

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR A PROPOSED 5,528 SQUARE-FOOT MULTITENANT BUILDING, ON THE PROPERTY LEGALLY DESCRIBED AS LOT 8 OF THE BENSON SUBDIVISION - KELLER, BEING 0.49-ACRES, LOCATED ON THE SOUTHEAST CORNER OF THE KELLER PARKWAY AND COLLEGE STREET INTERSECTION, ZONED RETAIL (R) AND ADDRESSED AS 404 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Franz Architects, Applicant, and HGCD Land Holdings, LLC, Owner, submitted a Site Plan application with variances request (SITE-2510-0016); and

WHEREAS, the requested variances are related to landscaping, buffers and site design; and

WHEREAS, pursuant to the Unified Development Code (UDC), Site Plan Amendments, including those with variances, do not require public hearings; and

WHEREAS, the Planning and Zoning Commission considered the proposed Site Plan Amendment with variances on January 27, 2026, and recommended denial by a vote of 4-2; and

WHEREAS, the City Council finds that the request meets the intent and purpose 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 a proposed 5,528 square-foot multitenant building, on the property legally described as Lot 8 of the Benson Subdivision - Keller, being 0.49-acres, located on the southeast corner of the Keller Parkway and College Street intersection, zoned Retail (R) and addressed as 404 Keller Parkway, and attached hereto as Exhibit "A," is hereby approved, with to the following variance:

1. A variance to provide a 15' landscape buffer along the north property line adjacent to Keller Parkway in lieu of the 30' buffer requirement.

2. A variance to provide a 10' landscape buffer along the west property line adjacent to College Street in lieu of the 15' buffer requirement.
3. A variance to provide a 10' landscape buffer along the south property line adjacent to a single-family neighborhood in lieu of the 30' buffer requirement.
4. A variance to provide no landscape buffer along the east property line.
5. A variance to not install all required foundation planting.
6. A variance to not provide a landscaped island at the east end of the parking aisles and to allow the parking aisle facing the building to not be interrupted by a landscaped island.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 17th day of February 2026.

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