

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, FOR A SITE PLAN WITH TWO VARIANCES REQUESTED BY THE PROPERTY OWNERS RELATED TO COMPLETE TRAILERS (TENANT'S) USE OF THE 1.73-ACRE TRACT OF LAND INCLUDING A 5,840 SQUARE-FOOT BUILDING, ON THE EAST SIDE OF SOUTH MAIN STREET, APPROXIMATELY 400' NORTHEAST OF THE SOUTH MAIN STREET AND CALVERLY PLACE INTERSECTION, BEING LOTS 1 AND 2, A.W. CRISP JR SUBDIVISION, ADDRESSED AS 1425 SOUTH MAIN STREET, AND ZONED COMMERCIAL) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, WOODALL PROPERTIES, owner/applicant leased their property located at 1425 South Main Street to Complete Trailers to operate their business; and

WHEREAS, the property had been vacant for more than six months (over a year and therefore no longer grandfathered) and contained seven code violations related to site design; and

WHEREAS, the property owner addressed five of the violations and submitted a site plan (SP-20-0013) with two variance requests related to the existing retaining wall along the east side of the property and utilizing irrigated potted plants rather than foundation plantings; and

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 7 to 0 at its May 12, 2020, meeting; and

WHEREAS, The City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code based on extenuating circumstances (the retaining wall) and similar variances granted in other commercial areas to allow irrigated potted plants rather than foundation plantings;

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 1425 South Main Street, located on a 1.73-acre tract of land, on the east side of South Main Street, approximately 400' northeast of the South Main Street and Calverly Place intersection, being Lot 1 and Lot 2, A.W. Crisp Jr Subdivision, at 1425 South Main Street, and zoned C (Commercial) is hereby approved, attached hereto

as Exhibit "A", and incorporated herein as if fully set forth, with the following variances:

- 1) Reduce the Landscape Buffer on the eastern property line to twenty-feet (20') in lieu of the required thirty-feet (30').
- 2) Incorporate irrigated plant containers in lieu of the five-foot foundation planting requirement on the front and sides of the building.

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on the 19th day of May, 2020.

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