

RESOLUTION NO. 4075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.09 RESIDENTIAL DISTRICT DETACHED SIGNS, FOR RIDGEVIEW ELEMENTARY SCHOOL, LOCATED ON A 13.189-ACRE LOT ON THE EAST SIDE OF MARSHALL RIDGE PARKWAY, APPROXIMATELY 165 FEET NORTH OF SILVER CHASE DRIVE AND MARSHALL RIDGE PARKWAY INTERSECTION, AT 1601 MARSHALL RIDGE PARKWAY, BEING LOT 1, BLOCK A, KELLER ELEMENTARY SCHOOL NO. 22, AND ZONED PH-6.5 (PATIO HOME - 6,500 SQUARE FOOT LOTS), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Keller Independent School District, owner/applicant/developer has submitted a Unified Development Code application (UDC-18-0021), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 7-0.

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, the a variance to the Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, located on a 13.189-acre lot on the east side of Marshall Ridge Parkway, approximately 165 feet north of Silver Chase Drive and Marshall Ridge Parkway intersection, at 1601 Marshall Ridge Parkway, being Lot 1, Block A, Keller Elementary School No. 22, and zoned PH-6.5 (Patio Home - 6,500 square foot lots), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

1. An electronic message board within one hundred and fifty-feet (150') of residential lots shall be allowed.

AND IT IS SO RESOLVED.

Passed and approved by a vote of 6 to 0 on this the 4th day
December, 2018.

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