

RESOLUTION NO. 4233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING AN APPEAL TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, AND TREE PRESERVATION, SECTION 8.19, TREE AND NATURAL FEATURE PRESERVATION FOR LOT 3, BLOCK A OF BOWDEN EVENT CENTER ADDITION, ON APPROXIMATELY 2.42-ACRES OF LAND, ADDRESSED AT 1807 KELLER PARKWAY IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, KP Bowden LLC, Owner/Applicant/Developer, submitted a tree preservation appeal and mitigation plan application (TB-20-0002) to remove trees in order to construct a 4,000 square-foot medical building and a 16,722 square-foot general office building; and

WHEREAS, the proposed plan includes the removal of 214 caliper-inches of protected trees; and

WHEREAS, the UDC permits the exemption from mitigation of 20% of the protected trees that must be removed in anticipation of related parking lots, this reduces the total number of caliper-inches required to be mitigated to 171 caliper inches; and

WHEREAS, KP Bowden LLC shall mitigate this loss by planting 74 caliper-inches on site and contributing \$14,550 to the Tree Reforestation Fund (for the remaining 97 caliper inches at \$150 per caliper-inch); and

WHEREAS, on April 14, 2020, the Planning and Zoning Commission recommended approval of the Tree Preservation Appeal application; and

WHEREAS, the City Council finds, given the size of the lots and lack of space to plant more trees onsite, the request meets the intent of the tree mitigation requirements in 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, the City Council of the City of Keller, Texas, hereby approves the appeal to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature for Lot 3, Block A of the Bowden Event Center

Addition, on approximately 2.42-acres of land, addressed at 1807 Keller Parkway as follows and incorporated herein as if fully set forth:

1. The Applicant shall plant 74 caliper-inches of trees per the UDC on the proposed site, and
2. The Applicant shall pay \$14,550 into the Tree Preservation Fund.

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