

Item H-1

Consider a resolution approving a Final Plat with variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, for Lot 1, Block A of the Reyes Estates, located on 0.53 acres, on the west side of Randol Mill Avenue, approximately 605 feet northwest from the intersection of Randol Mill Avenue and Fawkes Lane, zoned Single Family 20,000 square-foot minimum lots (SF-20), and addressed 1440 and 1470 Randol Mill Avenue. Pedro Reyes, Owner/Applicant. (P-23-0022)

Item H-1 Aerial Map



Item H-1 Zoning Map



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Background:

The Applicant requests two variances to the Keller Unified Development Code related to lot depth in the SF-20 zoning district and building setback requirements off a thoroughfare.

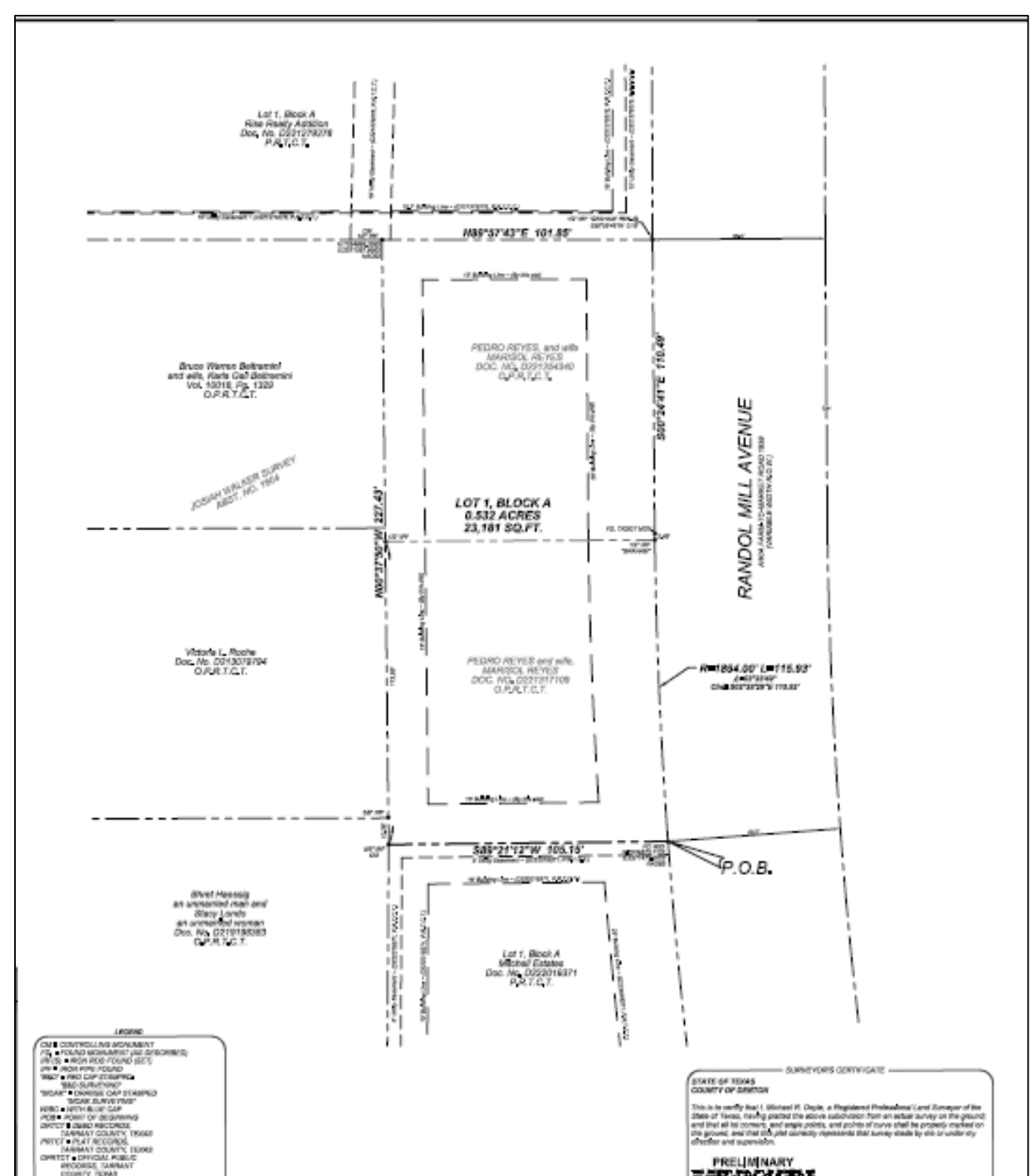
The requested variances are consistent with a lot of similar size immediately to the south.



Citizen Input:

A Final Plat with variances does not require a public hearing, so no public hearing notices were sent out.

Residents had an opportunity to speak on this item during “Persons to be Heard.”



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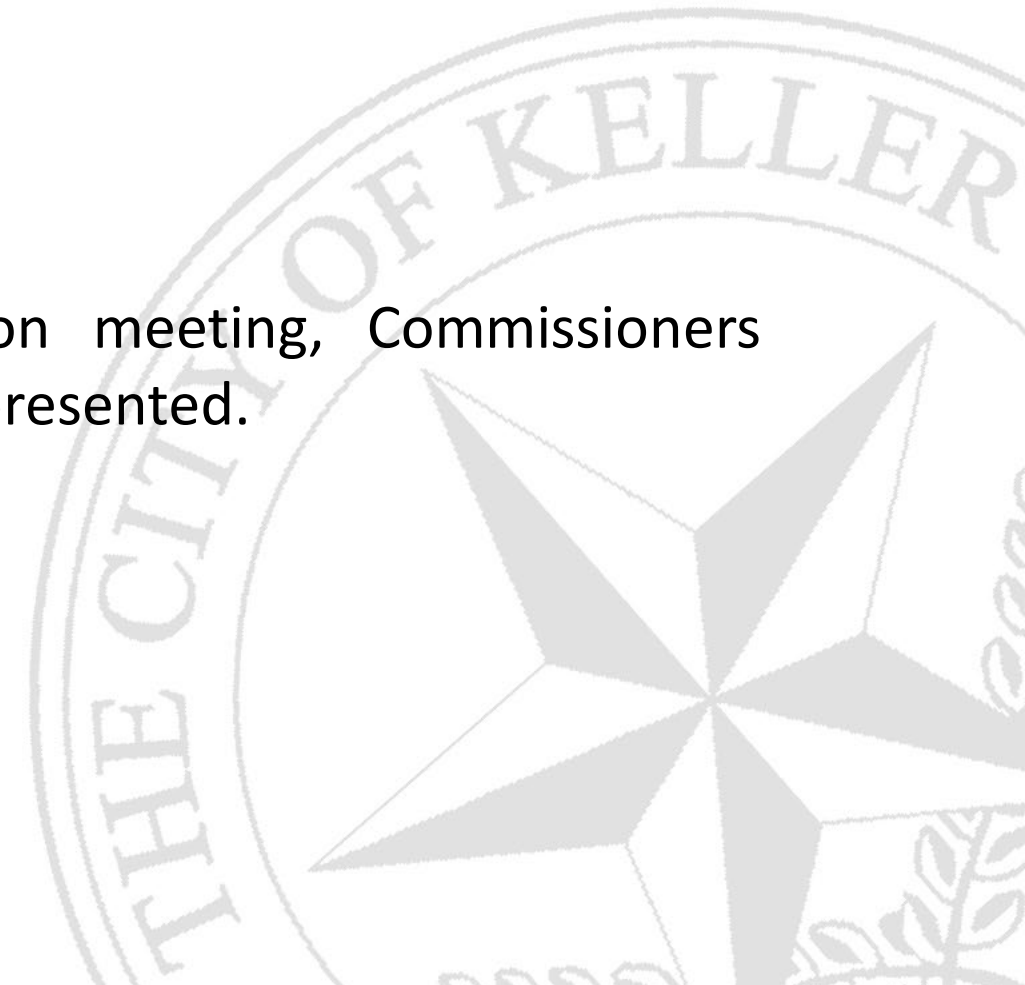
Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Final Plat with variances:

- 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.
- 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.
- 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.
- That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- 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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Planning & Zoning Commission Recommendation:

At the July 11 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the plat as presented.



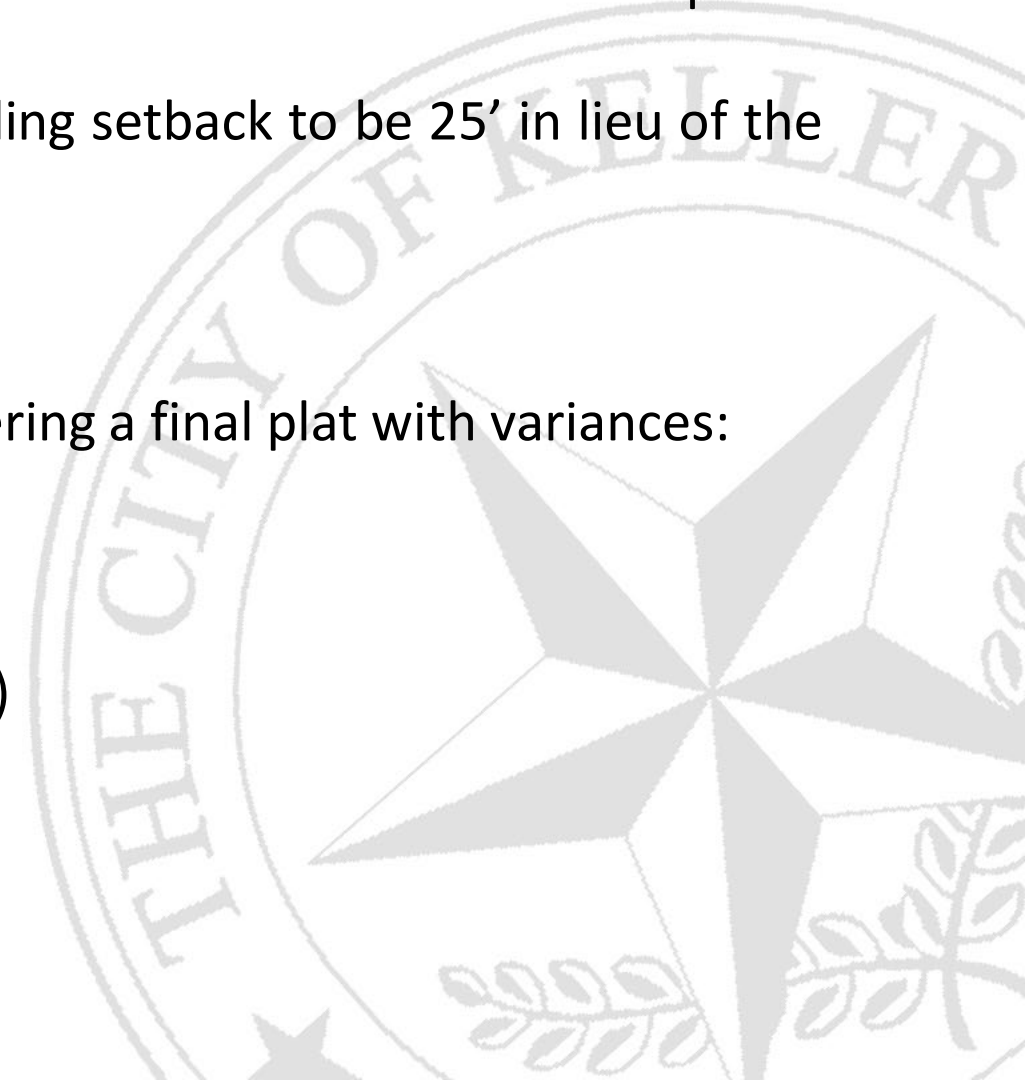
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Summary:

- Variance to UDC Section 8.07 allowing the lot depth to be 103.5' in lieu of the required minimum lot depth of 120'.
- Variance to UDC Section 8.07 allowing the front building setback to be 25' in lieu of the required 60' along thoroughfares.

The City Council has the following options when considering a final plat with variances:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Deny





Questions?
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