

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH TWO VARIANCES FOR SPECS, LOCATED ON A 1.712-ACRE PROPERTY, LOCATED ON THE EAST SIDE OF KELLER SMITHFIELD ROAD, APPROXIMATELY 425-FEET NORTHEAST OF THE INTERSECTION OF KELLER PARKWAY AND KELLER SMITHFIELD ROAD, BEING A PORTION OF TRACT 3A12, ABSTRACT 424, DUNHAM, J A SURVEY, ZONED TOWN CENTER (TC), AND ADDRESSED AS 100 CHANDLER ROAD (ACCOUNT#:03853381) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, John McClure, applicant, and Greenway – Keller, L.P., owner, have submitted a site plan (SP-20-0015) with two variances for screening walls; and

WHEREAS, the applicant proposes an eight-foot masonry screening wall and also live-screening adjacent to the residential subdivision along the north property line; and

WHEREAS, the two variances being requested would utilize live-screening in lieu of the masonry screening wall and provide the requisite spacing for the utility box as designated by the electric company; and

WHEREAS, the Planning and Zoning Commission recommended approval by a vote of 7-0 at its May 26, 2020, meeting; and

WHEREAS, the Planning and Zoning Commission expressed that the two variances being requested were reasonable and the landscaping will aesthetically better serve than a masonry screening wall; 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 with two variances for Specs located on a 1.712-acre property, located on the east side of Keller Smithfield Road, approximately 425-feet northeast of the intersection of Keller Parkway and Keller Smithfield Road, being a portion of Tract 3A12, Abstract 424, Dunham, J A Survey, zoned Town Center (TC), and addressed as 100 Chandler Road is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variances:

1. Utilize live-screening in lieu of the masonry screening wall around the loading area.
2. Utilize live-screening wall around the ground-mounted utility unit.

AND IT IS SO RESOLVED.

Passed by a vote of to on this the 16th day of June, 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