

RESOLUTION NO. 3961

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING SITE PLAN FOR A SINGLE STORY 10,209 SQUARE-FOOT CHILD DAYCARE FACILITY WITH VARIANCES, LOCATED ON A 1.53-ACRE LOT, ON THE SOUTH SIDE OF RIDGE POINT PARKWAY, APPROXIMATELY 225 FEET WEST OF THE RIDGE POINT PARKWAY AND NORTH MAIN STREET (HW377) INTERSECTION, BEING A PORTION OF TRACT 1A1, ABSTRACT NO. 1305, OUT OF THE J J ROBERTS SURVEY, AT 1400 N MAIN STREET, AND ZONED C-N377 (COMMERCIAL-U.S. HIGHWAY 377 NORTH CORRIDOR OVERLAY DISTRICT), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Engler Acquisition Partners, owner; Chasdin Builders applicant; Chasdin Builders, engineer; have submitted a site plan application (SP-17-0010), which has been reviewed by City Staff and recommended for denial 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 10,209 square-foot child daycare facility with variances, located on a 1.53-acre lot, on the south side of Ridge Point Parkway, approximately 225 feet west of the Ridge Point Parkway and North Main Street (HW377) intersection, being a portion of Tract 1A1, Abstract No. 1305, out of the J J Roberts Survey, at 1400 N Main Street, and zoned C-N377 (Commercial-U.S. Highway 377 North Corridor Overlay District), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. A variance to reduce the front landscaping buffer along Ridge Point Parkway to five feet (5') from the required fifteen feet (15') shall be allowed.

2. A variance for the play area to encroach within the thirty-foot (30') landscape buffer shall be allowed. The required buffer trees will still be installed.
3. A variance to waive the buffer tree requirement within the seventy-five foot (75') wide gas easement along the east side of the property shall be allowed.
4. A variance to waive the screening wall requirement shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 5 to 0 on this the 21st day of November, 2017.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney