

RESOLUTION NO. 3904

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PRELIMINARY SITE EVALUATION, WITH VARIANCES, FOR LIBERTY HILLS FARMS ESTATES, A PROPOSED RESIDENTIAL SUBDIVISION, WITH VARIANCES. CONSISTING OF SEVEN (7) RESIDENTIAL LOTS, LOCATED ON A 7.06-ACRE TRACT OF LAND, BEING LOTS 1, 2R, AND 3, BLOCK 1, HUNGRY HEIGHTS ADDITION AND TRACT 2AE AND 2E OF THE DANIEL BARCROFT SURVEY, ABSTRACT NO. 141, LOCATED ON THE NORTH AND NORTHEAST SIDE OF MOUNT GILEAD ROAD, APPROXIMATELY 1,270 FEET NORTH OF THE MOUNT GILEAD ROAD AND BANCROFT ROAD INTERSECTION, AT 1301, 1305, AND 1307 MOUNT GILEAD ROAD, AND ZONED SF-36 (SINGLE FAMILY RESIDENTIAL-36,000 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ross Brensinger, Deborah Wolfe, and Briar Pointe LP, owners/applicants; Thomas Hoover Engineering, LLC, engineer; has submitted a Unified Development Code variance application (PSE-17-0003), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 7-0.

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 Preliminary Site Evaluation for Liberty Hills Farms Estates, a proposed residential subdivision, with variances, consisting of seven (7) residential lots, located on a 7.06-acre tract of land, being Lots 1, 2R, and 3, Block 1, Hungry Heights Addition and Tract 2AE and 2E of the Daniel Bancroft Survey, Abstract No. 141, located on the north and northeast side of Mount Gilead Road, approximately 1,270 feet north of the Mount Gilead Road and Bancroft Road intersection, at 1301, 1305, and 1307 Mount Gilead Road, and zoned SF-36 (Single Family Residential-36,000 square foot minimum), in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit

"A", and incorporated herein, as if fully set forth, with the following conditions:

1. The variance request to waive the requirement of a divided entry with a raised landscaped island/median shall be allowed.
2. The variance request to waive the screening wall and landscaping requirements for residential subdivisions shall be allowed.
3. The variance request to waive the sidewalk requirement for residential streets shall be allowed.
4. The variance request to waive the detention requirements for residential subdivisions for Lots 1-4 only shall be allowed. This variance request is specific to this case and shall not set precedent for future developments.

Section 3: THAT, this resolution shall become and be effective on and after its passage and approval.

AND IT IS SO RESOLVED.

Passed by a vote of 5 to 2 on this the 18th day of July, 2017.

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