

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR A NEW 4,500 SQUARE-FOOT RESTAURANT, ON .11 ACRE, LOCATED ON THE WEST SIDE OF SOUTH MAIN STREET, APPROXIMATELY 100 FEET SOUTHWEST OF THE BATES AND SOUTH MAIN STREET INTERSECTION, LEGALLY DESCRIBED AS A PORTION OF LOTS 2 AND 3, BLOCK 5, KELLER, CITY ADDITION AND ADDRESSED AS 228 SOUTH MAIN STREET IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Keller Main 222, LLC, Owner/Applicant submitted a Site Plan application with two variances for a new 4,500 square foot restaurant in the Old Town Keller Zoning District (SP-23-0024); and

WHEREAS, two variances are requested related to parking and landscape requirements; 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 December 12, 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 a new 4,500 square-foot restaurant, on .11 acre, located on the west side of South Main Street, approximately 100 feet southwest of the Bates and South Main Street intersection, legally described as a portion of Lots 2 and 3, Block 5, Keller, City Addition and addressed as 228 South Main Street, attached hereto as Exhibit "A" is approved with the following variances:

1. A variance request to provide no on-site parking, in lieu of the 30 regular and 2 accessible spaces required.

2. A variance request to allow the 500 square-feet of landscaped area along the front façade to satisfy all landscape requirements.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 16th day of January 2024.

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