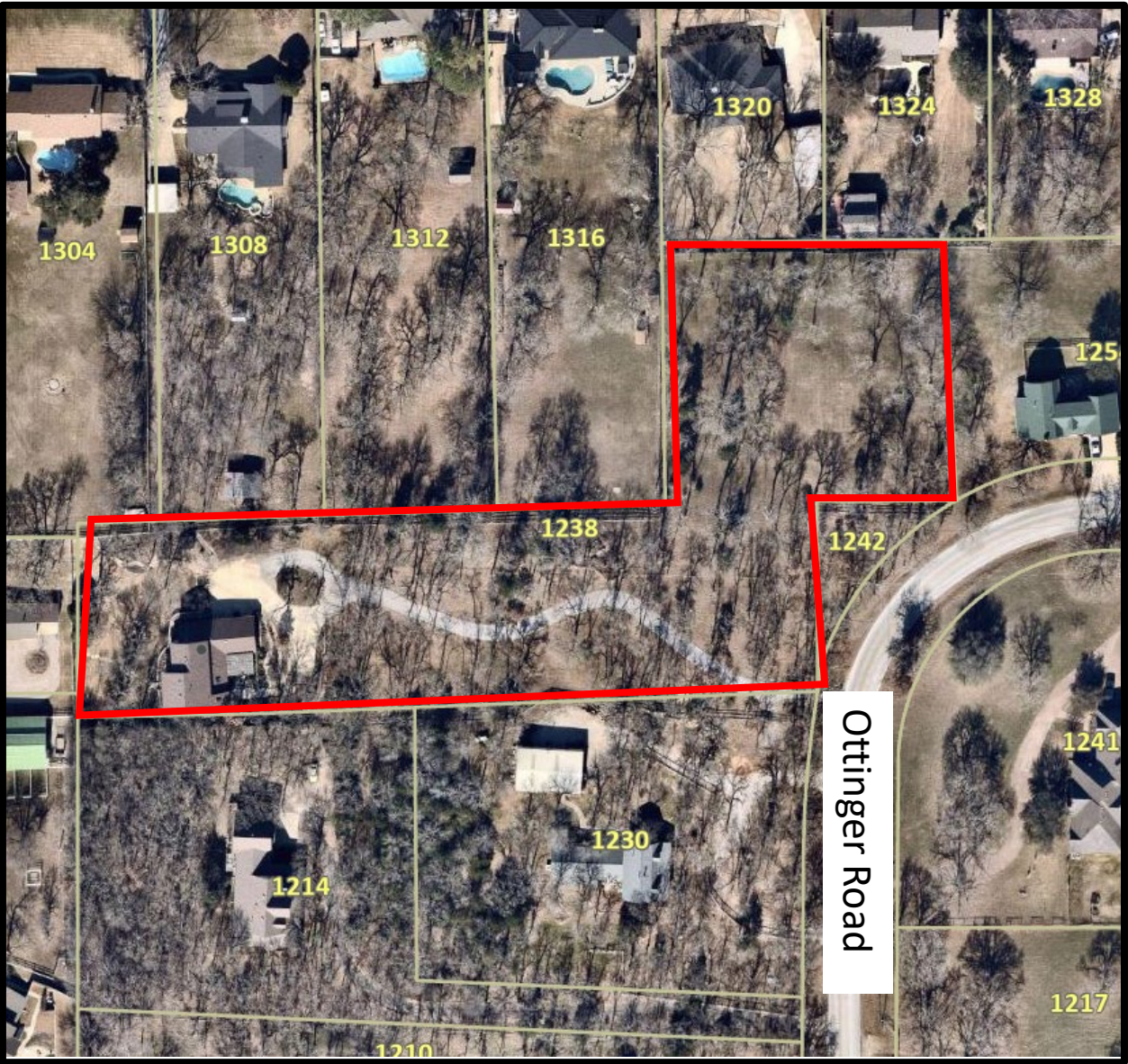


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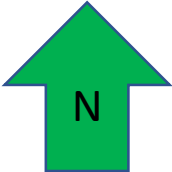
Consider a resolution approving a Final Plat for Lots 3R1 & 4, Block 1 of the Ray Griffith Addition, being a replat of Lot 3R, located on approximately 2.94 acres of land, on the west side of Ottinger Road, approximately 1,150 feet northwest of the intersection of Ottinger Road and Florence Road, addressed as 1238 Ottinger Road, and zoned Single-Family 36,000 square-foot minimum lots or greater (SF-36). Bruce Koenig, Applicant/Owner. (P-23-0007)

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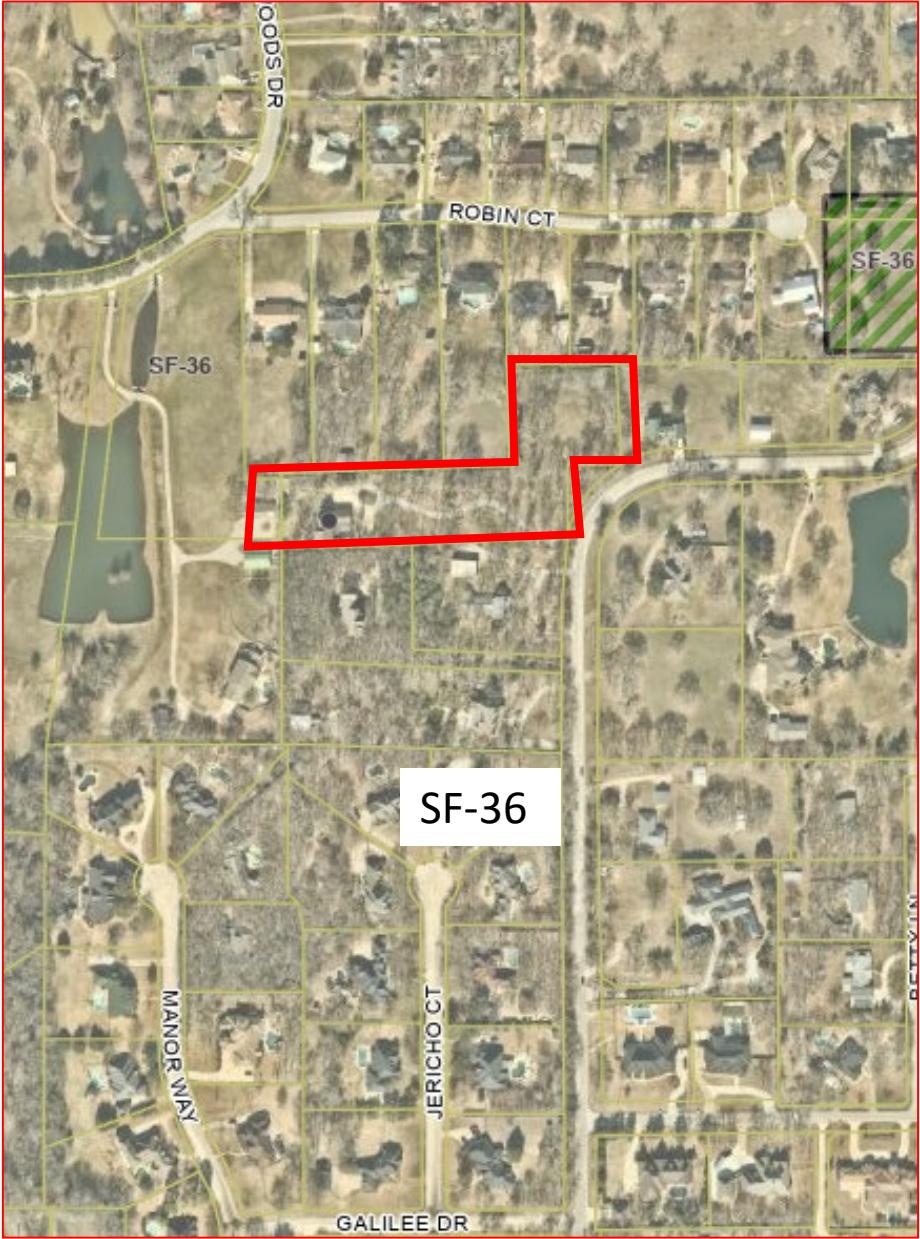
Aerial Map



Zoned:
SF-36



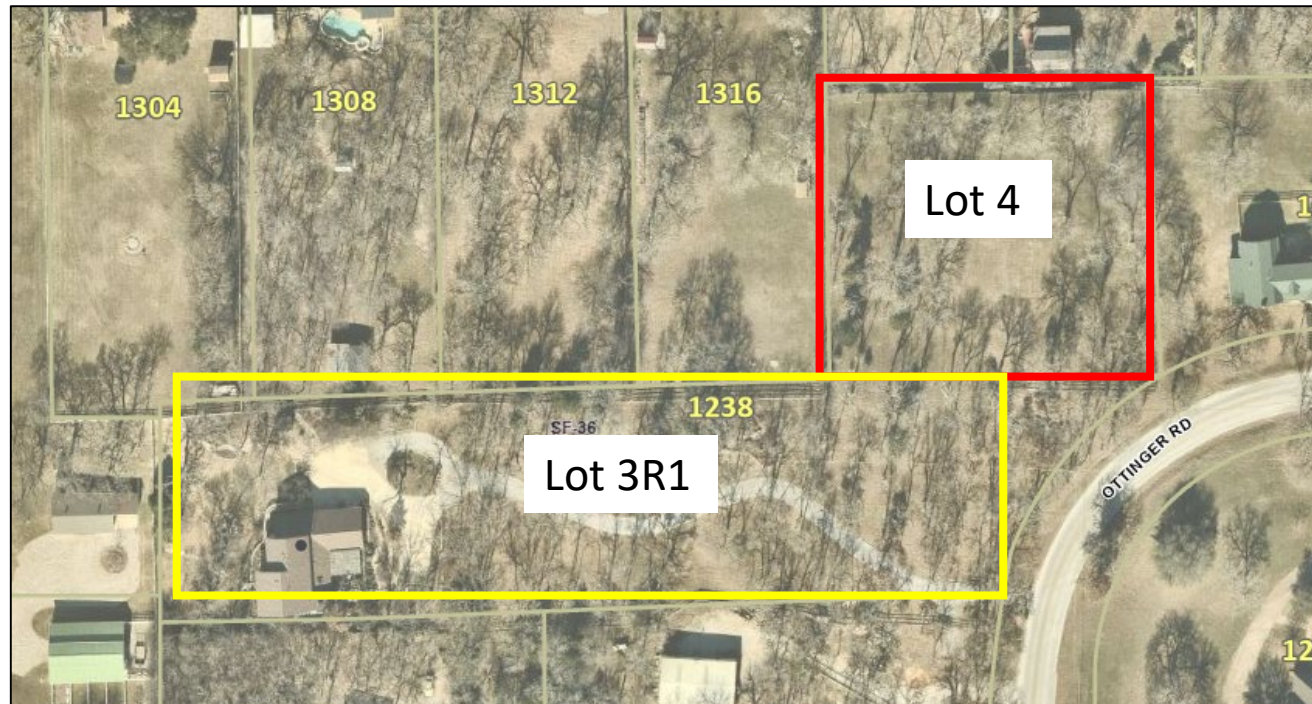
Zoning Map



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Background:

The purpose of this replat is to create two separate lots out of an existing single lot of the Ray Griffith Addition. The Applicant requests one Unified Development Code (UDC) variance on Lot 4 related to the street frontage requirements.



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This property is located on an S-curve of Ottinger Road. Because of the odd configuration, there is a “left over” triangle associated with the Right-of-Way owned by the City that creates a challenge for the subdivision of this lot.

To meet the SF-36 zoning district requirement for street frontage, the lots each need to have 140 feet along Ottinger.



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Lot Size and Dimension: VARIANCE REQUESTED

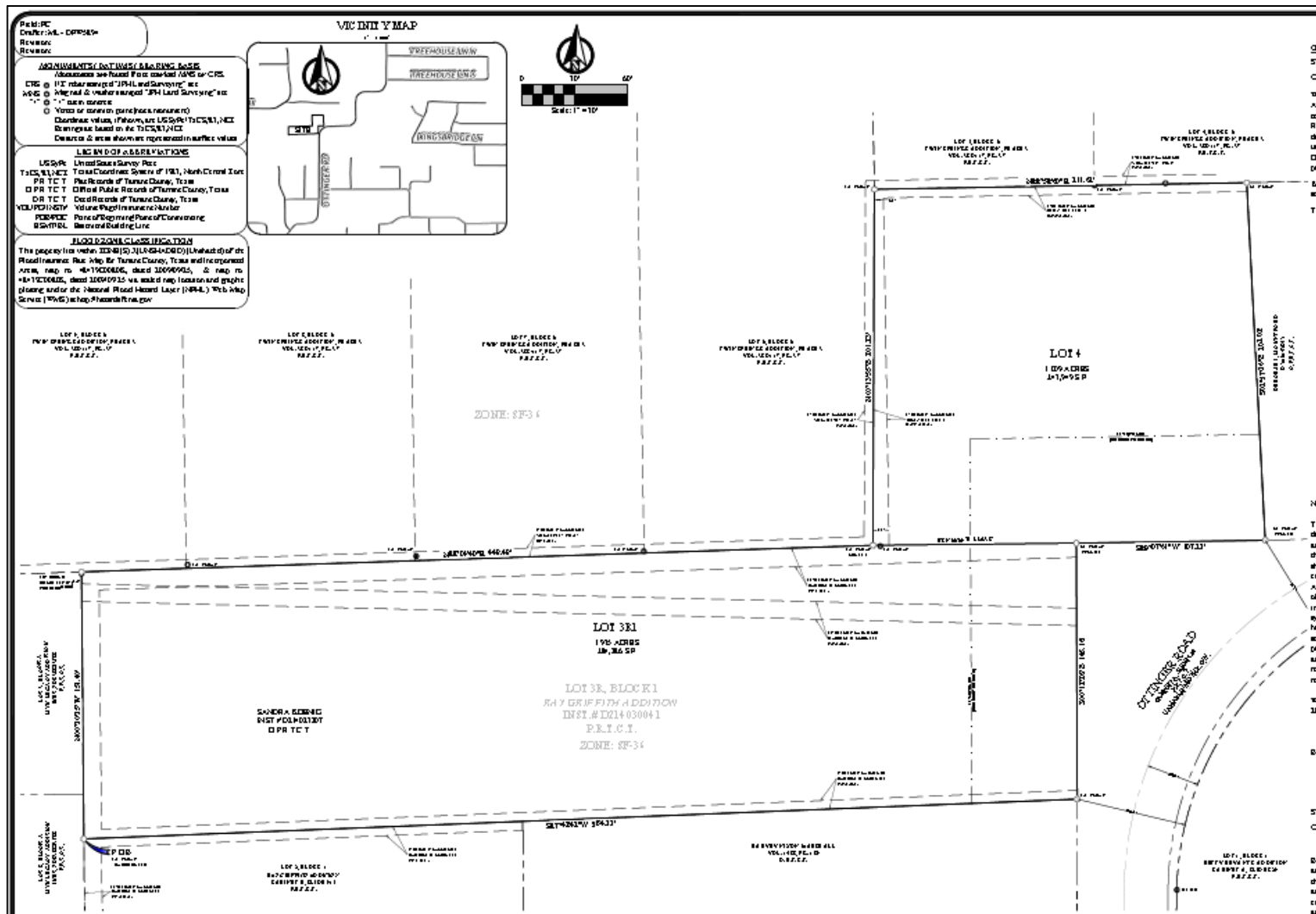
Each lot exceeds the size requirements of the SF-36 zoning district. Lot 3R1 is approximately 84,286 square feet, and Lot 4 is approximately 43,949 square feet.

Because Lot 4 only has 107 feet of frontage along Ottinger Road rather than the Unified Development Code requirement of 140 feet, the Applicant requests a variance to UDC Section 8.03(C)(4)(2).

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Setbacks: MEET

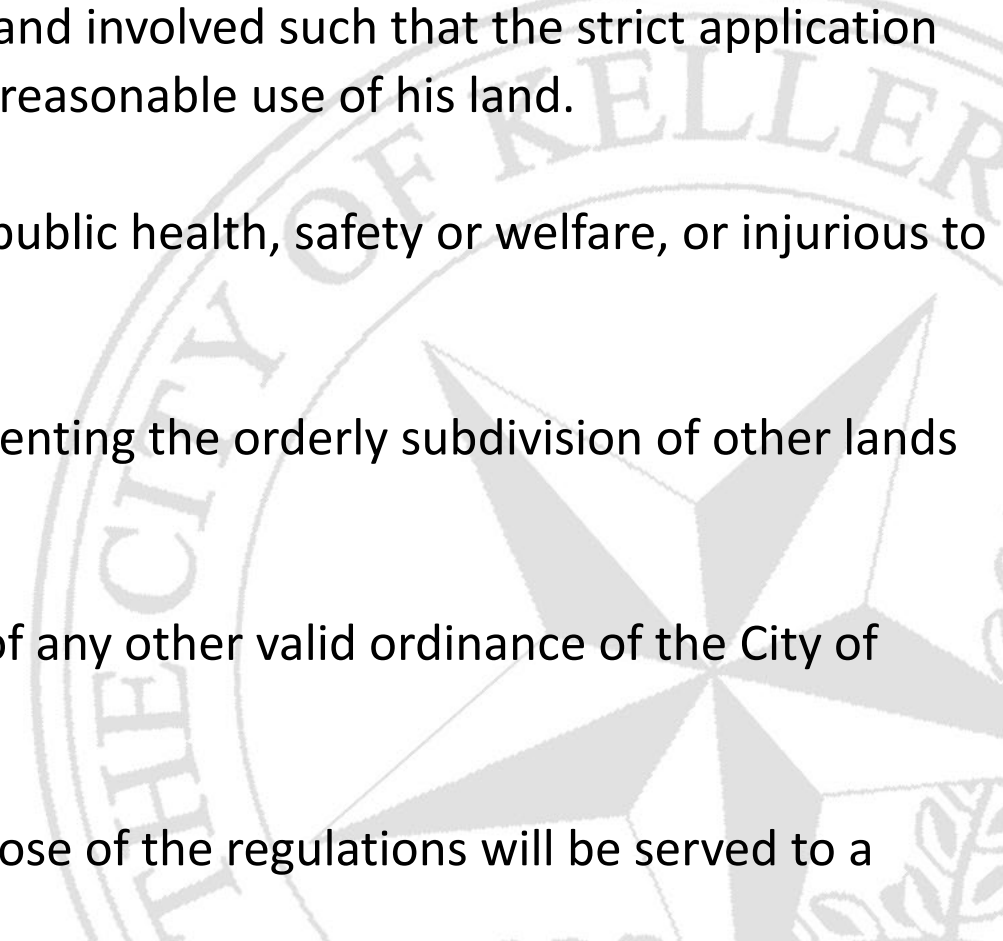
Because Ottinger Road is a thoroughfare, the front-yard setbacks are 60 feet. The side-yard setbacks of both lots are 15 feet. The rear-yard setbacks on both lots are 15 feet.



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Summary:

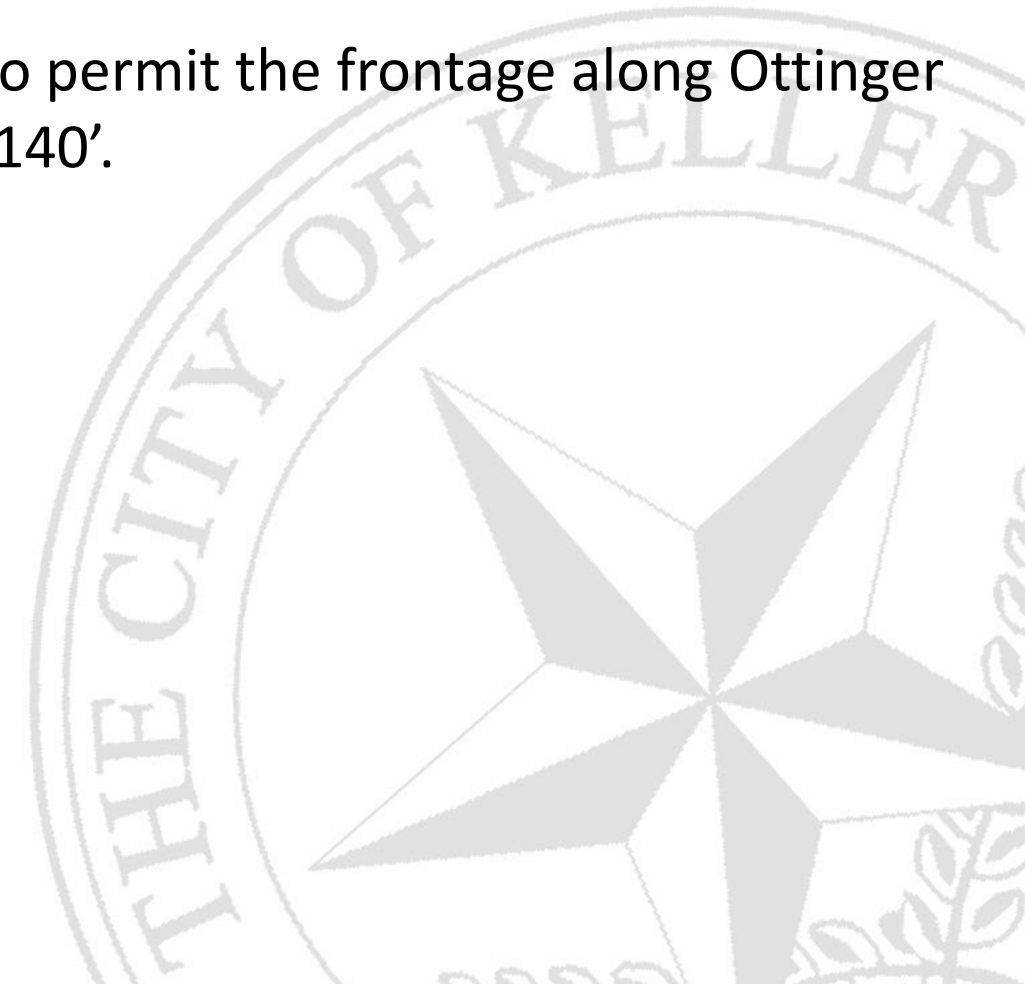
Section 2.07(A)(2) of the UDC lists the following criteria for the City Council when considering a Final Plat with variances:

- a. 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.
 - b. That the granting of the variances will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
 - c. That the granting of the variances will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
 - d. That the granting of the variances will not constitute a violation of any other valid ordinance of the City of Keller.
 - e. 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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Summary of Variance Request:

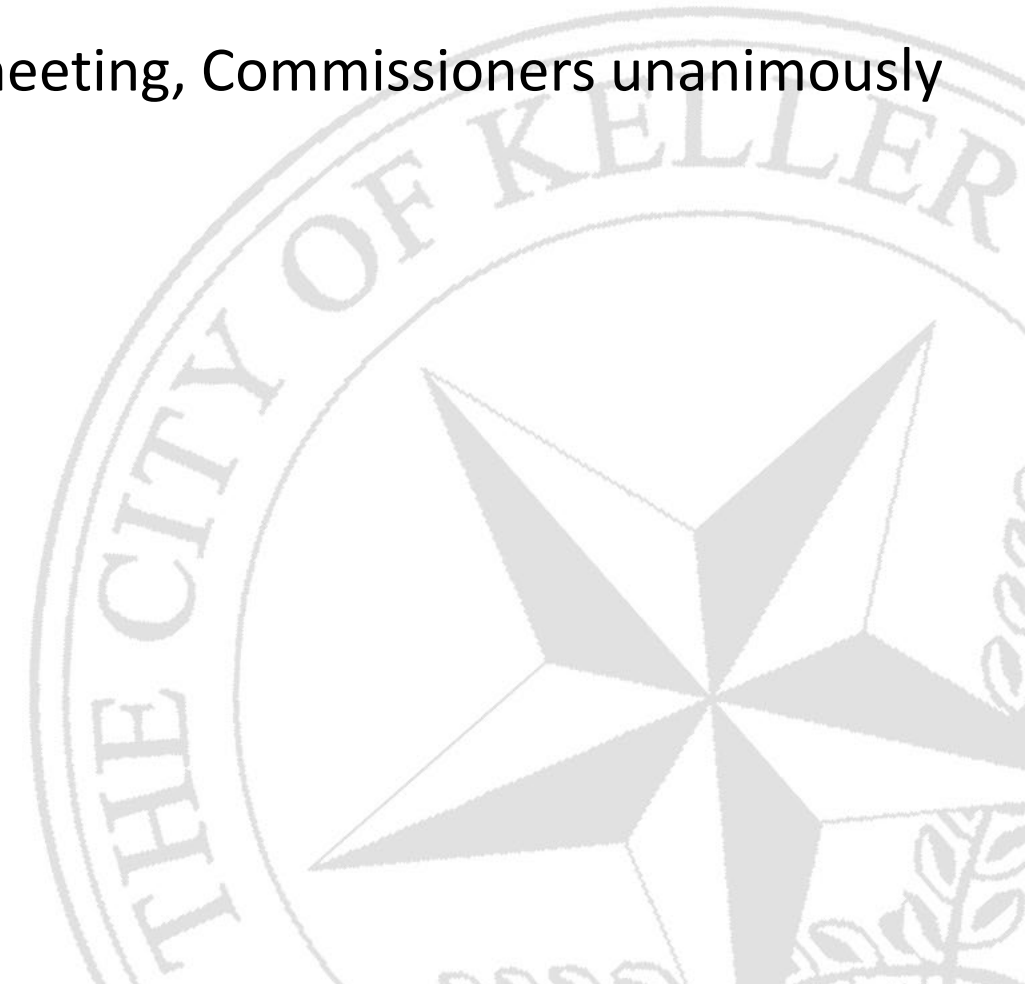
1. A request for a variance to UDC Section 8.03(C)(4)(2) to permit the frontage along Ottinger Road to be approximately 107' rather than the required 140'.



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Planning and Zoning Commission Recommendation:

At the April 11, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the replat as presented.

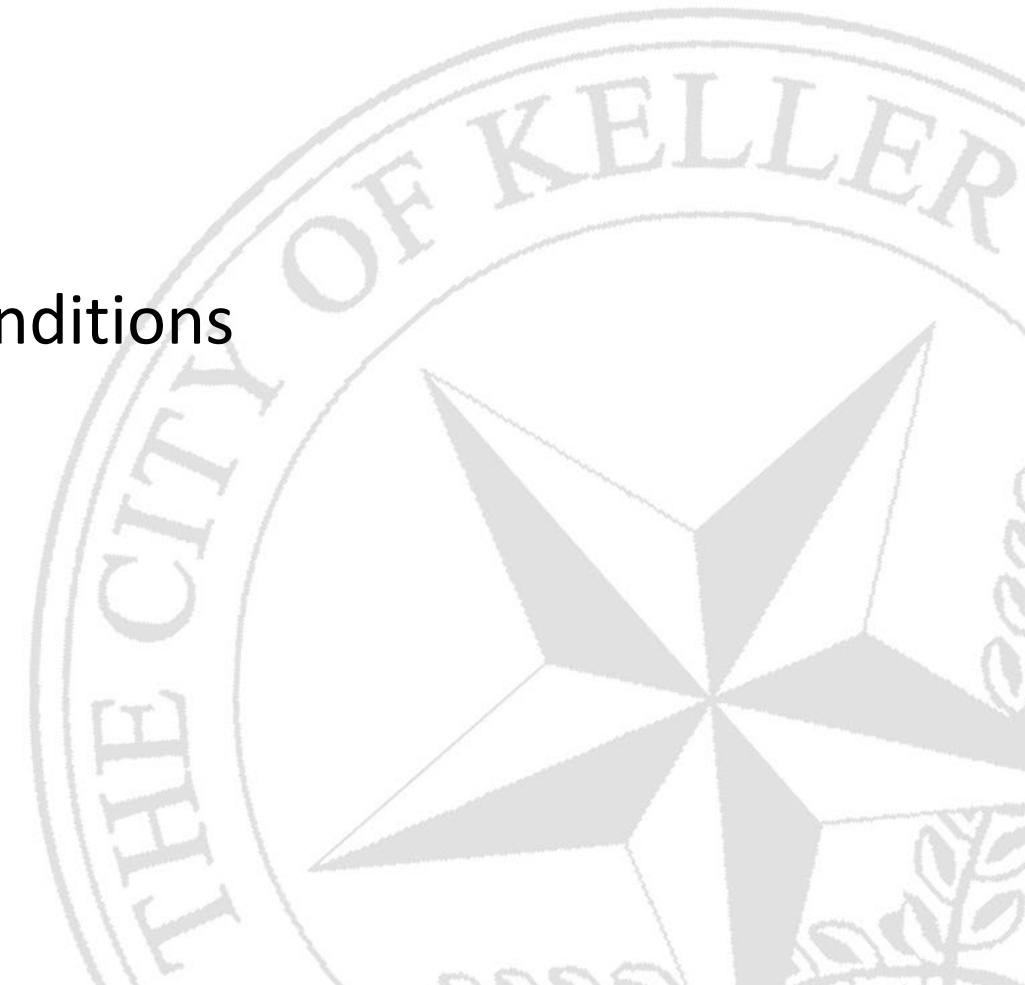


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Alternatives:

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

- Approve as submitted
- Approve with modified or additional conditions
- Deny





Questions?
Amber Washington
817-743-4125