

RESOLUTION NO. 4433

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A FINAL PLAT WITH 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, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Distinguished Custom Homes, Applicant and Edward and Shearon Mitchell, Owners, have submitted a Final Plat with three variances (P-21-0028); and

WHEREAS, the variances are necessitated by the existing site constraints caused by the widening of Randol Mill Avenue; and

WHEREAS, the Planning and Zoning Commission held a hearing on September 28, 2021 and the Commission recommended approval by a vote of 5-0; and

WHEREAS, a hearing to consider the request for a Site Plan with three variances was held at the City Council on October 19, 2021; and

WHEREAS, the City Council finds that the request meets the criteria to grant variances per Section 2.07 of the Unified Development Code;

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, the Final Plat with variances 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 and incorporated herein as if fully set forth, is approved with the following variances to the Unified Development Code:

1. A variance to Section 8.03 for the lot depth requirements for a 119.2' lot depth average requirement in lieu of the required 200' requirement shall be allowed.
2. A variance to Section 8.03 for the area requirements for a 24,393 square-foot lot in lieu of the required 36,000 square-foot lot minimum shall be allowed.

3. A variance to Section 8.03 for a 25' front setback in lieu of a 60' setback required on thoroughfares shall be allowed.

Passed and approved by a vote of ___ to ___ on this the 19th day of October, 2021.

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