

RESOLUTION NO. 4579

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PRELIMINARY SITE EVALUATION WITH FIVE VARIANCES FOR WINDING CREEK ADDITION, A PROPOSED TEN SINGLE-FAMILY RESIDENTIAL LOTS AND ONE OPEN SPACE LOT SUBDIVISION ON 12.21 ACRES OF LAND ON THE SOUTH SIDE OF JOHNSON ROAD, APPROXIMATELY 1,800 FEET SOUTHWEST FROM THE INTERSECTION OF JOHNSON ROAD AND NORTH PEARSON ROAD, BEING TRACTS 1D AND A PORTION OF 1D01, ABSTRACT 1153 OUT OF THE JOHN MARTIN SURVEY, ZONED SINGLE-FAMILY RESIDENTIAL 36,000 SQUARE-FOOT MINIMUM LOT SIZES OR GREATER (SF-36), AND ADDRESSED 1808 JOHNSON ROAD AND A PORTION OF 1816 JOHNSON ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant, has submitted a Preliminary Site Evaluation application with five variances (PSE-22-0008); and

WHEREAS, the Applicant proposes ten residential lots and one open space lot on 12.21 acres of land; and

WHEREAS, six variances are requested for Lots 1, 4, 5, 6 and 7 of Block A, related to depth, width, and/or front yard setback due to the reconfiguration of the subdivision terminating with a cul-de-sac instead of connecting to Pearson Lane to the east; and

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

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Site Evaluation application at its September 27, 2022 meeting; 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 Preliminary Site Evaluation with five variances for Winding Creek Addition, a proposed subdivision comprised of ten single-family residential lots and one open space lot on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from

the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater (SF-36), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road, is approved with the following variances:

1. To allow Lot 1, Block A for an average depth of 152.34 feet in lieu of the required 200 feet.
2. To allow Lots 4 and 5, Block A for a lot width of 130 feet in lieu of the required 140 feet.
3. To allow Lots 6 and 7, Block A for a front yard setback of 35 feet in lieu of the required 40 feet.
4. To allow Lot 6, Block A for a width at the front yard setback of 110.06 feet in lieu of the 120 feet.
5. To allow Lot 7, Block A for a width at the front yard setback of 108.40 feet in lieu of the 120 feet.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 18th day of October, 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