

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR TWO PROPOSED MULTITENANT BUILDINGS, ON THE NORTH SIDE OF KELLER PARKWAY ON APPROXIMATELY 3.6 ACRES, LOCATED DIRECTLY NORTH OF THE KELLER PARKWAY AND COUNTRY BROOK DRIVE INTERSECTION, LEGALLY DESCRIBED AS TRACT 2E, ABSTRACT 28 OF THE PAMELA ALLEN SURVEY AND ADDRESSED 1241 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner, submitted a Site Plan application with three variances (SITE-2501-0001); and

WHEREAS, the variances requested are related to the dumpster enclosure location on Lot 1, foundation plantings, and parking; 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 March 25, 2025 and recommended approval of the proposed site plan request by a vote of 6-1 with the condition that natural landscaping be required on the south side of the building to meet the foundation planting requirement; 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 for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway and attached hereto as Exhibit "A" is approved with the following variances:

1. A variance request to allow the dumpster enclosure on Lot 1 to face Keller Parkway.

2. A variance to allow two planting areas in front of each structure (four total) of approximately 100 square-feet, in lieu of the foundation planting requirement.

3. A variance request to allow the site to be under parked by 24 spaces.

AND IT IS SO RESOLVED.

Passed by a vote of \_ to \_ on this the 15th day of April 2025.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney