

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR A NEW 6,697 SQUARE-FOOT TWO-STORY RESTAURANT, FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 3A, BLOCK 1 OF FOOTE'S ADDITION (RECENTLY REPLATTED AS LOT 1, BLOCK A, TEJUN ADDITION), BEING 1.208 ACRES, APPROXIMATELY 300 FEET WEST OF THE INTERSECTION OF KELLER PARKWAY AND BOURLAND ROAD, ZONED PLANNED DEVELOPMENT 1323-RETAIL (R-PD-1323), AND ADDRESSED AS 541 KELLER PARKWAY IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Te'Jun, Applicant, submitted a Site Plan application with 6 variances (SP-23-0017); and

WHEREAS, the Applicant proposes to construct an approximately 6,697 square-foot two-story restaurant; and

WHEREAS, six variances are requested related to landscaping/buffers, parking, cross access, screening and setbacks; and

WHEREAS, the 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 August 8, 2023 and unanimously recommended approval of the proposed site plan as presented; 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 with variances for a new 6,697 square-foot two-story restaurant, for the property legally described as Lot 3A, Block 1 of Foote's Addition (recently replatted as Lot 1, Block A, TEJUN Addition), being 1.208 acres, approximately 300 feet west of the intersection of Keller Parkway and Bourland Road, zoned Planned Development 1323-Retail (R-PD-1323), and addressed as 541 Keller Parkway, attached hereto as Exhibit "A" is approved with the following variances:

1. A Variance to UDC Section 9.03(F) to install a 20' landscape buffer along Keller Parkway in lieu of the 30' buffer required when

adjacent to thoroughfares with four lanes or more as classified on the city's Thoroughfare Plan shall be allowed.

2. A Variance to UDC Section 9.03(F) to install 2' x 6' planter boxes at the front and sides of the building in lieu of the required foundation planting shall be allowed.
3. A Variance to UDC Section 9.02(G) to allow 37 regular parking spaces in lieu of the required 45 spaces shall be allowed.
4. A Variance to UDC Section 5.07(B) to not provide a cross access connection to adjacent properties shall be allowed.
5. A Variance to UDC Section 9.01 (D) to install shrubs in lieu of a screening wall for the loading zone shall be allowed.
6. A Variance to UDC Section 8.16 to allow the future dock to encroach the rear setback by no more than 19 feet shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of \_ to \_ on this the 5th day of September 2023.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney