

RESOLUTION NO. 4400

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A FINAL PLAT WITH ONE VARIANCE TO THE LOT WIDTH, BEING 0.79-ACRES LOCATED ON THE EAST SIDE OF WOODLAWN COURT, ZONED SINGLE-FAMILY 20,000 SQUARE-FOOT LOTS (SF-20,) CURRENTLY ADDRESSED AS 1490 RANDOL MILL AVENUE, TO BE ADDRESSED AS 1483 WOODLAWN COURT, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Bryson Connally, applicant, and Rise Realty DFW, LLC, owner, have submitted a final plat (P-21-0023) with one variance to the lot width regulation; and

WHEREAS, the variance is necessitated by the existing lot conditions; and

WHEREAS, the variance seeks allow a lot width of 107 feet rather than the 120-foot lot width required in the Single-Family 20,000 square-foot lot (SF-20) zoning district; 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 July 27, 2021 where the Commission acknowledged the lot resulting from the combined two lots would meet or exceed the requirements on the SF-20 zoning district except for lot width; and

WHEREAS, no one spoke in favor and three persons spoke in opposition, and the Commission recommended approval by a vote of 7-0; and

WHEREAS, notice of a public hearing before the City Council was published on August 1, 2021, in the Fort Worth Star-Telegram, a newspaper of general circulation in Keller, at least fifteen (15) days before such hearing; and

WHEREAS, the City Council held a public hearing on August 17, 2021 to consider the proposed zoning change where no one spoke in favor or opposition; 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 one variance to the lot width regulation, being a replat of Lot 1, Block A Rise Realty Addition, being 0.79-acres located on the east side of Woodlawn Court, zoned Single-Family 20,000 square-foot lots (SF-20) currently addressed as 1490 Randol Mill Avenue, to be addressed as 1483 Woodlawn Court and incorporated herein as if fully set forth, with the following variance:

1. Allow the lot width of 107 feet rather than the 120-foot required in the Single-Family 20,000 square-foot lot (SF-20) zoning district.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 17th day of August, 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