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RESOLUTION NO. 3006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING THE SITE PLAN FOR PET HOLLYWOOD TO OPERATE A PET CARE AND BOARDING BUSINESS, LOCATED ON A 0.90-ACRE LOT ON THE EAST SIDE OF SOUTH MAIN STREET (U.S. HIGHWAY 377), APPROXIMATELY 600 FEET SOUTH OF KROGER DRIVE, AT 1401 SOUTH MAIN STREET, BEING LOT 2A, BLOCK 1, FRED HIGGINS AND BIRK HENDRIX ADDITION, AND ZONED C (COMMERCIAL), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Allan Leder, owner, applicant, and developer has submitted a site plan (SP-10-0008), which has been reviewed by the City Staff and recommended for approval with conditions by the Planning and Zoning Commission of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED 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 Pet Hollywood to operate a pet care and boarding business, located on a 0.90-acre lot on the east side of South Main Street (U.S. Highway 377), approximately 600 feet south of Kroger Drive, at 1401 South Main Street, being Lot 2A, Block 1, Fred Higgins and Birk Hendrix Addition, and zoned C (Commercial) is hereby approved, attached hereto with Exhibit "A", and incorporated herein as if fully set forth with the following conditions:

1. The variance request to allow masonry overlay on the south and west sides of the exterior of the wooden building under the porch/overhang area and the remainder of the buildings to not be masonry shall be allowed. All the wood siding under the eaves of the south and west sides of the building's exterior shall be masonry.

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2. The variance request to waive the required minimum three-inch (3") caliper canopy trees and utilize thorny olive (*Elaeagnus Pungens*) shrubs within the north and south landscape buffers shall be allowed.
3. The variance request to retain the existing chain link fence on the east property line and on the north property line from the northeast corner of the wood frame building to the east property line shall be allowed.
4. The variance request to waive the required masonry screening wall on the east property line shall be allowed.
5. The variance request to allow existing gravel for loading and maneuvering areas in lieu of the required concrete parking shall be allowed.
6. The variance request to delay the construction of the five-foot (5') concrete sidewalk along South Main Street up to one (1) year shall be allowed.

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AND IT IS SO RESOLVED.

Passed and approved by a vote of 5 to 0 on this the 2nd day of November, 2010.

CITY OF KELLER, TEXAS

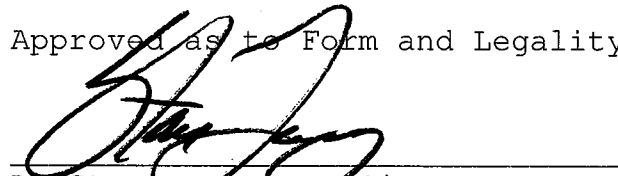
BY:


P.H. McGrail, Mayor

ATTEST:


Sheila Stephens, City Secretary

Approved as to Form and Legality:


L. Stanton Lowry, City Attorney