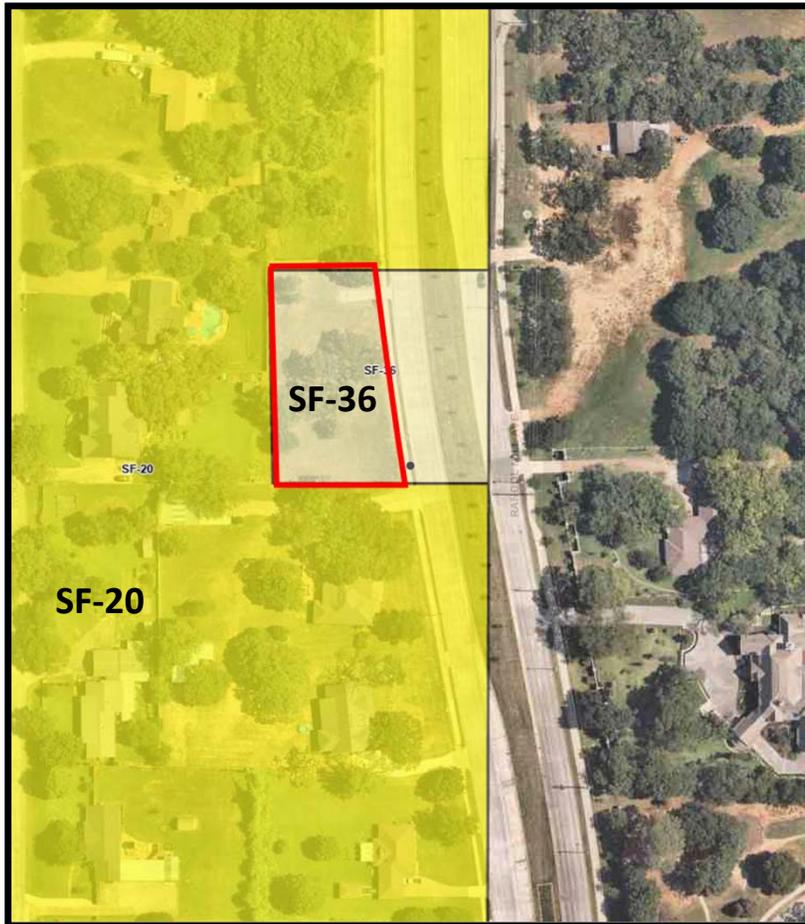


## Item H-2

Consider a resolution approving three variances to Section 8.03 of the Unified Development Code for a Final Plat for Lot 1, Block A, Mitchell Estates, being 0.56-acres located on the west side of Randol Mill Avenue, zoned Single Family 36,000 Square-Foot lots (SF-36) and currently addressed as 1420 Randol Mill Avenue. Distinguished Custom Homes, Applicant; Edward and Shearon Mitchell, Owners. (P-21-0028)

Item H-2  
Zoning Map



Zoned: SF-36

Item H-2  
Aerial View



## Item H-2

Prior to 2013, the Texas Department of Transportation (TxDOT) acquired almost half of this tract for the expansion of FM 1938 (Randol Mill Avenue). The existing house was demolished, leaving the tract of land undeveloped.

In 2013, an application for three variances was submitted to and approved by the Zoning Board of Adjustment by a previous land owner. Based on the 2013 proposed house plan, the three variances approved were:

1. A 7' privacy fence in front of the main structure
2. A reduction of the front yard setback to 20'
3. An increase in lot coverage to 57% from 50%

However, the building permit was not issued, so the variances expired.

## Item H-2

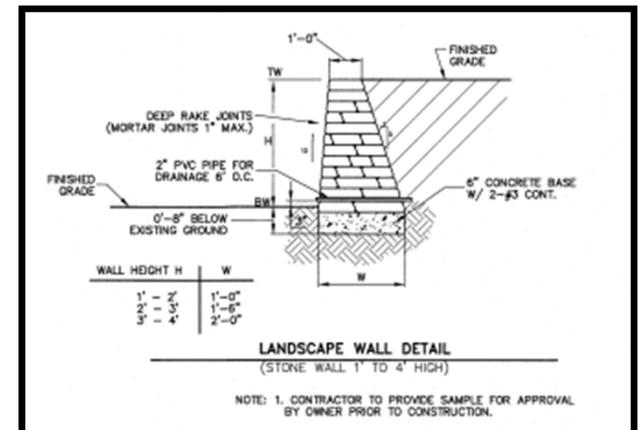
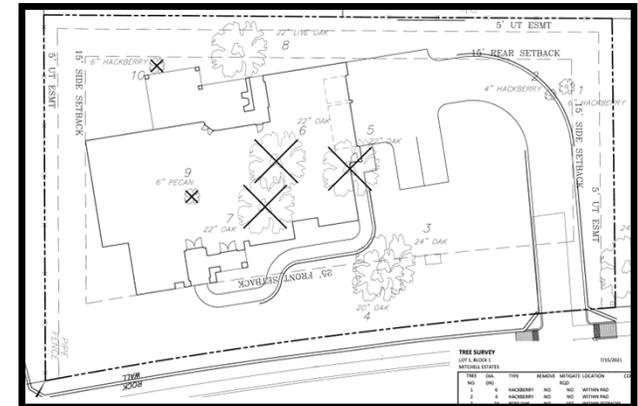
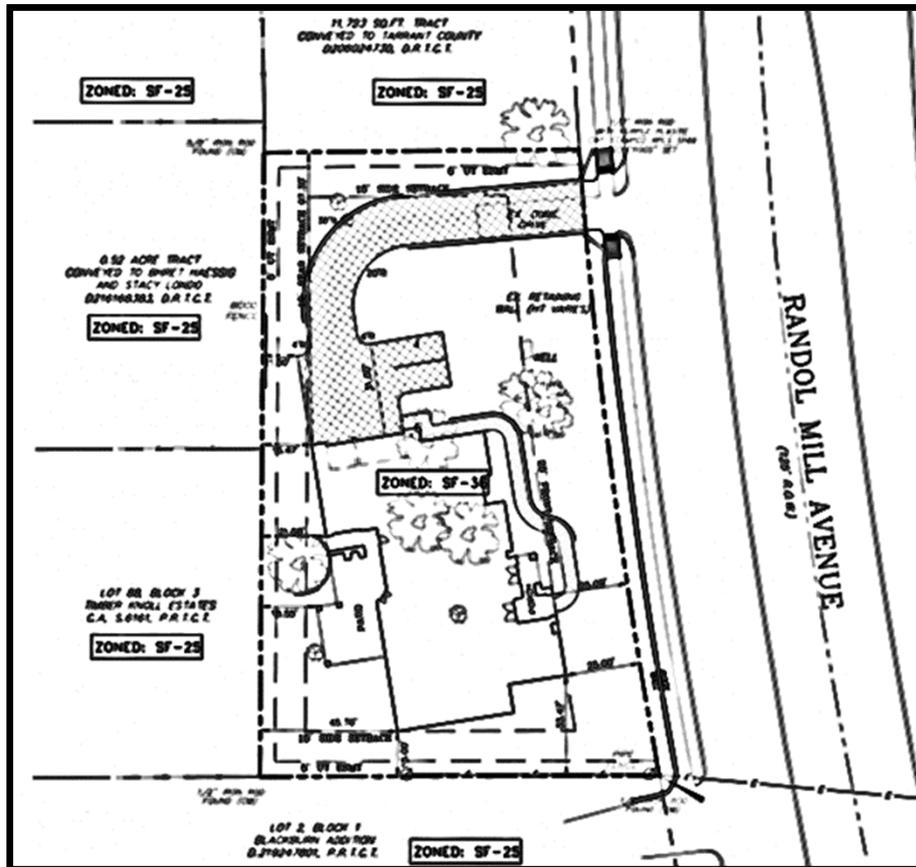
The new applicant (with a new house plan) is now requesting three UDC variances due to lot constraints. These variances will result in a lot and building envelope that more closely adhere to the zoning requirements for SF-36 than the three 2013 variances did.

- A 119.2' lot depth average (versus the required 200' requirement)
- A 24,393 square-foot lot area (versus the required 36,000 square-foot lot minimum)
- A 25' front setback (versus the 60' setback required on thoroughfares)



# Item H-2

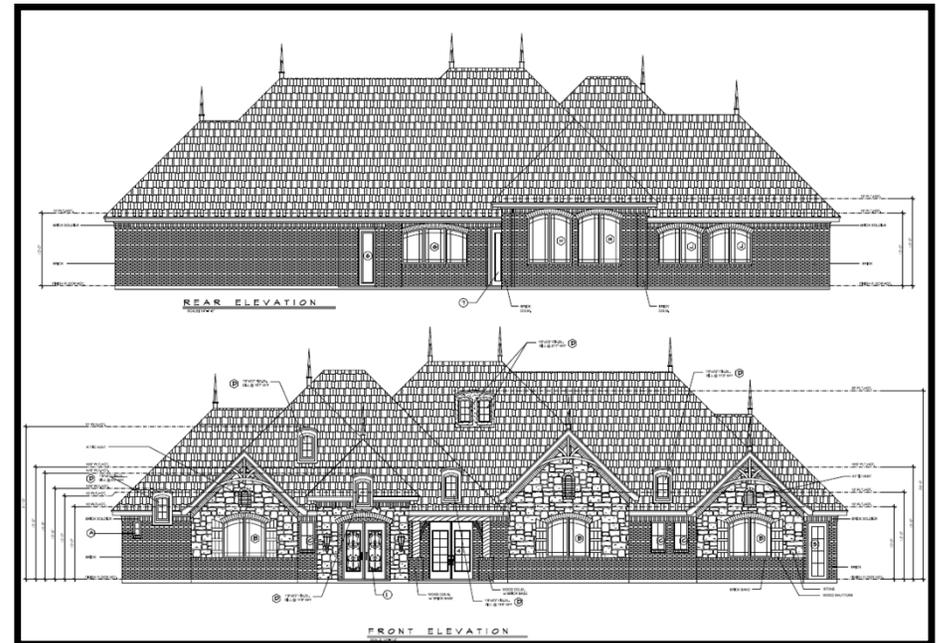
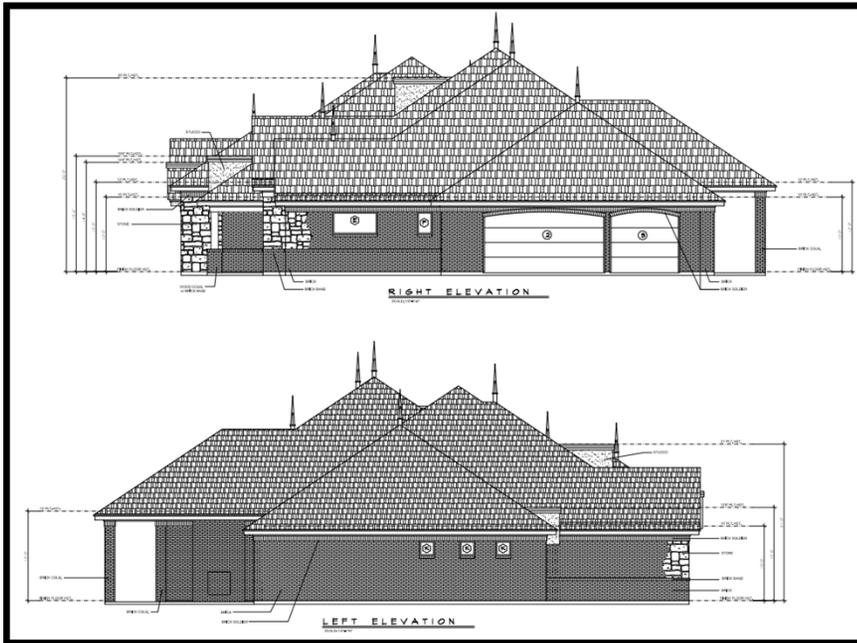
## Proposed Site Plan



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# Item H-2

## Proposed Elevations



*Doug Herron.com*  
Residential Designs  
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## Item H-2

### Proposed Plat Development Standards:

- Lot Area – 24,393 square-feet (variance requested)
- Lot Width – 207.49 feet
- Lot Depth – 105.15 feet' (north end) and 133.25 feet (south end) for an average lot depth of 119.2 feet (variance requested)
- Front Setback (east) - 25 feet (variance requested)
- Side Yard Setback (south) – 15 feet
- Side Yard Setback (north) – 15 feet
- Rear Setback (west)- 15 feet
- Main Structure Coverage – 20%
- Lot Coverage – 35%

## Item H-2

On September 28, 2021, the Planning and Zoning Commission unanimously recommended approval of the item recognizing the lot constraints caused by the widening of Randol Mill Avenue.

## Item H-2

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 of the area. 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.

## Item H-2

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

- Approve as recommended by the Planning and Zoning Commission.
- Approve with conditions
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny



Questions?

Patricia Sinel, AICP, CFM

817-743-4130

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