

RESOLUTION NO. 4408

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A FINAL PLAT WITH THREE VARIANCES TO THE LOT SIZE REGULATIONS, BEING A REPLAT FOR LOT 1R AND LOT 2, BLOCK A, MILLS CROSSING, BEING 1.62-ACRES LOCATED ON THE WEST SIDE OF DAVIS BLVD, ZONED RETAIL (R), CURRENTLY ADDRESSED AS 8705 DAVIS BLVD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Charles Stark, Applicant and R2G Investments, LTD, Owner, submitted a final plat (P-21-0024) with three variances to the lot size regulations in the Retail (R) zoning district; and

WHEREAS, the variances are necessitated by the existing site constraints, and are necessary to separate out the existing telecommunication tower from the remainder of the property; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission (Commission) was sent to real property owners within three-hundred feet (300') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, the Commission held a public hearing on August 10, 2021 where no one spoke in favor or opposition; and

WHEREAS, the Commission recommended approval with one condition by a vote of 7-0 recognizing the variances provided the best course of action due to site constraints; and

WHEREAS, a public hearing to consider the request for a final plat was held at the City Council on September 7, 2021; 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 Final Plat with variances for Lot 1R and Lot 2, Block A, Mills Crossing, being 1.62-acres located on the west side of Davis Blvd, zoned Retail (R), currently addressed as 8705 Davis Blvd, and incorporated herein as if fully set forth is approved, with the following variances and conditions:

1. A Variance to utilize a 15' front setback in lieu of the required 30' front setback.
2. A Variance for a 5,741 square-foot lot area in lieu of the required 33,000 square-foot lot area.
3. A Variance for a lot width of 94.22' in lieu of the 150' lot width requirement.
4. A Condition to include a use chart on the Final Plat with a restriction limiting Lot 2 to telecommunication tower use only.

Passed and approved by a vote of 6 to 0 on this the 7th day of September, 2021.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney