

RESOLUTION NO. 4679

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, 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 LOTS OR GREATER (SF-20) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Pedro Reyes, Owner/Applicant, has submitted a Final Plat application with two variance requests (P-23-0022); and

WHEREAS, the Applicant proposes creating a single-lot subdivision from two previously un-platted parcels, being 0.53 acres addressed as 1440 and 1470 Randol Mill Avenue; and

WHEREAS, the requested variances to the Keller UDC Section 8.07 are as follows: to allow the lot depth to be an average of 103.5' in lieu of the required 120' as required by the SF-20 zoning district; to allow the front building setback to be 35' in lieu of the 60' required along thoroughfares; and

WHEREAS, the Planning and Zoning Commission unanimously recommended to approve the plat and two variances at their July 11, 2023 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 two 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 lots or greater (SF-20), is approved as indicated in the attached Exhibit "A" with the following variances:

1. A variance to UDC Section 8.07(4)(a)(2) shall be allowed to permit the depth of the lot to be an average of 103.5' in lieu of the required 120' in the SF-20 zoning district.
2. A variance to UDC Section 8.07(4)(b)(1) shall be allowed to permit the front building setback to be 35' in lieu of the required 60' along thoroughfares.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 1st day of August, 2023.

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