

RESOLUTION NO. 3887

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING/DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.10, ACCESSORY BUILDINGS, FOR AN ACCESSORY BUILDING TO BE LOCATED IN FRONT OF THE MAIN STRUCTURE, FOR LOT 1R-2R-1, BLOCK A, LORD ADDITION, LOCATED ON A TOTAL OF 4.18-ACRES OF LAND, ON THE EAST SIDE OF WHITLEY ROAD, APPROXIMATELY 1,150 FEET SOUTH OF RAPP ROAD, AT 1455 WHITLEY ROAD, AND ZONED SF-36 (SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, John and Mary Lord, owners/applicants; has submitted a Unified Development Code variance application (UDC-17-0009), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 7-0.

WHEREAS, The Council finds that the request meets the criteria to grant a variance per Section 2.07 of the Unified Development Code, listed below:

- 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 variance 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 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.
- d. That the granting of the variance 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.

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 variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.10, Accessory Buildings, for an accessory building to be located in front of the main structure, for Lot 1R-2R-1, Block A, Lord Addition, located on a total of 4.18-acres of land, on the east side of Whitley Road, approximately 1,150 feet south of Rapp Road, at 1455 Whitley Road, and zoned SF-36 (Single Family Residential-36,000 square-foot minimum), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. A variance for the existing accessory building only to be located in front of the main structure shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 6th day of June,
2017.

CITY OF KELLER, TEXAS

BY: _____
Mark Mathews, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney