

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN AMENDMENT WITH A VARIANCE FOR THE LEARNING EXPERIENCE, A CHILD DAYCARE FACILITY IN AN EXISTING 10,209 SQUARE-FOOT BUILDING, SITUATED ON 1.54-ACRE PROPERTY, LOCATED ON THE SOUTH SIDE OF RIDGE POINT PARKWAY, APPROXIMATELY 350 FEET EAST OF THE RIDGE POINT PARKWAY AND NORTH MAIN STREET (HWY 377) INTERSECTION, BEING LOT 1, BLOCK A OF THE TLE KELLER ADDITION, ZONED COMMERCIAL (C), AND ADDRESSED AS 150 RIDGE POINT PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ramesh Tinnanooru, Applicant, and Keller Entrepreneurs Group, LLC, Owner, have submitted a site plan amendment for The Learning Experience (SP-22-0019); and

WHEREAS, the applicant requests a variance to install 44 parking spaces in lieu of the required 48 spaces; and

WHEREAS, a site plan amendment is required to be modified due to the requested variance; and

WHEREAS, the Site Plan Amendment does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission unanimously recommended to approve the item as presented at its June 28, 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 for The Learning Experience, a child daycare facility in an existing 10,209 square-foot building, situated on 1.54-acre property, located on the south side of Ridge Point Parkway, approximately 350 feet east of the Ridge Point Parkway and North Main Street (HWY 377) intersection, being Lot 1, Block A of the TLE Keller Addition, zoned Commercial (C), and addressed as 150 Ridge Point Parkway, is approved with the following variance:

1. A variance to allow 44 spaces in lieu of the required 48 spaces shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of \_\_\_ to \_\_\_ on this the 19th day of July, 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