

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING TWO (2) VARIANCES TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, , THE FIRST BEING SECTION 8.11, FENCING REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS, TO ALLOW A SIX-FOOT (6') AND EIGHT-FOOT (8') PRIVACY FENCE, APPROXIMATELY ONE HUNDRED FORTY-FIVE LINEAR FEET (145') TOTAL, ON THE NORTH AND SOUTH PROPERTY LINES, IN FRONT OF THE PRIMARY STRUCTURE; AND THE SECOND VARIANCE BEING UDC, SECTION 5.07, DRIVEWAYS, RESIDENTIAL DRIVEWAY APPROACHES, TO ALLOW ONE (1) ADDITIONAL RESIDENTIAL DRIVEWAY TO BE CONSTRUCTED ONTO PRESTON ROAD, IN ADDITION TO THE CURRENT DRIVEWAY THAT ACCESSES BUCKNER LANE, LOCATED ON 3.0-ACRES, ON THE WEST SIDE OF BUCKNER LANE, BEING LOT 1, BLOCK 1, MABEL MATTHEWS ADDITION, AT 8705 BUCKNER LANE, AND ZONED SF-36 (SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOT SIZE MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Davis Tyson, applicant, has submitted a UDC variance request (UDC-19-0003), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 6-1.

WHEREAS, The Council finds that the request meets the criteria to grant a fence variance per Section 8.11 (J), and a driveway approach variance per Section 5.07, both of the Unified Development Code as listed below:

1. Whether the requested exception will not adversely affect public safety,
2. Whether the requested exception will not adversely affect surrounding properties,
3. Whether the requested exception will be in harmony with the spirit and purpose of this sign code,
4. Whether special conditions exist which are unique to the applicant or property,
5. Whether the requested exception demonstrates increased quality and standards, and
6. Whether the requested exception will be aesthetically appropriate in the area.

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 variances to the City of Keller Unified Development Code, Article 8, Fencing Requirements in Residential Zoning Districts, to allow a six-foot (6') and eight-foot (8') privacy fence, approximately one hundred forty-five linear feet (145') total, on the north and south property lines, in front of the primary structure and the second variance being UDC, Section 5.07, Driveways, Residential Driveway Approaches, to allow one (1) additional residential driveway to be constructed onto Preston Road, in addition to the current driveway that accesses Buckner Lane, located on 3.0-acres, on the west side of Buckner Lane, being Lot 1, Block 1, Mabel Matthews Addition, at 8705 Buckner Lane, and zoned SF-36 (Single Family Residential - 36,000 square-foot lot size minimum), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. A variance for a six-foot (6') and eight-foot (8') privacy fence, approximately one hundred forty-five linear feet (145') total, on the north and south property lines, in front of the primary structure shall be allowed.
2. A variance for one (1) additional residential driveway to be constructed onto Preston Road, in addition to the current driveway that accesses Buckner Lane shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of to on this the 19th day of February, 2019.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney