

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR A NEW PROPOSED RESTAURANT BUILDING, ON APPROXIMATELY 0.69 ACRES, LOCATED AT THE SOUTHEAST CORNER OF THE KELLER PARKWAY AND SOUTH ELM STREET INTERSECTION, LEGALLY DESCRIBED AS LOT 2R, BLOCK A OF THE ELM KELLER PARKWAY ADDITION AND ADDRESSED 200 SOUTH KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Rodney Martinez/Tommy Zheng, Applicant, and SCI Texas Funeral Services, Inc., Owner, submitted a Site Plan application with four variances (SITE-2503-0003); and

WHEREAS, the variances requested are related to parking and landscape buffers; and

WHEREAS, a 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 May 27, 2025, and recommended approval of the proposed request by a vote of 6-0; 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 a new proposed restaurant building, on approximately 0.69 acres, located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway, and attached hereto as Exhibit "A" is approved with the following variances:

1. A variance to allow parking in front of the restaurant building (between the building and Keller Parkway) shall be allowed.
2. A variance to under park the site by 19 spaces shall be allowed.
3. A variance to install a variable width landscape buffer along the north property line in lieu of the 30' requirement shall be allowed.

4. A variance to provide no landscape buffer along the west property line (adjacent to South Elm Street) shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 17th day of June 2025.

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