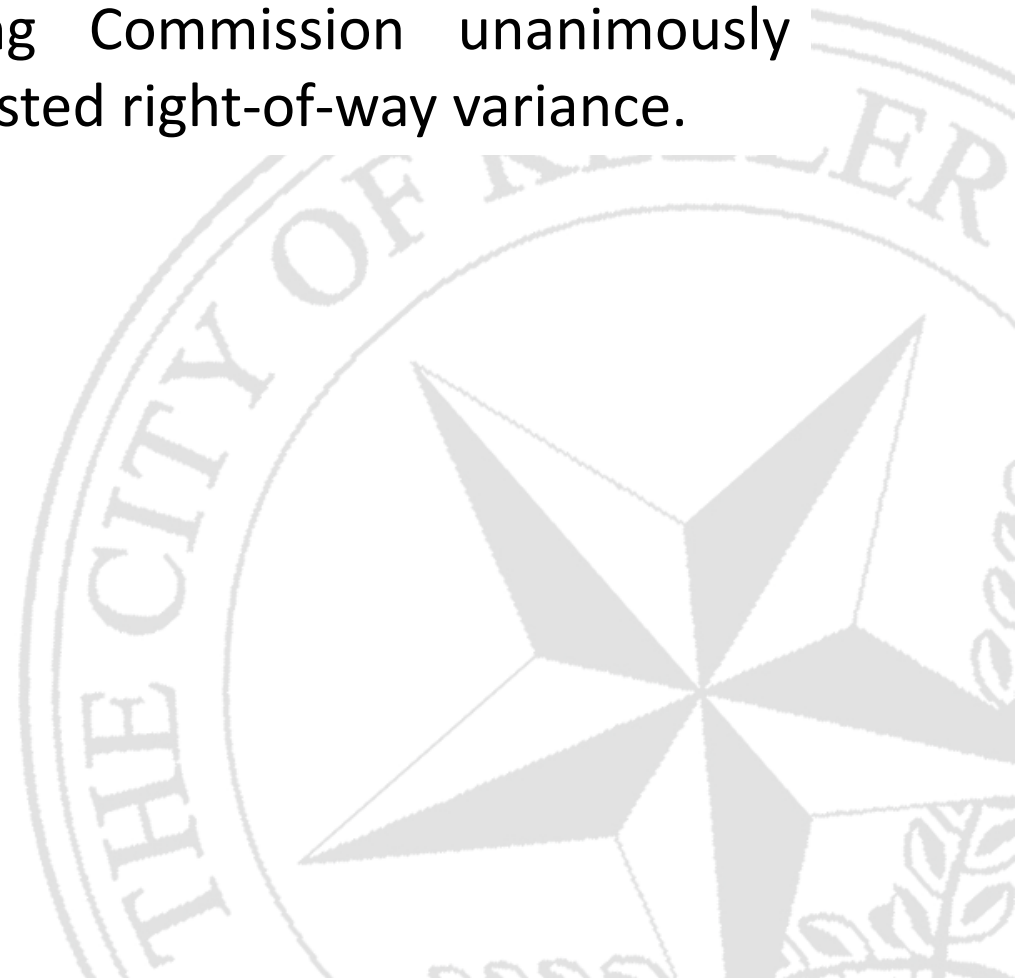
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A Final Plat with a variance does not require a Public Hearing. However, If approved by City Council on Nov. 17, 2020, City Staff will provide a written notice by mail to each owner within 200 feet of the subject property within 15 days of the replat's approval.



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On Oct. 27, 2020, the Planning and Zoning Commission unanimously recommended to approve this item with the requested right-of-way variance.



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The **City Council** has the following options when considering a site plan application with variances:

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



Questions?
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