

RESOLUTION NO. 4522

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT FOR TROPICAL SMOOTHIE, IN AN EXISTING 1,550 SQUARE-FOOT LEASE SPACE, WITHIN A 12,094 SQUARE-FOOT, MULTI-TENANT BUILDING, SITUATED ON 1.42-ACRE PROPERTY, LOCATED ON THE NORTH SIDE OF KELLER PARKWAY (F.M. 1709), APPROXIMATELY 250 FEET NORTHWEST FROM THE INTERSECTION OF KELLER PARKWAY AND CHANDLER ROAD, BEING LOT 2, BLOCK A OF GREENWAY KELLER ADDITION, ZONED TOWN CENTER (TC), AND ADDRESSED AS 1521 KELLER PARKWAY, SUITE 100, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, DYNE Operating, Applicant, and Greenway-Keller LP, Owner, have submitted a site plan amendment for Tropical Smoothie (SP-22-0012); and

WHEREAS, the applicant proposes to install a three-and-a-half-foot dark gray wrought iron fence in front of the store to create a patio area; and

WHEREAS, a site plan amendment is required to be modified due to the elevation (façade) change; and

WHEREAS, the Site Plan Amendment does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission has made a recommendation to approve this item as presented; and

WHEREAS, the City Council does find that the request meets 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 Site Plan Amendment for Tropical Smoothie, in an existing 1,550 square-foot lease space, within a 12,094 square-foot, multi-tenant building, situated on 1.42-acre property, located on the north side of Keller Parkway (F.M. 1709), approximately 250 feet northwest from the intersection of Keller Parkway and Chandler Road, being Lot 2, Block A of Greenway Keller Addition, zoned Town Center (TC), and addressed as 1521 Keller Parkway, Suite 100, is approved to allow the front elevation to be modified as indicated on Exhibit "A", attached hereto.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 17th day of May, 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