

RESOLUTION NO. 4501

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT FOR MAPLE STREET BISCUIT COMPANY, IN AN EXISTING 3,516 SQUARE-FOOT LEASE SPACE, WITHIN A 9,670 SQUARE-FOOT, MULTI-TENANT BUILDING, SITUATED ON A 1.47-ACRE PROPERTY, LOCATED ON THE NORTH SIDE OF KELLER PARKWAY (F.M. 1709), APPROXIMATELY 450-FEET NORTHWEST OF THE INTERSECTION OF KELLER PARKWAY AND RUFÉ SNOW DRIVE, BEING LOT 3R-1R6, BLOCK 8 OF BLUENONNET TRAILS ADDITION, AND ADDRESSED AS 967 KELLER PARKWAY, SUITE D AND E, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Timothy Schenk, Applicant, and K.W. Lee Properties LP, Owner, have submitted a site plan amendment for Maple Street Biscuit Company (SP-22-0004); and

WHEREAS, the applicant proposes to modify the front elevations by creating a patio area; and

WHEREAS, a site plan amendment is required to be modified due to the elevation 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 supported the applicant's plan to create a more experiential space and unanimously recommended to approve the item as presented at the February 22, 2022 Commission meeting; 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 Maple Street Biscuit Company, in an existing 3,516 square-foot lease space, within a 9,670 square-foot, multi-tenant building, situated on a 1.47-acre property, located on the north side of Keller Parkway (F.M. 1709), approximately 450-feet northwest of the intersection of Keller Parkway and Rufe Snow Drive, being Lot 3R-1R6, Block 8 of Bluebonnet Trails Addition, and addressed

as 967 Keller Parkway, Suite D and E, is approved to modify the storefront to create a patio area as indicated in the attached Exhibit "A".

AND IT IS SO RESOLVED.

Passed by a vote of 5 to 0 on this the 22nd day of March, 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