



City of Keller

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Legislation Text

File #: 20-480, **Version:** 1

To: Planning and Zoning Commission

From: JP Ducay, Planner I

Subject:

Consider recommending approval of 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)

Background:

- 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 Activity Center ("Center").
- On October 20th, 2020, the City Council approved a Site Plan for the Keller Senior Activities Center with four variances. One of the variances requested that the Senior Center building encroach 5' into the 30' landscape buffer off Johnson Road. The reason for this request was that the existing Johnson Road right-of-way is currently at 65 feet rather than the Comprehensive Thoroughfare Plan's requirement of 70 feet for right-of-way. At 65 feet of right-of-way, the 5-foot encroachment by the building into the landscape buffer still provides substantial buffer and respects the alignment with the existing adjacent right-of-way dedications. This balance provides sufficient accommodation of the existing and anticipated roadway needs.

Request:

Keep the street right-of-way at 65 feet rather than require an additional 5 feet to align with the 70 feet of street right-of-way identified in the Comprehensive Thoroughfare Plan. By seeking the right-of-way variance, the Senior Center will only encroach 5 feet into the 30 foot Landscape Buffer instead of 10 feet. Keeping the right-of-way at 65 feet respects the alignment with the adjacent right-of-way dedications to the west and provides sufficient accommodation for the existing and anticipated roadway needs.

Citizen Input:

A Final Plat with a variance does not require a Public Hearing. However, If approved by City Council on November 17th, 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 replats approval.

Alternatives:

The Planning and Zoning Commission has the following options when considering an SUP application:

- Recommend approval as submitted.
- Recommend approval with modified or additional condition(s).
- Table 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 Final Plat application will be scheduled for City Council action on November 17, 2020.

Supporting Documents:

- Aerial and Zoning Maps
- Staff Attachment- Proposed Plat and Right-of-Way Dedication
- Staff Attachment- Approved Site Plan