

RESOLUTION NO. 4581

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A FINAL PLAT WITH VARIANCES FOR LOTS 1-3, BLOCK A OF HALLELUJAH FARMS, LOCATED ON 6.99 ACRES OF LAND, NORTH OF HALLELUJAH TRAIL, APPROXIMATELY 1,000 FEET NORTHEAST OF THE INTERSECTION OF HALLELUJAH TRAIL AND JOHNSON ROAD, CURRENTLY ADDRESSED AS 657 HALLELUJAH TRAIL, AND ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT MINIMUM LOTS (SF-36) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Brittainy Fink, Owner/Applicant, has submitted a Final Plat application with five variances (P-22-0022); and

WHEREAS, the Applicant proposes creating a three-lot subdivision from a 6.99-acre portion of an 11-acre tract of land addressed as 657 Hallelujah Trail; and

WHEREAS, the requested variances are related to connection to the public infrastructure, flag lot access limitations, and the extension and construction of the street and cul-de-sac; and

WHEREAS, the Planning and Zoning Commission recommended to approve the plat and all five variances by a vote of 4-3 with a condition requesting City Council review life and safety concerns related to lack of emergency vehicle access at its October 11, 2022 meeting; and

WHEREAS, the City Council does find that the request for a Major Subdivision Plat with five variances 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 Final Plat with variances for Lots 1-3, Block A of Hallelujah Farms, located on 6.99 acres of land, north of Hallelujah Trail, approximately 1,000 feet northeast of the intersection of Hallelujah Trail and Johnson Road, currently addressed as 657 Hallelujah Trail, and zoned Single-Family 36,000 square-foot minimum lots (SF-36), is approved as indicated in the attached Exhibit "A" with the following variances:

1. A request for a variance to permit nine properties accessing a private drive (rather than the Unified Development Code Section 5.13 limit of three) shall be allowed.
2. A request for a variance not to construct the public street shall be allowed.
3. A request for a variance not to make the public street connection to the City street network shall be allowed.
4. A request for a variance to the requirement to build a cul-de-sac when a street terminates shall be allowed.
5. A request for a variance not to extend the public sanitary sewer line shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 1st day of November, 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