

RESOLUTION NO. 1598

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING THE SITE PLAN FOR RUFÉ SNOW SQUARE, A PROPOSED 94,455 SQUARE FOOT RETAIL CENTER WITH A KROGER GROCERY STORE, LOCATED AT THE SOUTHEAST CORNER OF RUFÉ SNOW DRIVE AND NORTH TARRANT PARKWAY, BEING LOT 2, BLOCK 1, OAKMONT LAND ONE ADDITION, AND ZONED R (RETAIL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Margaux Development Company, applicant/developer, and Winkelmann & Associates, Inc., engineer, have submitted a site plan (SP-00-29), which has been reviewed and recommended for approval by the City Staff and Planning and Zoning Commission of the City of Keller with stipulations.

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 Rufe Snow Square, a proposed 94,455 square foot retail center with a Kroger grocery store, located at the southeast corner of Rufe Snow Drive and North Tarrant Parkway, being Lot 2, Block 1, Oakmont Land One Addition, and zoned R (Retail), is hereby approved, attached hereto, and incorporated herein with the following stipulations:

1. The median opening on Rufe Snow Drive shall be constructed by the City of Keller in conjunction with the Rufe Snow Drive reconstruction project at the expense of the developer. The median opening on North Tarrant Parkway shall be constructed by the developer at the developer's expense. The developer shall provide a traffic study to justify the location of the North Tarrant Parkway median opening.

2. The drainage and utility plans shall meet all City requirements as directed by the Public Works Department.
3. No outside vending machines shall be allowed.
4. Parking lot light poles shall not exceed twenty feet (20') in height.
5. A fifteen-foot (15') landscape buffer with trees shall be provided along the south property line in lieu of the required masonry-screening wall.
6. The trees in the landscape buffers along both Rufe Snow Drive and North Tarrant Parkway shall be in consistent locations on both the McDonald's site and the Rufe Snow Square/Kroger site.
7. Site lighting shall not produce more than 0.2-foot candles of light on any adjacent residential properties as required by the Comprehensive Zoning Ordinance.
8. Elevations of the shopping center portion of the development and elevations of the monument signs shall be approved at a later time.
9. Parking of delivery trucks shall not be allowed on the site between the hours of 10:00 p.m. and 6:00 a.m.
10. The building wall appearance shall be consistent on all sides including use of EIFS material on the walls, use of stone pilasters, and extending the cornice to all sides of the building. All color selections shall be coordinated with the McDonald's restaurant and reviewed by the City Staff. Mansard metal roof materials shall be a gray tone or similar color. The EIFS walls shall be a light earth tone color approved by the City Staff.
11. The trees along the south property line shall be Live Oak trees.

1 12. The stone pilasters on the sides and rear
2 of the building shall be a minimum of
3 four feet (4') in width and shall be
4 spaced a maximum of twenty feet (20')
5 apart.

6 13. The masonry screening wall along the east
7 property line shall be extended to the
8 southeast corner of the site and shall
9 continue westward fifteen feet (15')
10 beyond the end of the building, except
11 for that portion lying across an existing
12 natural gas line easement that may
13 necessitate using wrought iron fencing
14 instead of solid wall construction.


15 14. The raised arches over the entrances
16 shall be extended a minimum of twenty
17 feet (20') behind the front façade.

18 AND IT IS SO RESOLVED.


19 Passed by a vote of 4 to 0 on this the 20th day of
20 February, 2001.

21 CITY OF KELLER, TEXAS

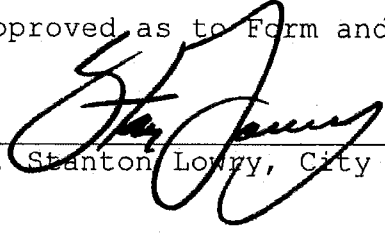
22 BY:

23 
24 David C. Phillips, Mayor

25 ATTEST:

26 
27 Sheila Stephens, City Secretary

28 Approved as to Form and Legality:


L. Stanton Lowry, City Attorney

RESOLUTION NO. 1640

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SUPPLEMENT TO THE SITE PLAN, APPROVED BY RESOLUTION NO. 1598 ON FEBRUARY 20, 2001, FOR KELLER PLACE (FORMERLY RUFÉ SNOW SQUARE), A PROPOSED 93,686 SQUARE FOOT RETAIL CENTER WITH A KROGER GROCERY STORE, LOCATED AT THE SOUTHEAST CORNER OF RUFÉ SNOW DRIVE AND NORTH TARRANT PARKWAY, BEING LOT 2, BLOCK 1, OAKMONT LAND ONE ADDITION, AND ZONED R (RETAIL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Margaux Development Company, applicant/developer, and Chambliss Design Associates, architect, have submitted a supplement to the site plan (SP-00-29), which has been reviewed and recommended for approval by the City Staff and Planning and Zoning Commission of the City of Keller as submitted.

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 supplement to the site plan, approved by Resolution No. 1598 on February 20, 2001, for Keller Place (formerly Rufe Snow Square), a proposed 93,686 square foot retail center with a Kroger grocery store, located at the southeast corner of Rufe Snow Drive and North Tarrant Parkway, being Lot 2, Block 1, Oakmont Land One Addition, and zoned R (Retail), is hereby approved, attached hereto and incorporated herein as fully set forth.

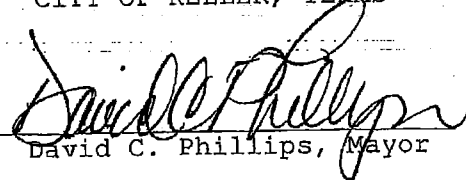
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AND IT IS SO RESOLVED.


Passed by a vote of 5 to 0 on this the 1st day of May, 2001.

CITY OF KELLER, TEXAS

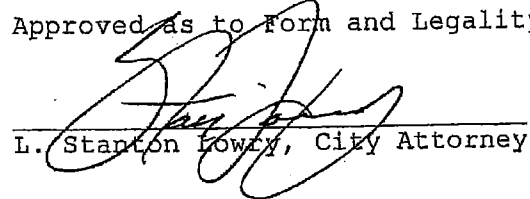
BY:


David C. Phillips, Mayor

ATTEST:


Sheila Stephens, City Secretary

Approved as to Form and Legality:


L. Stanton Lowry, City Attorney