

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PRELIMINARY SITE EVALUATION WITH TWO VARIANCES FOR WINDING CREEK ADDITION, A PROPOSED TEN SINGLE-FAMILY RESIDENTIAL LOT AND ONE OPEN SPACE LOT SUBDIVISION, ON 12.21 ACRES OF LAND ON THE SOUTH SIDE OF JOHNSON ROAD, APPROXIMATELY 1,800 FEET FROM THE INTERSECTION OF JOHNSON ROAD AND NORTH PEARSON ROAD, BEING TRACTS 1D AND A PORTION OF 1D01, ABSTRACT 1153 OUT OF THE JOHN MARTIN SURVEY, ZONED SINGLE-FAMILY RESIDENTIAL 36,000 SQUARE-FOOT MINIMUM LOT SIZES OR GREATER (SF-36), AND ADDRESSED AS 1808 JOHNSON ROAD AND A PORTION OF 1816 JOHNSON ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant, has submitted a Preliminary Site Evaluation application with two variances (PSE-22-0003); and

WHEREAS, the applicant proposes ten residential lots and one open space lot on approximately 12.21 acres; and

WHEREAS, two variances are requested for Lots 1 and 2, Block A, for an average depth of 152.34 feet and 196.95 feet, respectively, in lieu of the required 200 feet; and

WHEREAS, though the lot sizes exceed the minimum required for the SF-36 zoning district, the depths had to be reduced in order to align Winding Creek with Greenbriar Drive across Johnson Road; and

WHEREAS, the Preliminary Site Evaluation, even with variances, does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission unanimously recommended to approve the item as presented at its July 12, 2022 meeting; and

WHEREAS, the City Council does find that the request meets the intent of the Unified Development Code (UDC);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, a Preliminary Site Evaluation with two variances for Winding Creek, a proposed single-family residential lot subdivision with ten lots

and one open space on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater (SF-36), and addressed as 1808 Johnson Road and a portion of 1816 Johnson Road in the City of Keller, Tarrant County, Texas, is set forth with the following conditions:

1. The variance to allow an average depth of 152.34' in lieu of the required 200' for Lot 1, Block A shall be allowed.
2. The variance to allow an average depth of 196.95' in lieu of the required 200' for Lot 2, Block A shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of \_\_\_ to \_\_\_ on this the 2nd day of August, 2022.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

\_\_\_\_\_  
L. Stanton Lowry, City Attorney