

RESOLUTION NO. 3921

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, SECTION 8.11, FENCING REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS TO ALLOW A FOUR AND A HALF-FOOT (4.5') TALL CEDAR CROSS BACK FENCE TO BE ALLOWED IN THE FRONT YARD, LOCATED ON 0.459-ACRES OF LAND, ON THE SOUTH SIDE OF RAVENWOOD DRIVE, APPROXIMATELY ONE HUNDRED FIFTEEN FEET (115') FROM THE RAVENWOOD DRIVE INTERSECTION, AT 2580 RAVENWOOD DRIVE, BEING LOT 11, BLOCK B, RAVENWOOD ADDITION, AND ZONED SF-20 (SINGLE FAMILY RESIDENTIAL - 20,000 SQUARE-FOOT LOT SIZE MINIMUM, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Roark and Jill Waddell, owners/applicants; have submitted a Unified Development Code application (UDC-17-0014), 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, the a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a four and a half-foot (4.5') tall cedar cross back fence to be allowed in the front yard, located on 0.459-acres of land, on the south side of Ravenwood Drive, approximately one hundred fifteen feet (115') from the Ravenwood Drive intersection, at 2580 Ravenwood Drive, being Lot 11, Block B, Ravenwood Addition, and zoned SF-20 (Single Family Residential - 20,000 square-foot lot size minimum, is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

1. The variance request for a four and a half-foot (4.5') cedar cross back fence to be located within the front yard, in front of the house, up to the thirty-foot (30') front yard building setback in lieu of a maximum fence height of thirty-six inches (36") shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 5th day of
September, 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