

RESOLUTION NO. 3899

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 8.07, OFF-STREET PARKING AND LOADING REQUIREMENTS, FOR THE TOTAL GARAGE DOOR EXPOSURE OF A DETACHED BUILDING FACING THE STREET TO EXCEED ONE HUNDRED FORTY-FOUR (144) SQUARE FEET, LOCATED ON AN APPROXIMATELY 1.46-ACRE TRACT OF LAND ON THE NORTH SIDE OF FLORENCE ROAD APPROXIMATELY 1210 FEET WEST OF THE INTERSECTION OF FLORENCE ROAD AND NORTH PEARSON LANE, BEING LOT 1, BLOCK 1, GREER PLACE, AT 1847 FLORENCE ROAD, AND ZONED SF-36 (SINGLE-FAMILY-36,000 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, John Heresz, owner/applicant; has submitted a Unified Development Code variance application (UDC-17-0010), 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 8.07, Off-Street Parking and Loading Requirements, for the total garage door exposure of a detached building facing the street to exceed one hundred forty-four (144) square feet, located on an approximately 1.46-acre tract of land on the north side of Florence Road approximately 1210 feet west of the intersection of Florence Road and North Pearson Lane, being Lot 1, Block 1, Greer Place, at 1847 Florence Road, and zoned SF-36 (Single-Family - 36,000 square foot minimum), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

- 1. A variance for the combined square footage of garage doors facing the street on a detached accessory building to exceed one hundred forty-four (144) square-feet, up to two hundred (200) square feet shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 20th day of June,
2017.

CITY OF KELLER, TEXAS

BY: _____
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney