

RESOLUTION NO. 3903

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR A PROPOSED 6,124 SQUARE-FOOT RETAIL AND RESTAURANT BUILDING, LOCATED ON A 0.517-ACRE TRACT OF LAND, BEING LOTS 1-3, 16 AND THE WEST HALF OF 15, BLOCK 9, ORIGINAL TOWN OF KELLER, LOCATED ON THE SOUTHEAST CORNER OF THE SOUTH MAIN STREET (U.S. HWY 377) AND VINE STREET INTERSECTION AT 251 SOUTH MAIN STREET, 112 EAST VINE STREET AND 120 EAST VINE STREET, AND ZONED OTK (OLD TOWN KELLER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, James Mason, owner; Structured Building Group, applicant/developer; Lambdin Architects, Architect; have submitted a Site Plan and Unified Development Code variance application (SP-16-0024 and UDC-17-0012), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 4-0.

WHEREAS, The Council finds that the request meets the criteria to grant a variance per Section 2.07 of the Unified Development Code, listed below:

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.

- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

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 with variances for a proposed 6,124 square-foot retail and restaurant building, located on a 0.517-acre tract of land, being Lots 1-3, 16 and the west half of 15, Block 9, Original Town of Keller, located on the southeast corner of the South Main Street (U.S. Hwy 377) and Vine Street intersection at 251 South Main Street, 112 East Vine Street and 120 East Vine Street, and zoned OTK (Old Town Keller), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. The request to allow the building setback to be eleven feet (11') from Main Street and ten feet (10') from Vine Street shall be allowed.
2. The request to allow the patio at the front of the building shall be allowed.
3. The request to allow the building height to be less than twenty feet (20') for a new single-story building shall be allowed.
4. The request to allow parking on the side of the building shall be allowed.
5. The request to allow a parking reduction to the thirty-seven (37) parking spaces proposed shall be allowed.

6. The condition that the EIFS or stucco shown on the building elevation be changed to brick or stone shall be removed.
7. The condition that antique streetlights matching the existing lights be added along Main Street and that antique streetlights be added along Vine Street, per the Old Town Keller standards shall be removed.
8. Additional architectural character shall be added to the south elevation of the building.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 18th day of July, 2017.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P.H. McGrail, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney