

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT WITH VARIANCES FOR LANDSCAPE SYSTEMS ON APPROXIMATELY 17.52 ACRES, LEGALLY DESCRIBED AS TRACT 1D01B AND TRACT 1D01A1 OF THE JOHN MARTIN SURVEY, ABSTRACT 1153 (ACCOUNT # 42818999 AND 42819014), A PORTION OF LOT 7, BLOCK 1, PEARSON CROSSING, AND TRACT 1F, ABSTRACT 1153 (ACCOUNT #: 04069838) OF THE JOHN MARTIN SURVEY, AND ADDRESSED AS 1816 JOHNSON ROAD, 1850 PEARSON CROSSING, 1908 PEARSON CROSSING, AND 1863 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner; James Neill, Owner, submitted a Site Plan Amendment application with variances (SP-22-0033); and

WHEREAS, the Applicant proposes to add a 3,600 square-foot metal furniture manufacturing shop/maintenance building, a 2,700 square-foot metal covered area to store larger vehicles, a paved area for equipment parking, aisles for nursery stock, mulch bins, two greenhouses (one 10,800 square-feet and one 6,000 square-feet), and a 12-foot by 30-foot loading area on approximately 17.52 acres; and

WHEREAS, four variances are requested for screening walls, landscape buffers, and landscape material; and

WHEREAS, the Site Plan Amendment, 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 Amendment with variances on November 8, 2022 and unanimously recommended approval of the item with the condition the Applicant provide additional Cedar trees east of the metal shop/carport for screening purposes; and

WHEREAS, the City Council does find that the request, with the added condition, 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 Amendment with Variances for Landscape Systems on approximately 17.52 acres, legally described as Tract 1D01B and

Tract 1D01A1 of the John Martin Survey, Abstract 1153 (account # 42818999 and 42819014), a portion of Lot 7, Block 1, Pearson Crossing, and Tract 1F, Abstract 1153 (account #: 04069838) of the John Martin Survey, and addressed as 1816 Johnson Road, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1863 Keller Parkway, is approved as indicated in the attached Exhibit "A" with the following variances:

1. A 15-foot landscape buffer for approximately 300 feet on the southwest portion of the subject property adjacent to Keller Parkway rather than the 30 feet buffer required by the UDC shall be allowed.
2. Existing landscaping within the 15-foot landscape buffer to suffice without the required UDC plantings for 300 feet on the southwest portion of the subject property along Keller Parkway shall be allowed.
3. The landscaping requirement within the landscape buffers along the east and north property lines of the subject property shall be waived, with the condition for the Applicant to plant five additional cedar trees east of the metal shop/carport for screening purposes.
4. The masonry screening wall requirement along the north, east and parts of the western property lines located in the floodplain/floodway shall be waived.

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on this the 6th day of December, 2022.

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