

RESOLUTION NO. 4200

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN FOR GREENWAY KELLER ADDITION, A 12,076 SQUARE-FOOT MULTI-TENANT BUILDING, LOCATED ON A 1.42-ACRE TRACT OF LAND, ON THE NORTH SIDE OF KELLER PARKWAY, APPROXIMATELY 400' NORTHEAST OF THE KELLER SMITHFIELD ROAD AND KELLER PARKWAY (F.M. 1709) INTERSECTION, BEING LOT 2, BLOCK A, GREENWAY KELLER ADDITION, AT 100 CHANDLER ROAD, AND ZONED TC (TOWN CENTER) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Greenway Keller, LP, owner/applicant has submitted a site plan (SP-19-0001) with six variances for a 12,076 square-foot retail and restaurant multi-tenant building, which has been reviewed by City Staff; and

WHEREAS, The Planning and Zoning Commission recommended approval by a vote of 4-3 at its October 28, 2019, meeting with the recommendation that only two of the six variances be granted, acknowledging the consistency of flat roofs and double sided signage along Keller Parkway; and

WHEREAS, The City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code;

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 site plan for Greenway Keller Addition, a 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC (Town Center) is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variances:

- 1) To allow no windows on the north (rear façade).

- 2) Allow a flat roof in lieu of a pitched roof.
- 3) Eliminate the foundation planting requirement on the front and sides of building. Developer will work with staff and provide planter pots along the front façade sufficient to provide the appropriate same amount of foliage as foundation planting would.
- 4) Allow texture coated concrete for a portion of the rear and side facades in lieu of masonry.
- 5) Allow end tenants to have a second wall sign on the side of the building in addition to the front sign.
- 6) Allow 71 parking spaces in lieu of the 73 required parking spaces. The 3 handicapped parking spaces will be provided but are not included in the total parking count.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 19th day November, 2019.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P. H. McGrail, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney