

RESOLUTION NO. 4309

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT WITH FOUR VARIANCES FOR KELLER PLAY AND STAY TO OPERATE A PET GROOMING FACILITY IN AN EXISTING 3,050 SQUARE-FOOT BUILDING, LOCATED ON A 0.90-ACRE TRACT OF LAND, ON THE EAST SIDE OF SOUTH MAIN STREET (US 377), APPROXIMATELY 700' SOUTH-EAST OF THE SOUTH MAIN STREET (US 377) AND KROGER DRIVE INTERSECTION, BEING LOT 2A, BLOCK 1, HIGGENS FRED & BIRK HEND ADDITION, AT 1401 S MAIN, AND ZONED (C) COMMERCIAL. IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Majid Nejati, owner, Distinguished Custom Homes, Developer/Applicant, has submitted a site plan amendment (SP-20-0027) with four variances for an existing 3,050 square-foot Pet Grooming Facility; and

WHEREAS, the four variances are necessitated by the existing site development, previously granted variances and related constraints; and

WHEREAS, the first variance acknowledges that the existing 3,050 square-foot building encroaches approximately seven feet and six inches into the ten-foot north, side-yard landscape buffer; and

WHEREAS, the second variance allows the dumpster to encroach into the rear setback; and

WHEREAS, the third variance reduces the required parking from 17 to 10 parking spaces in recognition of the actual parking need for this pet grooming business; and

WHEREAS, the fourth variance waives the required masonry screening wall that would be required on the southern end of the east property line since it would only be a partial screening wall rather than a true screening wall along the entire property line; and

WHEREAS, the Planning and Zoning Commission acknowledged that the variances are appropriate given the existing site conditions and other challenges related to the site redevelopment and recommended approval by a vote of 7 to 0 at the October 13, 2020, meeting; and

WHEREAS, the City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code;

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, the site plan amendment with four variances for Keller Play and Stay to operate a Pet Grooming Facility in an existing 3,050 square-foot building, located on a 0.90-acre tract of land, on the east side of South Main Street (US 377), approximately 700' south-east of the South Main Street (US 377) and Kroger Drive intersection, being Lot 2A, Block 1, Higgens Fred & Birk Hend Addition, at 1401 S Main, and zoned (C) Commercial is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variances:

1. Allow the existing building to encroach approximately seven feet and six inches into the ten-foot, north side-yard, landscape buffer.
2. Allow the dumpster to encroach into the rear setback.
3. Allow for 10 parking spaces in lieu of the 17 required parking spaces.
4. Waive the required masonry screening wall along the east property line.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 3rd day of November, 2020.

CITY OF KELLER, TEXAS

BY: _____
P. H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney