

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT WITH VARIANCES FOR FIRST BAPTIST CHURCH, SITUATED ON APPROXIMATELY 7.97 ACRES, BEING LEGALLY DESCRIBED AS LOT 1R1A, BLOCK 3 OF THE JOHNSON ADDITION; LOTS 5-11, BLOCK 2 OF JOHNSON ADDITION-KELLER; LOT 1, BLOCK 1 OR CAGLE ADDITION; TRACTS 1C01B, 1C01A, 1J, 1L, 1F, 1G, 1C02, 1H1, 1H2, 1H, 1I, 1K, 1I1A, 1K1A, ABSTRACT 1171 OF THE SAMUEL NEEDHAM SURVEY AND ZONED SINGLE-FAMILY 8,400 SQUARE-FOOT MINIMUM LOT SIZES OR GREATER (SF-8.4) AND OLD TOWN KELLER (OTK), AND ADDRESSED AS 218, 220, 224 AND 245 LORINE ST; 237, 231, 221, 217, AND 213 JESSIE STREET; 222 AND 238 RUBY STREET; AND 145, 205 AND 211 PEARL STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, First Baptist Church, Owner/Applicant, has submitted a Site Plan Amendment application with variances (SP-22-0027); and

WHEREAS, the applicant proposes to add a multi-purpose field, a 4,457 square-foot accessory building with covered patio area, a 3,287 square-foot pavilion, and a large parking lot on approximately 7.97 acres; and

WHEREAS, three variances are requested for screening wall material, exceeding garage door exposure, and exceeding driveway width; 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 recommended approval of the item with the addition that the proposed garage doors resemble carriage house doors at its September 27, 2022 meeting; and

WHEREAS, the City Council does find that the request 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 First Baptist Church, situated on approximately 7.97 acres, being legally described as Lot 1R1A, Block 3 of the Johnson Addition; Lots 5-11, Block 2 of Johnson Addition-Keller; Lot 1, Block 1 or Cagle Addition; Tracts 1C01B, 1C01A, 1J, 1L, 1F, 1G, 1C02, 1H1, 1H2, 1H, 1I, 1K, 1I1A, 1K1A, Abstract 1171

of the Samuel Needham Survey and zoned Single-Family 8,400 square-foot minimum lot sizes or greater (SF-8.4) and Old Town Keller (OTK), and addressed as 218, 220, 224 and 245 Lorine St; 237, 231, 221, 217, and 213 Jessie Street; 222 and 238 Ruby Street; and 145, 205 and 211 Pearl Street, is approved as indicated in the attached Exhibit "A" with the following variances:

1. To allow a 7-foot tall powder-coated steel fence surrounding the multi-purpose field located four feet from the sidewalk.
2. To allow 344 square-feet of garage door exposure to the street.
3. The garage doors will resemble carriage house doors.
4. To allow a driveway width of 70 feet, 2 inches.

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on this the 18th day of October, 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