



City of Keller

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Legislation Text

File #: 19-123, **Version:** 1

To: Mark Hafner, City Manager

From: Katasha Smithers, Planner I

Subject:

Consider a resolution approving a Site Plan with a variance for the Keller Smithfield Activity Node Park parking lot expansion for a total of 55 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)

Background:

In July 1999, the property was platted as Lot 1, Block D, Keller Town Center.

In 2006, the Keller Smithfield Activity Node Park was built by the City of Keller Parks Department (Parks). Over the years, park usage has increased and with it parking demand.

On February 12, 2019, the Keller Development Corporation (KDC) approved \$142,104 for the parking lot expansion, to include design and construction. There is a separate item on tonight's agenda approving the bid award for construction costs only for \$121,099.

Lighting:

No additional site lighting will be provided for the parking lot expansion at this time. The park hours are 6 a.m. to 10 p.m. and has an existing light near the entry of the parking lot expansion.

Landscaping:

Section 8.08 (F.3.f) states, "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." Because the parking islands encroach on the existing parking lot and frame the entrance to the proposed expansion, Parks staff believe the trees would block driver site lines and create safety concerns.

Variance Request:

1. A request to waive the landscaping requirements for the two parking islands (requires two trees) to be located at the entrance of the proposed parking lot expansion as shown in Exhibit "A".

Tree Preservation:

The applicant is removing unprotected trees and underbrush within the parking area. There are existing trees on-site to be preserved within the construction of the new islands and the surrounding area. The applicant indicated on the site preparation plan (SP-1), (see Exhibit A) protection of the trees by siltation fencing and/or trunk protection.

Parking:

Currently, the park consists of 30 parking spaces total. The proposed site plan indicates the removal of five existing parking spaces to accommodate the expansion. The parking lot expansion would provide an additional 30 parking spaces, for a total of 55 spaces.

Drainage & Utilities:

Preliminary drainage and utility plans have been reviewed by City staff with this application. Final drainage and utility plans will be reviewed once the constructing plans have been submitted.

Summary:

Because the park is located in the Town Center zoning district, site plan review by the Planning and Zoning Commission and City Council is required. If the site plan with the variance is to be approved by City Council, then the City of Keller can proceed with construction of the parking lot.

Citizen Input:

A Site Plan application, even with variances, does not require a public hearing; no public hearing notifications were sent out to the surrounding property owners for this request nor was it published in the newspaper. Staff has not received any comments from the public. The public will have an opportunity to speak on this agenda item during the "Persons To Be Heard" portion of the agenda.

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 has submitted a site plan for the construction of the parking lot expansion to accommodate the additional vehicles.

Planning and Zoning Recommendation:

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

Alternatives:

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

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