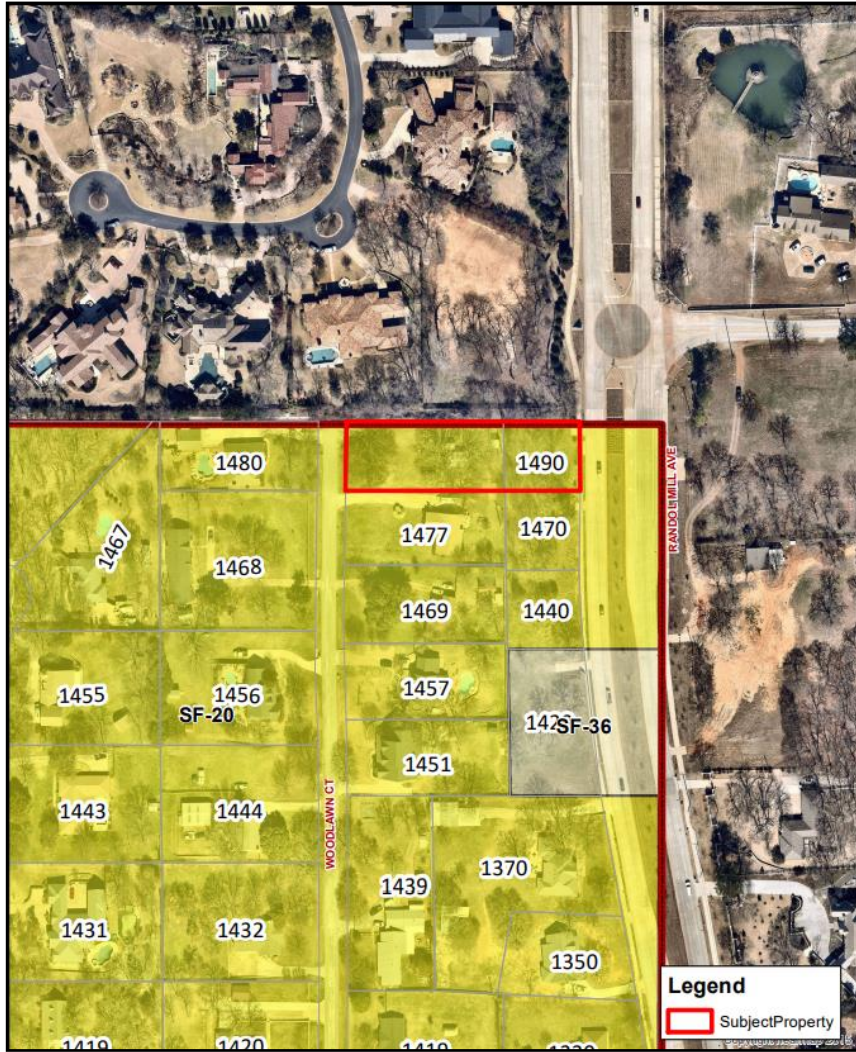


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PUBLIC HEARING: Consider a resolution approving a Final Plat with a variance request to Section 8.03 of the Unified Development Code for Lot 1, Block A Rise Realty Addition, being 0.79-acres located on the east side of Woodlawn Court, zoned Single-Family 20,000 square-foot lots (SF-20), currently addressed as 1490 Randol Mill Avenue, to be addressed as 1483 Woodlawn Court if approved. Bryson Connally, applicant; Rise Realty DFW, LLC, owner. (P-21-0023)

Item H-3 Zoning Map



Zoned: SF-20

Item H-3 Aerial View

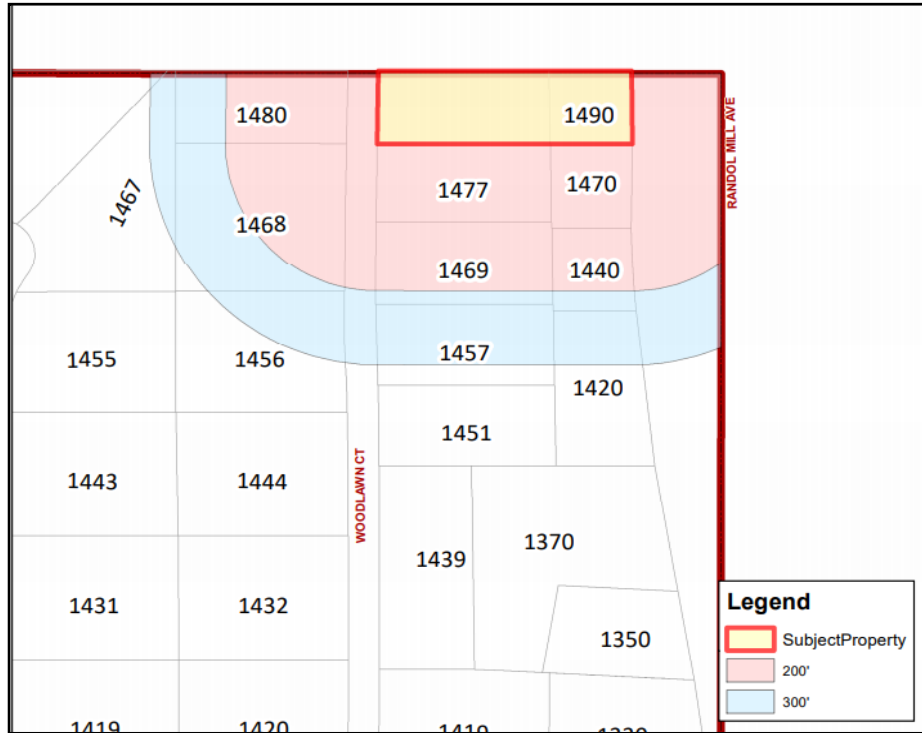


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| | Proposed Plat | SF-20 Zoning Standards |
|--------------------------|--------------------|-------------------------|
| Lot Area | 34,360 square-feet | 20,000 square-feet |
| Lot Width | 107' | 120' |
| Lot Depth | 321.12' | 150' |
| Front Setback | 35' | 35' |
| Side Yard Setback | 10.7' | 10% of lot width (10.7) |
| Rear Setback | 15' | 15' |

The Applicant is requesting the lot width to be 107 feet in lieu of the required 120 feet for SF-20.

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- On July 16, 2021, the city mailed 20 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site on July 2, 2021.
- As of today, staff has received one response. However, the response did not express opposition or support.

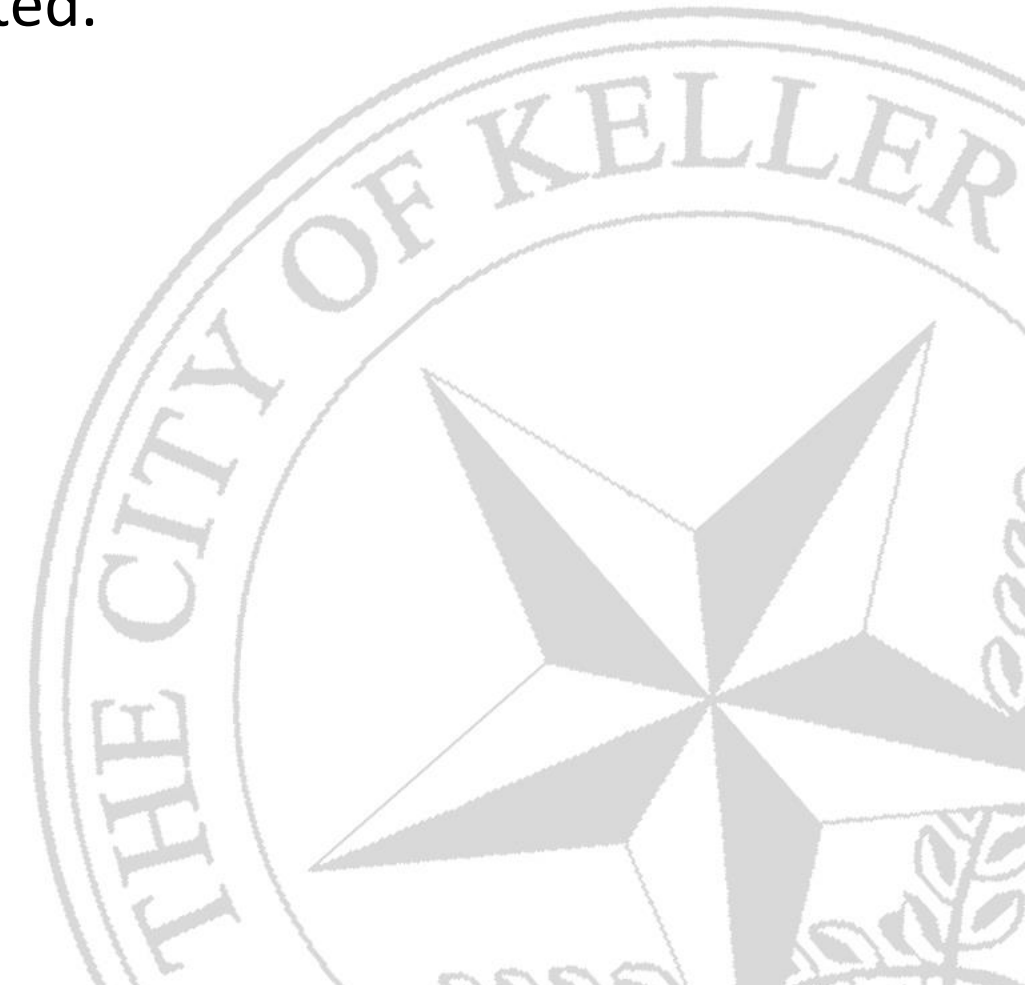
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Section 2.07 (A) (2) of the UDC states the Planning and Zoning Commission and City Council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance shall be granted unless the Planning and Zoning Commission and City Council finds:

- 1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- 2) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- 3) That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- 4) That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- 5) That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

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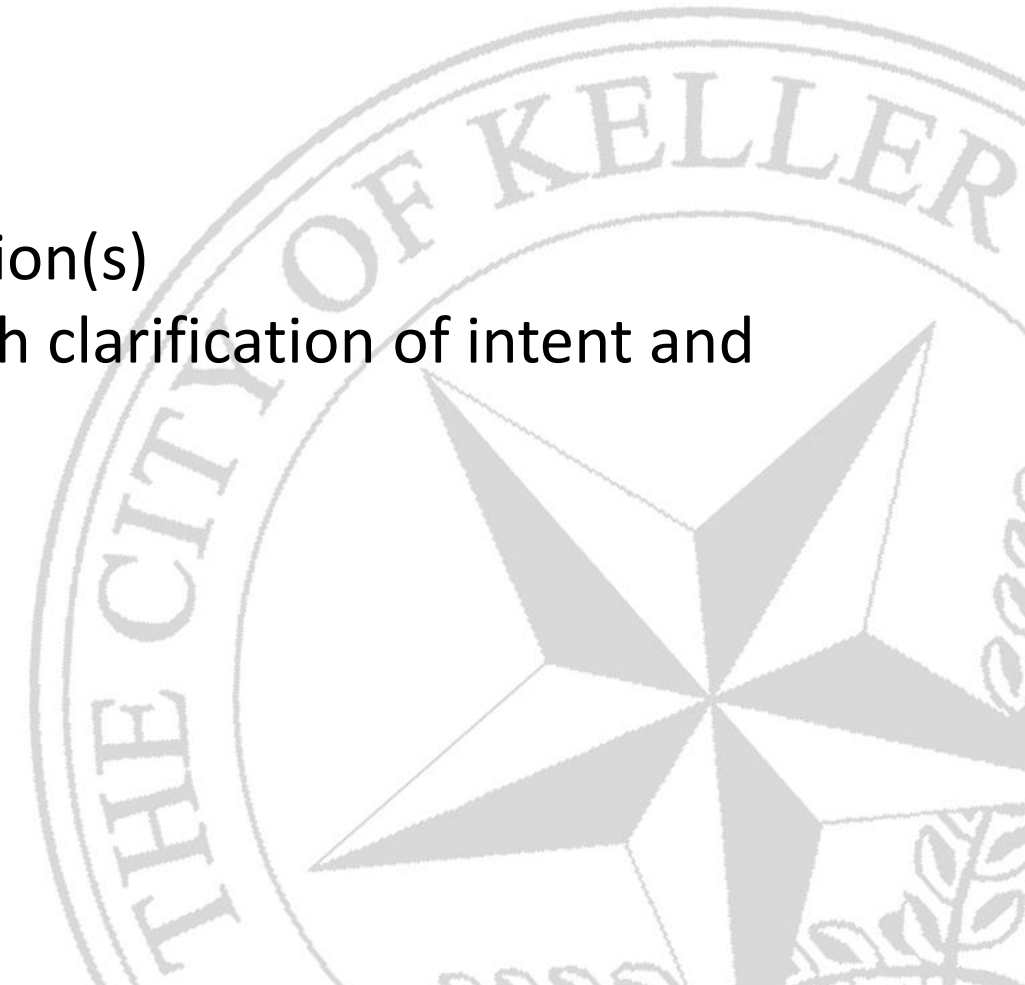
On July 27, 2021, the Planning and Zoning Commission unanimously recommended approval of the item as presented.



Item H-3

The City Council has the following options when considering a Plat with a variance request:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Trish Sinel
817-743-4129

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