

RESOLUTION NO. 4112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH A VARIANCE FOR THE KELLER SMITHFIELD ACTIVITY NODE PARK PARKING LOT EXPANSION FOR A TOTAL OF 55 PARKING SPACES WITHIN A 69.063-ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF KELLER-SMITHFIELD DRIVE, AT THE INTERSECTION OF KELLER-SMITHFIELD DRIVE AND BEAR CREEK PARKWAY, BEING LOT 1, BLOCK D, KELLER TOWN CENTER, AT 1100 BEAR CREEK PKWY, AND ZONED TC (TOWN CENTER), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, City of Keller, owner/applicant ("City"), submitted a Site Plan application (SP-19-0003) to expand the parking lot at the Keller Smithfield Activity Node, and

WHEREAS, the current parking lot of 30 spaces is insufficient and regularly results in visitors parking on the grass, and

WHEREAS, the proposed expansion would provide a total of 55 parking spaces and would meet the current parking needs, and

WHEREAS, the expansion requires the planting of two trees in parking islands but, given the location of the islands, the trees would pose a line-of-site safety concern for traffic and consequently the City is requesting a variance from this requirement, and

WHEREAS, on March 25, 2019, the Planning and Zoning Commission unanimously recommended approval of the proposed Site Plan and variance.

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 City Council of the City of Keller, Texas, hereby approves the Site Plan for the Keller Smithfield Activity Node Park parking lot expansion for a total of 55 parking spaces within a 69.063-acre tract of land located on the west side of Keller-

Smithfield Drive, at the intersection of Keller-Smithfield Drive and Bear Creek Parkway, being Lot 1, Block D, Keller Town Center, at 1100 Bear Creek Pkwy, and zoned TC (Town Center), attached hereto as "Exhibit A," and incorporated herein as if fully set forth, with the following variance:

1. The variance to plant two trees in lieu of the parking islands to avoid line-of-site traffic concerns as shown in "Exhibit A" shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 2nd day of April, 2019.

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