

RESOLUTION NO. 4232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH SIX VARIANCES FOR KELLER TOWN CENTER ADDITION, A 9,755 SQUARE-FOOT MULTI-TENANT BUILDING, LOCATED ON A 1.49-ACRE TRACT OF LAND, ON THE NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 1000' WEST OF THE KELLER SMITHFIELD ROAD AND KELLER PARKWAY (F.M. 1709) INTERSECTION, BEING LOT 6, BLOCK G, GREENWAY KELLER ADDITION, AT 1301 KELLER PARKWAY, AND ZONED TC (TOWN CENTER) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Chapps Investment Keller, LP, owner/applicant has submitted a site plan (SP-19-0001) with six variances for a 9,755 square-foot retail and restaurant multi-tenant building; and

WHEREAS, the variances permit the development to mirror the adjacent and nearby developments in terms of architecture and site design; and

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 7 to 0 at its April 14, 2020, meeting; and

WHEREAS, the City Council finds that the requests meet the criteria to grant variances per Section 2.07 of the Unified Development Code;

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 for Keller Town Center Addition, a 9,755 square-foot multi-tenant building, located on a 1.49-acre tract of land, on the north side of Keller Parkway, approximately 1000' west of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 6, Block G, Greenway Keller Addition, at 1301 Keller Parkway, and zoned TC (Town Center) is hereby approved, attached hereto as "Exhibit A", and incorporated herein as if fully set forth, with the following variances:

- 1) No windows on the north (rear façade).
- 2) Allow a flat roof in lieu of a pitched roof.
- 3) Eliminate the foundation planting requirement on the front and sides of building. Developer will provide a minimum of five planter pots along the front façade.

- 4) Allow end-cap tenants to have a second wall sign on the side of the building in addition to the front building sign.
- 5) Reduce the landscape buffer along Keller Parkway from thirty feet (30') to twenty four feet (24') to match the variable width right-of-way and adjacent developments.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 14th day of April, 2020.

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