

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH ONE VARIANCE FOR AN EXISTING APPROXIMATELY 1,360 SQUARE FOOT STRUCTURE ON 0.18 ACRES LOCATED ON THE SOUTH SIDE OF TAYLOR STREET, APPROXIMATELY 185 FEET SOUTHEAST FROM THE TAYLOR STREET AND SOUTH MAIN STREET INTERSECTION, LEGALLY DESCRIBED AS LOT 2A 3B & 3C, BLOCK 11 OF KELLER, CITY ADDITION, ZONED OLD TOWN KELLER (OTK) AND ADDRESSED 116 TAYLOR STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Brandon Ableman, Applicant, and DBN Properties Inc, Owner, submitted a Site Plan application with one variance (SITE-2504-0007); and

WHEREAS, the variance requested is to construct no on-site parking spaces; 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 one variance 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 Site Plan for a 0.18-acre lot, approximately 185 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A 3B & 3C, Block 11 of Keller, City Addition, zoned Old Town Keller (OTK) and addressed 116 Taylor Street and attached hereto as Exhibit "A" is approved with the following variances:

1. No new constructed on-site parking spaces shall 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:

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L. Stanton Lowry, City Attorney