

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, FOR A SITE PLAN WITH ONE VARIANCE TO THE KELLER PARKWAY LANDSCAPE BUFFER REQUIREMENT RELATED TO THE ALTUS DEVELOPMENT OF TWO BUILDINGS (4,000 SQUARE-FOOT MEDICAL BUILDING AND 16,722 SQUARE-FOOT GENERAL OFFICE BUILDING), LOCATED ON AN APPROXIMATELY 2.42-ACRE TRACT OF LAND, THE NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 125' NORTHWEST OF THE INTERSECTION OF BLOOMFIELD DRIVE AND KELLER PARKWAY, BEING LOT 3, BLOCK A OF BOWDEN EVENT CENTER ADDITION, AND ADDRESSED AS 1807 KELLER PARKWAY, AND ZONED R (RETAIL) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, the owner/applicant, KP BOWDEN LLC ("Bowden"), submitted a site plan (SP-20-008) to develop two buildings (a 4,000 square-foot medical building and a 16,722 square-foot general office building); and

WHEREAS, Bowden desires to construct more parking than is required by the Unified Development Code (UDC); and

WHEREAS, Bowden proposes to add additional parking spaces, at least six of which will encroach up to eleven feet into the required landscape buffer along Keller Parkway; and

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of __ to __ at its April 14, 2020, and

WHEREAS, the City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code based on _____;

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, the site plan for property located on approximately 2.42-acres of land on the north side of Keller Parkway, approximately 125-foot northwest of the intersection of Bloomfield Drive and Keller Parkway, being Lot 3, Block A of Bowden Event Center Addition and addressed as 1807 Keller Parkway, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variance:

- 1) Allow for parking to encroach the 30-foot, Keller Parkway Landscape Buffer up to 11 feet on the south side of the property.

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on the 14th day of April, 2020.

CITY OF KELLER, TEXAS

BY: _____
P. H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney