

RESOLUTION NO. 4234

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, FOR A SITE PLAN WITH SEVEN VARIANCES REQUESTED BY THE PROPERTY OWNERS RELATED TO COMPLETE TRAILERS (TENANT'S) USE OF THE 1.73-ACRE TRACT OF LAND INCLUDING A 5,840 SQUARE-FOOT BUILDING, ON THE EAST SIDE OF SOUTH MAIN STREET, APPROXIMATELY 400' NORTHEAST OF THE SOUTH MAIN STREET AND CALVERLY PLACE INTERSECTION, BEING LOTS 1 AND 2, A.W. CRISP JR SUBDIVISION, ADDRESSED AS 1425 SOUTH MAIN STREET, AND ZONED COMMERCIAL) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, WOODALL PROPERTIES, owner/applicant leased their property located at 1425 South Main Street to Complete Trailers to operate their business; and

WHEREAS, the property had been vacant for more than six months (over a year) and therefore no longer grandfathered; and

WHEREAS, the property has seven deficiencies that violate the current Unified Development Code (UDC); and

WHEREAS, the property owner submitted a site plan (SP-20-0010) with seven variance requests for the current UDC violations related to the site and a 5,840 square-foot building; and

WHEREAS, The Planning and Zoning Commission recommended approval by a vote of ___ at ___ its April 14, 2020; and

WHEREAS, The City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code based on _____;

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 1425 South Main Street, located on a 1.73-acre tract of land, on the east side of South Main Street, approximately 400' northeast of the South Main Street and Calverly Place intersection, being Lot 1 and Lot 2, A.W. Crisp Jr Subdivision, at 1425 South Main Street, and zoned C (Commercial) is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variances:

- 1) Eliminate the requirement for screening wall on the east lot line.
- 2) Eliminate the requirement for a ten-foot landscape buffer to the North (side property line).
- 3) Eliminate the requirement for a ten-foot landscape buffer to the South (side property line).
- 4) Reduce the Landscape Buffer on the eastern property line to twenty-feet (20') in lieu of the required thirty-feet (30').
- 5) Eliminate the five-foot foundation planting requirement on the front and sides of building.
- 6) Eliminate the requirement for landscape islands at the end of the parking aisles.
- 7) Eliminate the requirement for one large three-inch (3") caliper canopy tree to be planted on a Landscape island.

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on 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