

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, SECTION 8.06, NON-RESIDENTIAL CONSTRUCTION REQUIREMENTS, TO ALLOW THE USE OF CMU CONCRETE BLOCKS, COURSE CONCRETE BLOCKS AND A STEEL ROOF FOR BEAR CREEK PARK RESTROOM IMPROVEMENTS SITUATIONED ON APPROXIMATELY 21.46-ACRES OF LAND ON THE SOUTH SIDE OF BEAR CREEK PARKWAY, APPROXIMATELY 525-FEET SOUTH OF BEAR CREEK PARKWAY, BEING ABSTRACT 692, TRACT 1B, JW HOLLAND SURVEY, AT 400 BEAR CREEK PARKWAY, AND ZONED SINGLE FAMILY-RESIDENTIAL 36,000 SQUARE-FOOT LOT MINIMUM (SF-36), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, The City of Keller (City), applicant, submitted a Site Plan (SP) application (SP-19-0006) with variances to construct a non-residential park restroom; and

WHEREAS, The City requests variances to the building material on the exterior, using CMU style concrete blocks and course style concrete blocks, as this façade is currently used in Bear Creek Park, though the City Code requires 75% of the building facade to be stone or brick; and

WHEREAS, The City is requesting to use a steel roof as other structures in Bear Creek Park currently have steel roofs, when the City Code requires the roofing material to be asphalt composition, standing seam metal, stone, clay or concrete roofing tile; and

WHEREAS, On May 13, 2019, the Planning and Zoning Commission unanimously recommended City Council approve the request;

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 variances allowing the use of CMU concrete blocks, and course style concrete blocks instead of the required 75% brick or stone, and the use of a steel roof instead of the required asphalt

composition, standing seam metal, stone, clay, or concrete roofing tile, on a restroom improvement in Bear Creek Park, which will be up to, but not greater than, 575 square-feet on a 21.46-acre tract of land located on the south side of Bear Creek Parkway, approximately 525-feet south of Bear Creek Parkway, being Abstract 692, Tract 1B, JW Holland survey, at 400 Bear Creek Parkway and zoned (SF-36) Single-Family Residential - 36,000 square-foot lot size minimum, attached hereto as "Exhibit A," and incorporated herein as if fully set forth.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 4th day of June, 2019.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, TRMC, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney