



Legislation Details (With Text)

File #: 19-231 **Version:** 1

Type: New Business **Status:** Agenda Ready

File created: 5/6/2019 **In control:** Planning & Zoning Commission

On agenda: 5/13/2019 **Final action:**

Title: Consider a recommendation 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).

Attachments: 1. 05132019_ParkRestroomVariance_AerialPhoto_Attachment(A), 2. 05132019_ParkRestroomVariance_Elevations_Attachment(B), 3. 05132019_ParkRestroomVariance_ExistingStructure_Attachment(C)

Date	Ver.	Action By	Action	Result
5/13/2019	1	Planning & Zoning Commission	approve	Pass

To: Planning and Zoning Commission, May 13, 2019

From: Scott Bradburn, Planner I

Subject:

Consider a recommendation for variances to the City of Keller Unified Development Code (UDC), Article 8, Zoning Districts, Non-Residential Construction Standards, Section 8.06 - requesting the use of CMU Concrete Blocks, 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. (SP-19-0006).

Background:

- The proposed Park Restroom Site Plan was submitted for review on April 15, 2019.
- The proposed construction of a new restroom will match the current façade of all existing structures within Bear Creek Park. Per the Unified Development Code (UDC), the building material for the exterior of the proposed restroom and the roof would now require a variance.

Variances Requested:

Staff submits this UDC Variance application for the Planning and Zoning Commission's consideration with the following conditions:

1. Allow four elevation sides of the proposed structure to have exposed CMU Concrete block, Course 13 White Rock Concrete Block, Course 6-12 Red Rock Concrete Block and Course 1-5 White Rock Concrete Block.

2. Allow the roofing material for the proposed restroom to be constructed of steel.

Staff Analysis:

The proposed façade building material and roofing material is the same material used on previous structures within Bear Creek Park. All colors will match the colors of the existing structures in the Park.

Because the proposed materials provide continuity with the other structures in the park, staff has no objections to the variance requests.

Summary:

Section 2.07(A.2) of the UDC, lists criteria for approval of a variance.

- 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.

Alternatives:

The Planning and Zoning Commission has the following options when considering a UDC variance request:

- Recommend approval as submitted (with requested variances)
- Recommend approval with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Recommend denial

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this UDC Variance application will be scheduled for City Council action on June 4, 2019.

Attachments:

- Attachment A (Aerial Photo)
- Attachment B (Building Elevations)
- Attachment C (Existing Park Structures)

