

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR NEW SPORT FIELDS AND RENOVATIONS TO EXISTING FIELDS, FOR THE KELLER SPORTS PARK, AN EXISTING SPORTS COMPLEX, ON AN APPROXIMATELY 192-ACRE PROPERTY, LEGALLY DESCRIBED AS LOT 1, BLOCK 1, KELLER ATHLETIC COMPLEX ADDITION, ABSTRACT 457, TRACT 14D OF THE JOHN EDMONDS SURVEY AND ABSTRACT 70 TRACT 7C OF THE JESSE BILLINGSLEY SURVEY, LOCATED ON THE SOUTH SIDE OF GOLDEN TRIANGLE BLVD, SOUTHWEST OF THE SOUTH MAIN STREET AND KELLER PARKWAY INTERSECTION, ZONED SINGLE FAMILY RESIDENTIAL 36,000 SQUARE-FOOT LOTS (SF-36), SINGLE FAMILY RESIDENTIAL 8,400 SQUARE-FOOT LOTS (SF 8.4) AND COMMERCIAL (C) AND ADDRESSED AS 265 GOLDEN TRIANGLE BLVD IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Parkhill, Applicant, and City of Keller, Owner, submitted a Site Plan application with 5 variances for improvements to the Keller Sports Park (SP-23-0021); and

WHEREAS, five variances are requested related to landscape requirements for existing conditions in the park; and

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

WHEREAS, the Planning and Zoning Commission considered the proposed Site Plan with variances on August 22, 2023 and unanimously recommended approval of the proposed site plan as presented; 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 Site Plan with variances for new sport fields and renovations to existing fields, for the Keller Sports Park, an existing sports complex, on an approximately 192-acre property, legally described as Lot 1, Block 1, Keller Athletic Complex Addition, Abstract 457, Tract 14D of the John Edmonds Survey and Abstract 70 Tract 7C of the Jesse Billingsley Survey, located on the south side of Golden Triangle Blvd, southwest of the South Main Street and Keller Parkway intersection, zoned Single

Family Residential 36,000 square-foot lots (SF-36), Single Family Residential 8,400 square-foot lots (SF 8.4) and Commercial (C) and addressed as 265 Golden Triangle Blvd, attached hereto as Exhibit "A" is approved with the following variances:

1. Variance to UDC requirement for a ten-foot (10') landscape buffer west of the proposed parking lot at the Rugby/Multipurpose field. The buffer is offset six-feet (6 ft) from the property line at the lower right corner adjacent to the land leased from the City by the Blue-Sky sports facilities.

2. Per UDC Section 9.03, all parking lot islands must be a minimum of nine feet (9') in width and twenty feet (20') in length. A variance is requested to keep the existing parking islands the same size to maintain parking count.

3. The UDC states no more than twelve (12) consecutive parking spaces shall be allowed without the interruption of a landscaped island. Variance to keep the existing parking lot spaces to maintain parking count. Landscape has been added along the edge of existing parking spaces.

4. The UDC requires an island the size of one (1) parking space shall contain one (1) large three-inch (3") caliper canopy tree and an island the size of two parking spaces shall contain two (2) large three-inch (3") caliper trees. Variance to not provide the required trees in parking lot islands.

5. The UDC requires a minimum of 15% of all parking lots shall be landscaped. Variance to keep the existing parking spaces to maintain the parking count. Additional planting has been added along the edge of the parking lot to help soften the space.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 19th day of September 2023.

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