

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING DETAILED SITE PLAN WITH VARIANCES FOR TWO SEPARATE LOTS WITHIN THE FLEXD PLANNED DEVELOPMENT TOTALING APPROXIMATELY 10.77 ACRES OF LAND, ONE LOT BEING LEGALLY DESCRIBED AS TRACT 14C03A, ABSTRACT 457 OF THE JOHN EDMONDS SURVEY, LOCATED APPROXIMATELY 750 FEET SOUTHEAST OF THE BEAR CREEK PARKWAY WEST AND CHISHOLM TRAIL INTERSECTION AND ADDRESSED 777 CHISHOLM TRAIL, AND THE SECOND LOT BEING LEGALLY DESCRIBED AS LOT 1, BLOCK A OF THE BEAR CREEK OFFICE PARK ADDITION, LOCATED AT THE SOUTHEAST CORNER OF THE BEAR CREEK PARKWAY WEST AND CHISHOLM TRAIL INTERSECTION AND ADDRESSED 150 BEAR CREEK PARKWAY WEST, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Jordan Rymer, FLEXD Development, LLC, Applicant/Owner, submitted a Detailed Site Plan application with two variances (SITE-2503-0005); and

WHEREAS, the variances requested are related to the dumpster enclosure on Lot 1 and to foundation plantings on both lots; and

WHEREAS, a Detailed Site Plan, even with variances, does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission considered the proposed Site Plan with variances on May 27, 2025 and recommended approval of the proposed request by a vote of 6-0; 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 Detailed Site Plan with variances for two separate lots within the FLEXD Planned Development totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and

Chisholm Trail intersection and addressed 150 Bear Creek Parkway West, and attached hereto as Exhibit "A" is approved with the following variances:

1. The dumpster enclosure on Lot 1 shall be allowed to face Bear Creek Parkway.
2. Foundation plantings along the front and sides of all buildings shall not be required.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 17th day of June 2025.

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