City of Keller

Legislation Text

File #: 19-330, **Version:** 1

To:　　　　Mark R, Hafner, City Manager

From:　　　JP Ducay, Planner I

Subject:
Consider a resolution approving a Site Plan Amendment for the Keller Regional Adoption Center, a 9,884 square-foot animal shelter located within Keller Municipal Building on an approximately 6.731-acre tract of land, located on the west side of Rufe Snow Drive, situated 650 feet north of the Rufe Snow Drive and Bear Creek Parkway Intersection, being Lot 1R, Block 1, Public Safety Addition, at 330 Rufe Snow Drive, and zoned City-Owned Property (COP). City of Keller, owner/applicant. (SP-19-0009)

Background:
On August 7th, 1990, the Planning and Zoning Commission approved the Final Plat for the Public Safety property.

On July 20, 1999, the City Council approved the Site Plan for the Keller Municipal Building.

On October 16, 2012, City Council approved a Site Plan Amendment proposing to renovate and expand the existing Keller Police and Municipal Courts Building with an approximately 14,990 square -foot addition. These new facilities currently house the Keller Police, jail facilities and Animal Shelter that serve multiple cities including Keller, Southlake, Colleyville, Roanoke and Westlake.

Requested Variances:
The Applicant is requesting variances to the roof and post material. UDC Section 8.03 (4.d.1) requires all structures to be composed of masonry material compatible with the Town Center District. UDC Section 8.03 (4.d.3) requires all roof material be standing-seam metal, stone, clay, or concrete roofing tile.

1. A variance to allow the support columns of the shade structure to be made out of steel.

2. A variance to allow the canopy of the shade structure to be made out of a combination of polyethylene and polyester fabric.

Analysis:
The Applicant is proposing to construct a 1,075 square-foot accessory shade structure for the outside dog run and play area of the adoption center. The purpose of this structure is to provide shade for the dogs while they are outside in the heat. The structure will be approximately 43' long, 25' wide, with an entry height of 8'. The Applicant proposes that the proposed structures color scheme will be compatible with the existing structure.

Specifically, the canopy is a cream-colored woven, polyethylene/polyester fabric and the support columns are made of steel with a terracotta paint to match the current posts and rock the main structure consists of.

Additionally, the Applicant has provided the appropriate Flame Certificates for the proposed canopy indicating compliance with NFPA 701 Standard Methods of Fire Tests for Flame Propagation of Textiles and Films.

Summary:
Because the proposed 1,075 square-foot shade structure for the dog run would be located in the Town Center Zoning District, the Applicant must obtain approval for the variances related to building materials and approval to amend the Site Plan to reflect the location of the proposed structure.

The Applicant is requesting variances to the roof and post material. UDC Section 8.03 (4.d.1) requires all structures to be composed of masonry material compatible with the Town Center District. UDC Section 8.03 (4.d.3) requires all roof material be standing-seam metal, stone, clay, or concrete roofing tile.

1. A variance to allow the support columns of the shade structure to be made out of steel.

2. A variance to allow the canopy of the shade structure to be made out of a combination of polyethylene and polyester fabric.

Planning and Zoning Recommendation:
The Planning & Zoning Commission recommended approval by a vote of 7-0 on June 24, 2019.

Alternatives:
The City Council has the following options when considering a Site Plan application with a variance to the proposed structures material:

- Recommend approval as submitted
- Recommend approval with modifications or additional condition(s)
- Table the agenda item to a specific data with clarification of intent and purpose
- Recommend denial