

1. Consider a recommendation for 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). John Heresz, owner/applicant. (UDC-17-0010)

Daniel Tuner, Planner I, gave staff's presentation and recommendation. The applicant, John Heresz, was present for questions.

Additional discussion was held regarding the proactive notification to neighbors.

Commissioner Reid made a motion to approve Item F-1. Commissioner Page seconded and the motion carried unanimously (7-0) 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.