

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A FINAL PLAT WITH VARIANCES FOR LOTS 1R AND 2, BLOCK A, HINDS ADDITION, BEING A REPLAT OF LOT 1, BLOCK A, HINDS ADDITION, LOCATED ON 5.62 ACRES, AT THE INTERSECTION OF VILLAGE TRAIL AND SARAH BROOKS DRIVE, ADDRESSED AS 1241 VILLAGE TRAIL AND ZONED SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT MINIMUM (SF-36) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Douglas Hinds, Owner/Applicant, has submitted a Final Plat application with two variances (P-22-0021); and

WHEREAS, the Applicant proposes creating a two-lot subdivision from a previously platted 5.62-acre lot addressed as 1241 Village Trail; and

WHEREAS, the requested variances permit continued use of the existing lot access and allow the building setback for Lot 2 to better align with the other homes on Village Trail; and

WHEREAS, the Planning and Zoning Commission unanimously recommended to approve the plat and two variances at its November 8, 2022 meeting; and

WHEREAS, the City Council does find that the request for a Minor Subdivision Plat with two variances meets the intent of the Unified Development Code (UDC);

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, a Final Plat with variances for Lots 1R and 2, Block A, Hinds Addition, being a replat of Lot 1, Block A, Hinds Addition, located on 5.62 acres, at the intersection of Village Trail and Sarah Brooks Drive, addressed as 1241 Village Trail and zoned Single-Family Residential – 36,000 square foot minimum lots (SF-36), is approved as indicated in the attached Exhibit “A” with the following variances:

1. A variance to UDC Section 5.13(B) shall be allowed to permit the front building setback on Lot 2 to be approximately 60 feet from the front (south) property line.

2. A variance to UDC Section 5.13(B) shall be allowed to permit the existing access easement to remain 30 feet wide in lieu of the UDC requirement of 60 feet.

AND IT IS SO RESOLVED.

Passed by a vote of ___ to ___ on this the 6th day of December, 2022.

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