



Legislation Details (With Text)

File #:	20-452	Version:	1
Type:	New Business	Status:	Agenda Ready
File created:	10/2/2020	In control:	Planning & Zoning Commission
On agenda:	10/7/2020	Final action:	
Title:	Consider approval for a final plat of The Birch Addition, being Tract 3D and 3D01 out of the Daniel Bancroft Survey, Abstract No. 141, containing approximately 26.71-acres, located on the west side of Keller Smithfield Road, approximately 440-feet northwest from the Keller Smithfield Road and Johnson Road intersection, addressed as 660 Keller Smithfield Road and zoned Planned Development –Single Family 36,000 square-foot minimum lot size (PD-SF-36). Ken Harrison, The Birch Racquet and Lawn Club, applicant/developer/owner. Spry Surveyors, surveyor. (P-20-0040)		
Attachments:	1. Birch_Plat.pdf		

Date	Ver.	Action By	Action	Result
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To: Planning and Zoning Commission

From: Katasha Smithers, Planner

Subject:

Consider approval for a final plat of The Birch Addition, being Tract 3D and 3D01 out of the Daniel Bancroft Survey, Abstract No. 141, containing approximately 26.71-acres, located on the west side of Keller Smithfield Road, approximately 440-feet northwest from the Keller Smithfield Road and Johnson Road intersection, addressed as 660 Keller Smithfield Road and zoned Planned Development -Single Family 36,000 square-foot minimum lot size (PD-SF-36). Ken Harrison, The Birch Racquet and Lawn Club, applicant/developer/owner. Spry Surveyors, surveyor. (P-20-0040)

Background:

On May 16, 2017, the City Council approved the Planned Development per Ordinance No. 1845.

On November 13, 2017, the final plat was approved by the Planning and Zoning Commission. However, the Applicant and Tarrant County Appraisal District were involved in a pending lawsuit that prohibited the filing of the plat to be filed until the pending lawsuit was complete. (Applicants are responsible for filing and recording plats.)

In January 2019, scrivener error related to the right-of-way easement was discovered, remedied and the plat resubmitted. It was executed in February 2019, but still not recorded because of the lawsuit.

The plat was filed in February 2020. However, per the City of Keller Code, the plat must be filed within two years from the date of the approval by the Planning and Zoning Commission or it expires.

Today, the Applicant is resubmitting the plat to the Planning and Zoning Commission for approval.

Summary:

The applicant has met the requirements of the UDC for this Final Plat.

Citizen Input:

No mailed notice was required, as this property has never been platted.

Professional Opinion:

This plat application meets all UDC requirements. Staff forwards this Plat application for Planning and Zoning Commission consideration for approval as presented.

Planning and Zoning Commission Action:

The Planning and Zoning Commission has the authority to act on a final plat with no variances. The Planning and Zoning Commission has the following options when considering a plat application which meets all UDC requirements:

- Approve as submitted.