

RESOLUTION NO. 3854

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN FOR A SINGLE-STORY, 9,870 SQUARE-FOOT MULTI-TENANT RETAIL BUILDING, LOCATED ON A 1.47-ACRE LOT, ON THE NORTH SIDE OF KELLER PARKWAY (FM1709), APPROXIMATELY 380 FEET WEST OF THE RUFE SNOW DRIVE AND KELLER PARKWAY (FM1709) INTERSECTION, AT 967 KELLER PARKWAY (FM1709), BEING LOT 3R-1R6, BLOCK 8, BLUEBONNET TRAILS ADDITION, AND ZONED TC (TOWN CENTER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, KWLee Properties, L.P., owner/applicant; Ballard & Braughton Engineering, engineer; have submitted a Site Plan Application (SP-16-0025), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 7-0.

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 a single-story, 9,870 square-foot multi-tenant retail building, located on a 1.47-acre lot, on the north side of Keller Parkway (FM1709), approximately 380 feet west of the Rufe Snow Drive and Keller Parkway (FM1709) intersection, at 967 Keller Parkway (FM1709), being Lot 3R-1R6, Block 8, Bluebonnet Trails Addition, and zoned TC (Town Center), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. The variance for the east landscape buffer to be a minimum of eight feet (8') as shown in Exhibit "A" shall be allowed.
2. A flat roof to shall be allowed.

3. The variance to utilize metal cornice elements instead of brick or cast stone shall be allowed.
4. The variance for reduction in the minimum exterior wall surface from one hundred percent (100%) masonry to fifty-five percent (55%) brick and stone veneer, thirty-eight percent (38%) stucco and fibrous cement panels and trim, and seven percent (7%) metal accents shall be allowed.
5. The variance to use thermoplastic polyolefin (TPO) roof material in lieu of standing-seam metal, stone, clay, or concrete roofing tile shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 21st day of February, 2017.

CITY OF KELLER, TEXAS

BY: _____
Mark Mathews, Mayor

ATTEST:

Kelly Ballard, Interim City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney