

RESOLUTION NO. 4073

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT TO ALLOW JASON'S DELI, A 4,992 SQUARE-FOOT RESTAURANT WITH DRIVE-THRU, IN A SINGLE STORY 9,000 SQUARE-FOOT STRIP RETAIL BUILDING, LOCATED ON A 1.58-ACRE LOT, ON THE SOUTH SIDE OF KELLER PARKWAY (FM1709), TO RELOCATE A REQUIRED FIRE HYDRANT AND FIRE DEPARTMENT CONNECTOR, FROM THE NORTH SIDE OF KELLER PARKWAY (FM 1709), BEARING DIRECTION OF EAST TO WEST, TO A LANDSCAPE ISLAND ON THE SOUTH SIDE OF THE PARKING LOT, LOCATED APPROXIMATELY NINETY FEET (90') WEST OF THE SOUTHEAST PROPERTY LINE, BEING LOT 3. BLOCK E, KELLER TOWN CENTER ADDITION, AT 1400 KELLER PARKWAY (FM 1709), AND ZONED TC (TOWN CENTER). PINPOINT BEAR CREEK LAND HOLDINGS, LLC, OWNER. BOMAC PARTNERS, LTD OR ASSIGNS (TRINITY PARTNERS), APPLICANT, THOMAS SITE DEVELOPMENT ENGINEERING INC., ENGINEER. (SP-18-0024).

WHEREAS, Pinpoint Bear Creek Land Holdings, LLC, Owner; Bomac Partners, LTD or assigns Trinity Partners, Applicant (SP-18-0024), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 7-0.

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 Amendment for Jason's Deli, a 4,992 square-foot restaurant with drive-thru, in a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway (FM1709), to relocate a required fire hydrant and fire department connector, from the north side of Keller Parkway (FM 1709), bearing direction of east to west, to a landscape island on the south side of the parking lot, located approximately ninety feet (90') west of the south east property line, being Lot 3. Block E, Keller Town Center Addition, at 1400 Keller Parkway (FM 1709), and zoned TC (Town Center) is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 20th day of November, 2018.

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