

RESOLUTION NO. 3951

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, TO ALLOW FRONT FACING GARAGE DOORS, APPROXIMATELY TWO HUNDRED FIFTY-TWO (252 SQUARE FEET) IN TOTAL, EXCEEDING THE MAXIMUM ALLOWED SEVENTY-TWO (72) SQUARE FEET OF FRONT FACING GARAGE DOOR EXPOSURE TO THE STREET, LOCATED ON AN APPROXIMATELY 0.81-ACRE TRACT OF LAND ON THE NORTH SIDE OF MEADOWVIEW DRIVE APPROXIMATELY 900 FEET EAST OF THE INTERSECTION OF MEADOWVIEW DRIVE AND NORTH PEARSON LANE, BEING LOT 6, BLOCK 1, TIMBERKNOLL SOUTHSORE ADDITION, AT 2051 MEADOWVIEW LANE, AND ZONED SF-20 (SINGLE-FAMILY - 20,000 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Deborah Ramsay, owner/applicant; have submitted a Unified Development Code application (UDC-17-0019), 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 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, to allow front facing garage doors, approximately two hundred fifty-two (252 square feet) in total, exceeding the maximum allowed seventy-two (72) square feet of front facing garage door exposure to the street, located on an approximately 0.81-acre tract of land on the north side of Meadowview Drive approximately 900 feet east of the intersection of Meadowview Drive and North Pearson Lane, being Lot 6, Block 1, Timberknoll Southshore Addition, at 2051 Meadowview Lane, and zoned SF-20 (Single-Family - 20,000 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 seventy-two (72) square-feet, up to two hundred fifty-two (252) square feet shall be allowed.

AND IT IS SO RESOLVED.

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