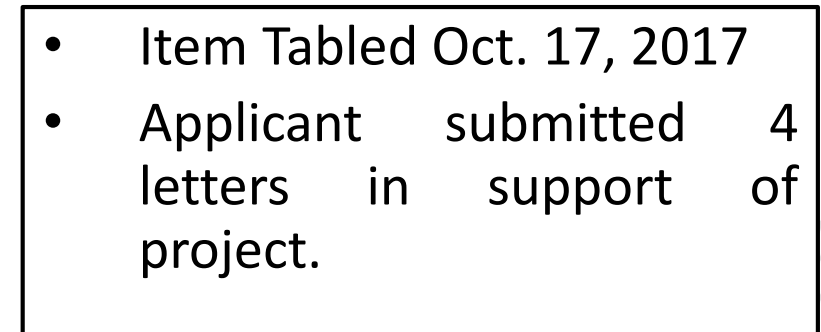


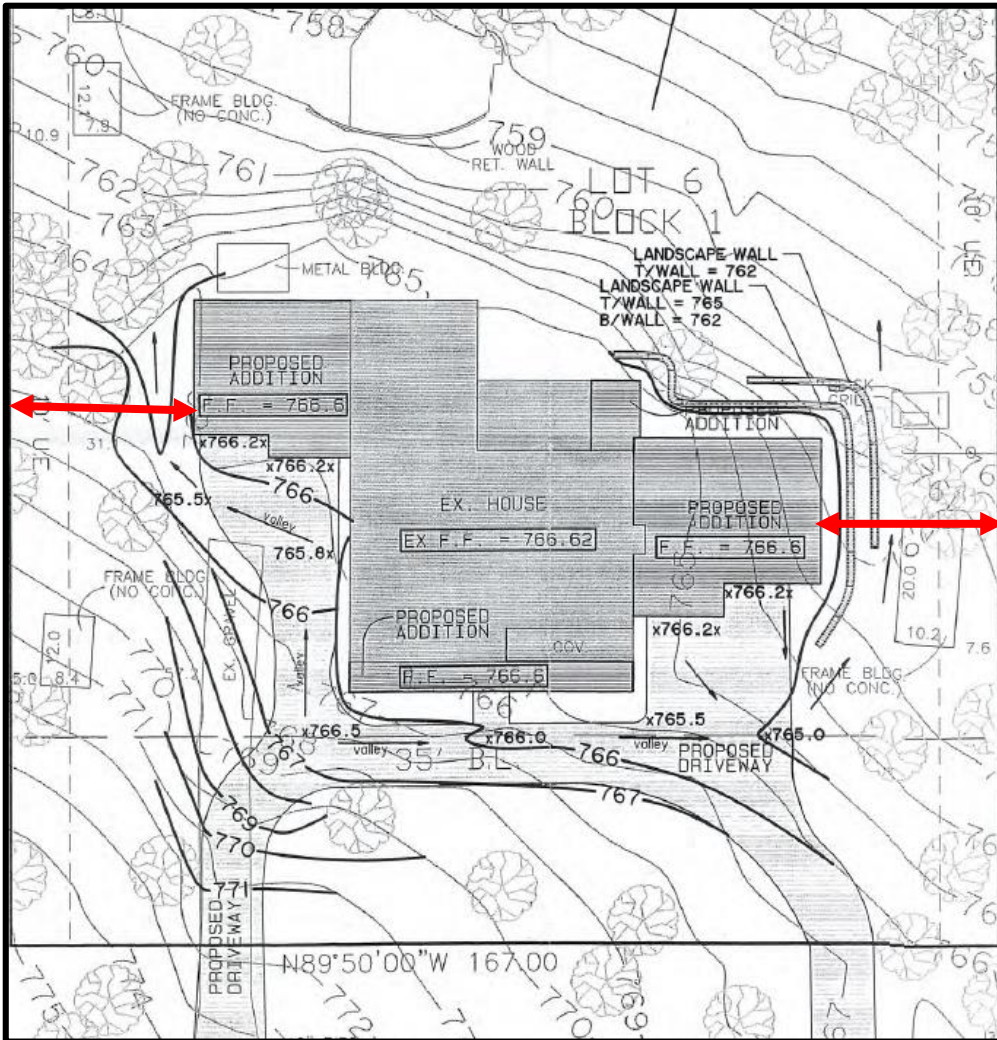
Item G-2

Consider a resolution 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 Southshore Addition, at 2051 Meadowview Lane, and zoned SF-20 (Single-Family – 20,000 square foot minimum). Deborah Ramsay, owner/applicant. (UDC-17-0019)

letters in support of
project.



Item G-2 UPDATE

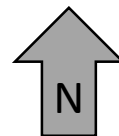


- Width of the house was also raised as a concern
- House will be approximately 30' from east and west property line. (double 15' side yard setbacks required)

Item G-2
Zoning Map



Item G-2
Aerial View



Item G-2 Background

- Original Home Built: 1972
- Property Platted on August 16, 2017
- Zoning: SF-20

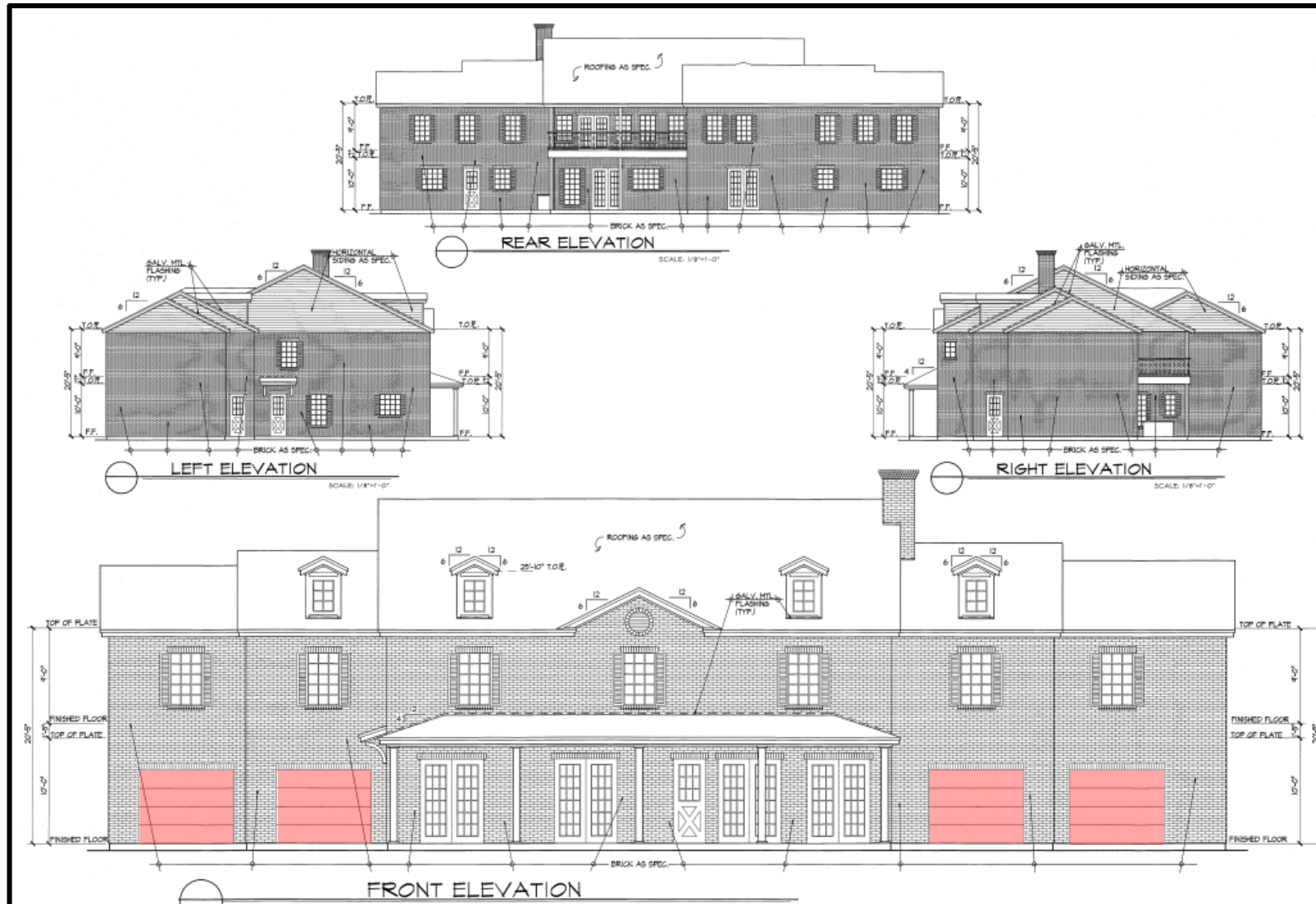
OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS
THAT I, **DEBORAH KANGAL**, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY,
TO-WIT:

BEING A TRACT OF LAND OUT OF THE USUAL MEASURE SURVEY, ADJACENT TO 180A, TARRANT COUNTY, TEXAS, 180A, 180B, 180C, 180D, 180E, 180F, 180G, 180H, 180I, 180J, 180K, 180L, 180M, 180N, 180O, 180P, 180Q, 180R, 180S, 180T, 180U, 180V, 180W, 180X, 180Y, 180Z, 180AA, 180AB, 180AC, 180AD, 180AE, 180AF, 180AG, 180AH, 180AI, 180AJ, 180AK, 180AL, 180AM, 180AN, 180AO, 180AP, 180AQ, 180AR, 180AS, 180AT, 180AU, 180AV, 180AW, 180AX, 180AY, 180AZ, 180BA, 180BB, 180BC, 180BD, 180BE, 180BF, 180BG, 180BH, 180BI, 180BJ, 180BK, 180BL, 180BM, 180BN, 180BO, 180BP, 180BQ, 180BR, 180BS, 180BT, 180BU, 180BV, 180BW, 180BX, 180BY, 180BZ, 180CA, 180CB, 180CC, 180CD, 180CE, 180CF, 180CG, 180CH, 180CI, 180CJ, 180CK, 180CL, 180CM, 180CN, 180CO, 180CP, 180CQ, 180CR, 180CS, 180CT, 180CU, 180CV, 180CW, 180CX, 180CY, 180CZ, 180DA, 180DB, 180DC, 180DD, 180DE, 180DF, 180DG, 180DH, 180DI, 180DJ, 180DK, 180DL, 180DM, 180DN, 180DO, 180DP, 180DQ, 180DR, 180DS, 180DT, 180DU, 180DV, 180DW, 180DX, 180DY, 180DZ, 180EA, 180EB, 180EC, 180ED, 180EE, 180EF, 180EG, 180EH, 180EI, 180EJ, 180EK, 180EL, 180EM, 180EN, 180EO, 180EP, 180EQ, 180ER, 180ES, 180ET, 180EU, 180EV, 180EW, 180EX, 180EY, 180EZ, 180FA, 180FB, 180FC, 180FD, 180FE, 180FF, 180FG, 180FH, 180FI, 180FJ, 180FK, 180FL, 180FM, 180FN, 180FO, 180FP, 180FQ, 180FR, 180FS, 180FT, 180FU, 180FV, 180FW, 180FX, 180FY, 180FZ, 180GA, 180GB, 180GC, 180GD, 180GE, 180GF, 180GG, 180GH, 180GI, 180GJ, 180GK, 180GL, 180GM, 180GN, 180GO, 180GP, 180GQ, 180GR, 180GS, 180GT, 180GU, 180GV, 180GW, 180GX, 180GY, 180GZ, 180HA, 180HB, 180HC, 180HD, 180HE, 180HF, 180HG, 180HH, 180HI, 180HJ, 180HK, 180HL, 180HM, 180HN, 180HO, 180HP, 180HQ, 180HR, 180HS, 180HT, 180HU, 180HV, 180HW, 180HX, 180HY, 180HZ, 180IA, 180IB, 180IC, 180ID, 180IE, 180IF, 180IG, 180IH, 180II, 180IJ, 180IK, 180IL, 180IM, 180IN, 180IO, 180IP, 180IQ, 180IR, 180IS, 180IT, 180IU, 180IV, 180IW, 180IX, 180IY, 180IZ, 180JA, 180JB, 180JC, 180JD, 180JE, 180JF, 180JG, 180JH, 180JI, 180JJ, 180JK, 180JL, 180JM, 180JN, 180JO, 180JP, 180JQ, 180JR, 180JS, 180JT, 180JU, 180JV, 180JW, 180JX, 180JY, 180JZ, 180KA, 180KB, 180KC, 180KD, 180KE, 180KF, 180KG, 180KH, 180KI, 180KJ, 180KK, 180KL, 180KM, 180KN, 180KO, 180KP, 180KQ, 180KR, 180KS, 180KT, 180KU, 180KV, 180KW, 180KX, 180KY, 180KZ, 180LA, 180LB, 180LC, 180LD, 180LE, 180LF, 180LG, 180LH, 180LI, 180LJ, 180LK, 180LL, 180LM, 180LN, 180LO, 180LP, 180LQ, 180LR, 180LS, 180LT, 180LU, 180LV, 180LW, 180LX, 180LY, 180LZ, 180MA, 180MB, 180MC, 180MD, 180ME, 180MF, 180MG, 180MH, 180MI, 180MJ, 180MK, 180ML, 180MM, 180MN, 180MO, 180MP, 180MQ, 180MR, 180MS, 180MT, 180MU, 180MV, 180MW, 180MX, 180MY, 180MZ, 180NA, 180NB, 180NC, 180ND, 180NE, 180NF, 180NG, 180NH, 180NI, 180NJ, 180NK, 180NL, 180NM, 180NN, 180NO, 180NP, 180NQ, 180NR, 180NS, 180NT, 180NU, 180NV, 180NW, 180NX, 180NY, 180NZ, 180OA, 180OB, 180OC, 180OD, 180OE, 180OF, 180OG, 180OH, 180OI, 180OJ, 180OK, 180OL, 180OM, 180ON, 180OO, 180OP, 180OQ, 180OR, 180OS, 180OT, 180OU, 180OV, 180OW, 180OX, 180OY, 180OZ, 180PA, 180PB, 180PC, 180PD, 180PE, 180PF, 180PG, 180PH, 180PI, 180PJ, 180PK, 180PL, 180PM, 180PN, 180PO, 180PP, 180PQ, 180PR, 180PS, 180PT, 180PU, 180PV, 180PW, 180PX, 180PY, 180PZ, 180QA, 180QB, 180QC, 180QD, 180QE, 180QF, 180QG, 180QH, 180QI, 180QJ, 180QK, 180QL, 180QM, 180QN, 180QO, 180QP, 180QQ, 180QR, 180QS, 180QT, 180QU, 180QV, 180QW, 180QX, 180QY, 180QZ, 180RA, 180RB, 180RC, 180RD, 180RE, 180RF, 180RG, 180RH, 180RI, 180RJ, 180RK, 180RL, 180RM, 180RN, 180RO, 180RP, 180RQ, 180RR, 180RS, 180RT, 180RU, 180RV, 180RW, 180RX, 180RY, 180RZ, 180SA, 180SB, 180SC, 180SD, 180SE, 180SF, 180SG, 180SH, 180SI, 180SJ, 180SK, 180SL, 180SM, 180SN, 180SO, 180SP, 180SQ, 180SR, 180SS, 180ST, 180SU, 180SV, 180SW, 180SX, 180SY, 180SZ, 180TA, 180TB, 180TC, 180TD, 180TE, 180TF, 180TG, 180TH, 180TI, 180TJ, 180TK, 180TL, 180TM, 180TN, 180TO, 180TP, 180TQ, 180TR, 180TS, 180TT, 180TU, 180TV, 180TW, 180TX, 180TY, 180TZ, 180UA, 180UB, 180UC, 180UD, 180UE, 180UF, 180UG, 180UH, 180UI, 180UJ, 180UK, 180UL, 180UM, 180UN, 180UO, 180UP, 180UQ, 180UR, 180US, 180UT, 180UU, 180UV, 180UW, 180UX, 180UY, 180UZ, 180VA, 180VB, 180VC, 180VD, 180VE, 180VF, 180VG, 180VH, 180VI, 180VJ, 180VK, 180VL, 180VM, 180VN, 180VO, 180VP, 180VQ, 180VR, 180VS, 180VT, 180VU, 180VV, 180VW, 180VX, 180VY, 180VZ, 180WA, 180WB, 180WC, 180WD, 180WE, 180WF, 180WG, 180WH, 180WI, 180WJ, 180WK, 180WL, 180WM, 180WN, 180WO, 180WP, 180WQ, 180WR, 180WS, 180WT, 180WU, 180WV, 180WW, 180WX, 180WY, 180WZ, 180XA, 180XB, 180XC, 180XD, 180XE, 180XF,

Item G-2

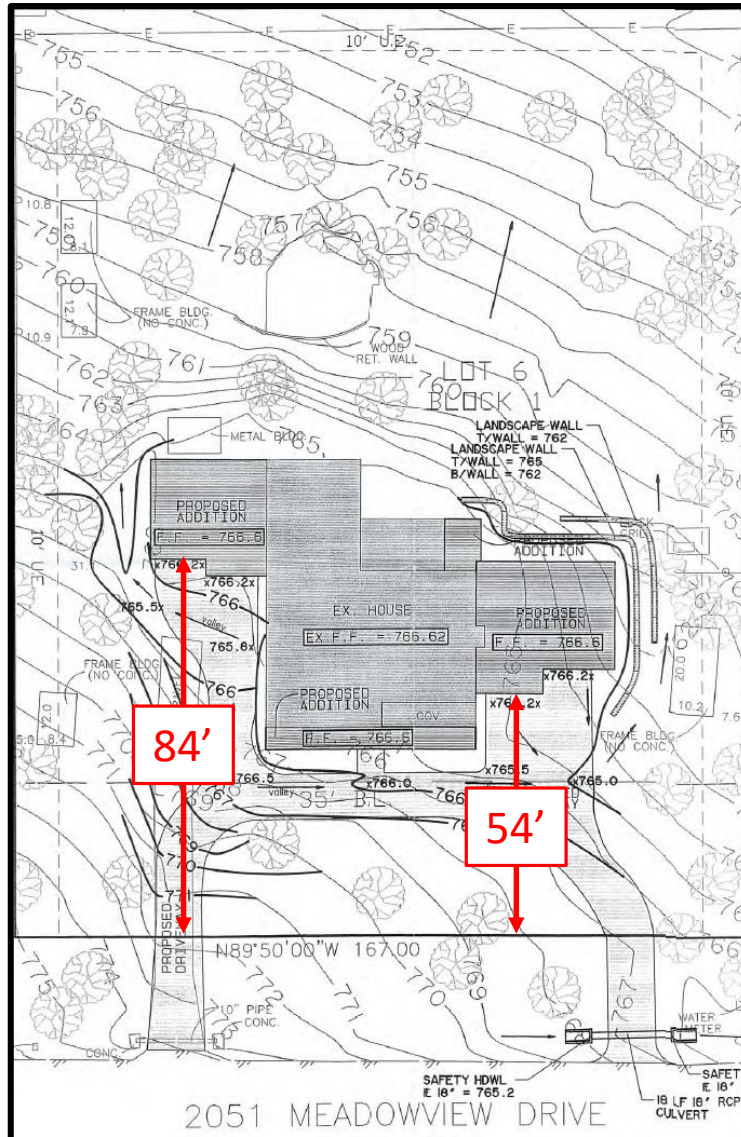


- Section 8.07 (C.5) Attached garage doors: *The maximum garage door(s) exposure to the street shall not exceed seventy-two (72) square*

Variance request:

1. A variance is requested to Section 8.07 (C.5) of the UDC to allow the combined square footage of garage doors facing the street, attached to the main building, to exceed seventy-two (72) square-feet, up to two hundred fifty-two (252) square feet.

Item G-2



- Section 8.07 (C.5) Attached garage doors: *The maximum garage door(s) exposure to the street shall not exceed seventy-two (72) square*

Variance request:

1. A variance is requested to Section 8.07 (C.5) of the UDC to allow the combined square footage of garage doors facing the street, attached to the main building, to exceed seventy-two (72) square-feet, up to two hundred fifty-two (252) square feet.

Item G-2 Analysis

UDC Section 2.07 states that no variance shall be granted unless the Planning and Zoning Commission and City Council finds:

1. 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.

Staff could not identify any special conditions with the property dimensions. The lot meets the minimum width, depth and area of the SF-20 zoning district.

The applicant does refer to a well behind the house on the west side of the property and a septic system utilizing the area behind the house on the east side of the property.

The lot does have a significant grade change behind the house. Elevations change six to seven feet (6'-7') from 766' at the house to 759' approximately thirty feet (30') behind the house. There are five (5) trees on the east side of the property and nine (9) trees on the west side which may be affected if a side or rear entry garage were utilized.

Item G-2 Analysis

2. 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.

This request should have no impact on other properties in the area. The house addition was designed in an area around the house free of trees. A second driveway approach will be needed for the proposed layout.

Along Meadowview Lane there are three (3) homes with attached front facing two (2) car garages and two (2) detached garages with front facing doors (one (1) of which is enclosed behind an eight foot (8') privacy fence).

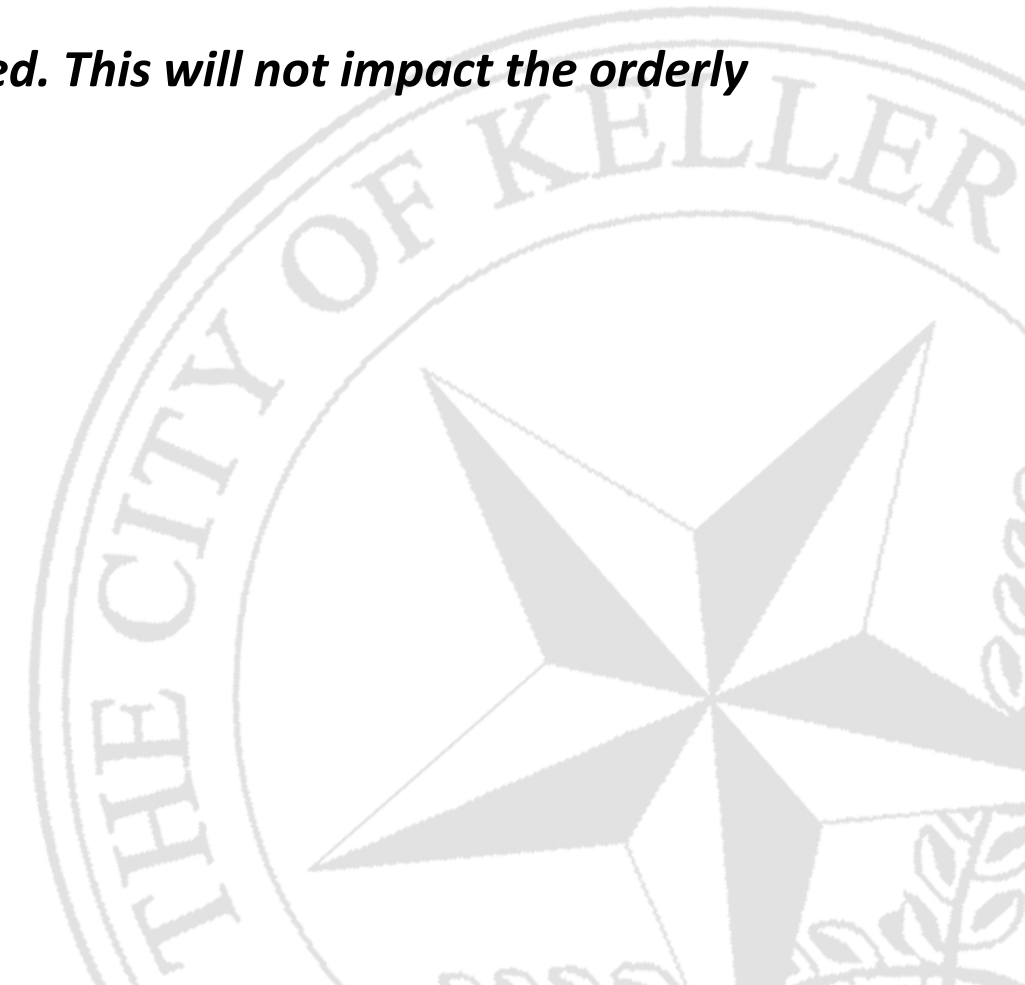
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.

Most properties surrounding the subject property is already developed. This will not affect the orderly subdivision of the land.

Item G-2 Analysis

4. 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.

The area surrounding the subject property is already developed. This will not impact the orderly subdivision of the land.



Item G-2 Analysis

5. 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.

It is possible to meet the UDC requirements with a side entry or rear entry garage. The side entry garages would require a minimum setback of twenty-five feet (25') front the side property lines to allow for vehicle maneuvering, which is feasible. Grading would be necessary, which would reduce the amount of room for water to flow around the house. A rear entry garage would require significant grading and possible relocation of existing utility lines and other improvements. Both options would see the removal of several trees (estimated twelve (12) trees) in the front and side yard.

There are other homes fronting on Meadowview that have attached front facing garages. The character of the neighborhood includes many newer homes mixed with the original homes. There is a lack of a specific house style or unifying product (ref. the “dome house” on Fawkes Lane). Most of the redeveloped or remodeled homes in the area reflect an independent design choice left up to the individual property owner.

UDC Section 8.19 Tree and Natural Preservation (A.5) does promote site planning that is sensitive to the location of existing trees. It is the opinion of staff that the proposed design meets the intent of the Tree and Natural Preservation site planning.

Item G-2 Professional Opinion

Staff's professional opinion to support this UDC variance application. The purpose of limiting garage door exposure to the street preserves the aesthetic appeal of a neighborhood. In this case, houses within the surrounding neighborhood are not restricted to a certain style or product. Several houses have front facing attached or detached garages. UDC Section 8.19 (D) would allow the applicant to remove any trees without penalty. It is the opinion of staff that the proposed design meets the intent of the Tree and Natural Preservation site planning.

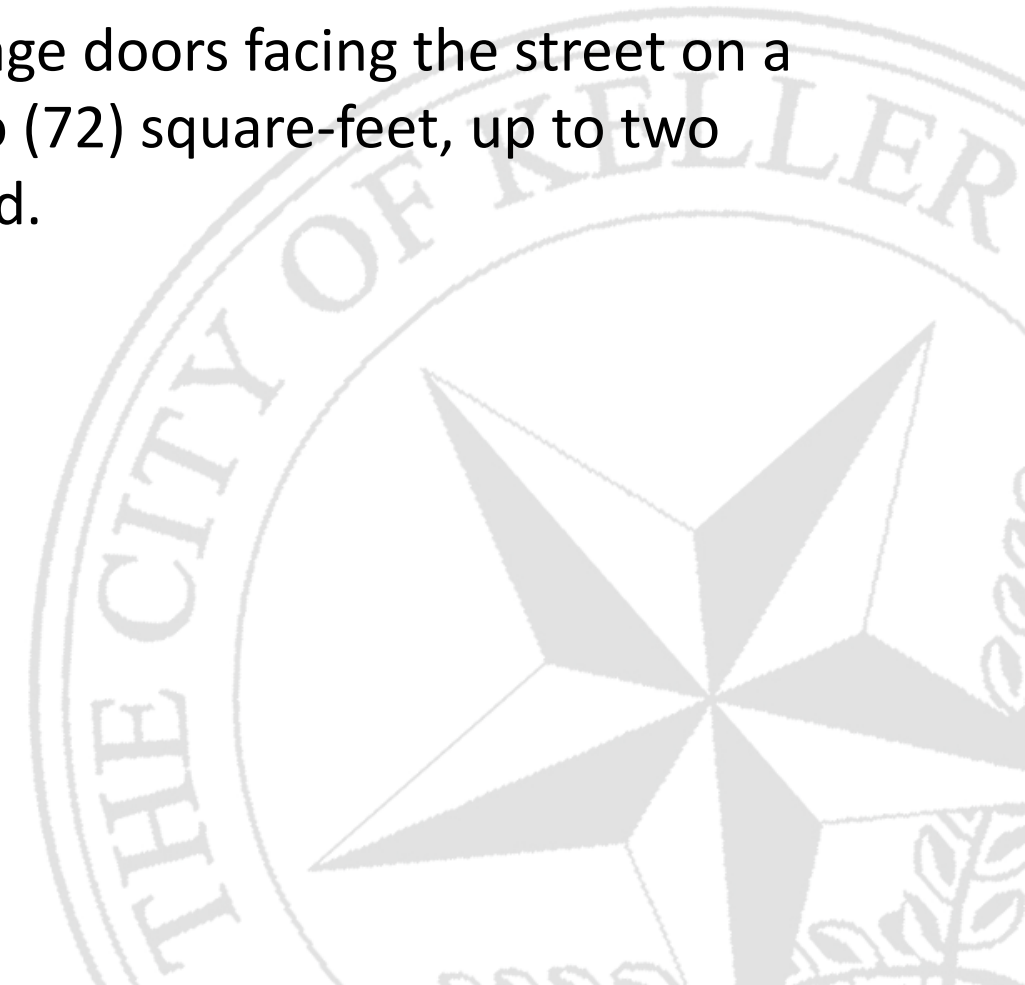
Staff forwards this UDC variance request for City Council consideration with the following condition:

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 to be considered.

Item G-2 Board Review

The Planning and Zoning Commission considered this item on September 25, 2017 and recommended approval by a vote of 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 seventy-two (72) square-feet, up to two hundred fifty-two (252) square feet shall be allowed.



Item G-2 Planning and Zoning Action

The City Council has the following options when considering a UDC Variance application:

- Approve as submitted (with variance)
- Approve with modified or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Michele Berry
817-743-4125



2111 Meadowview Dr -3 car garages

12687 Highland Ct

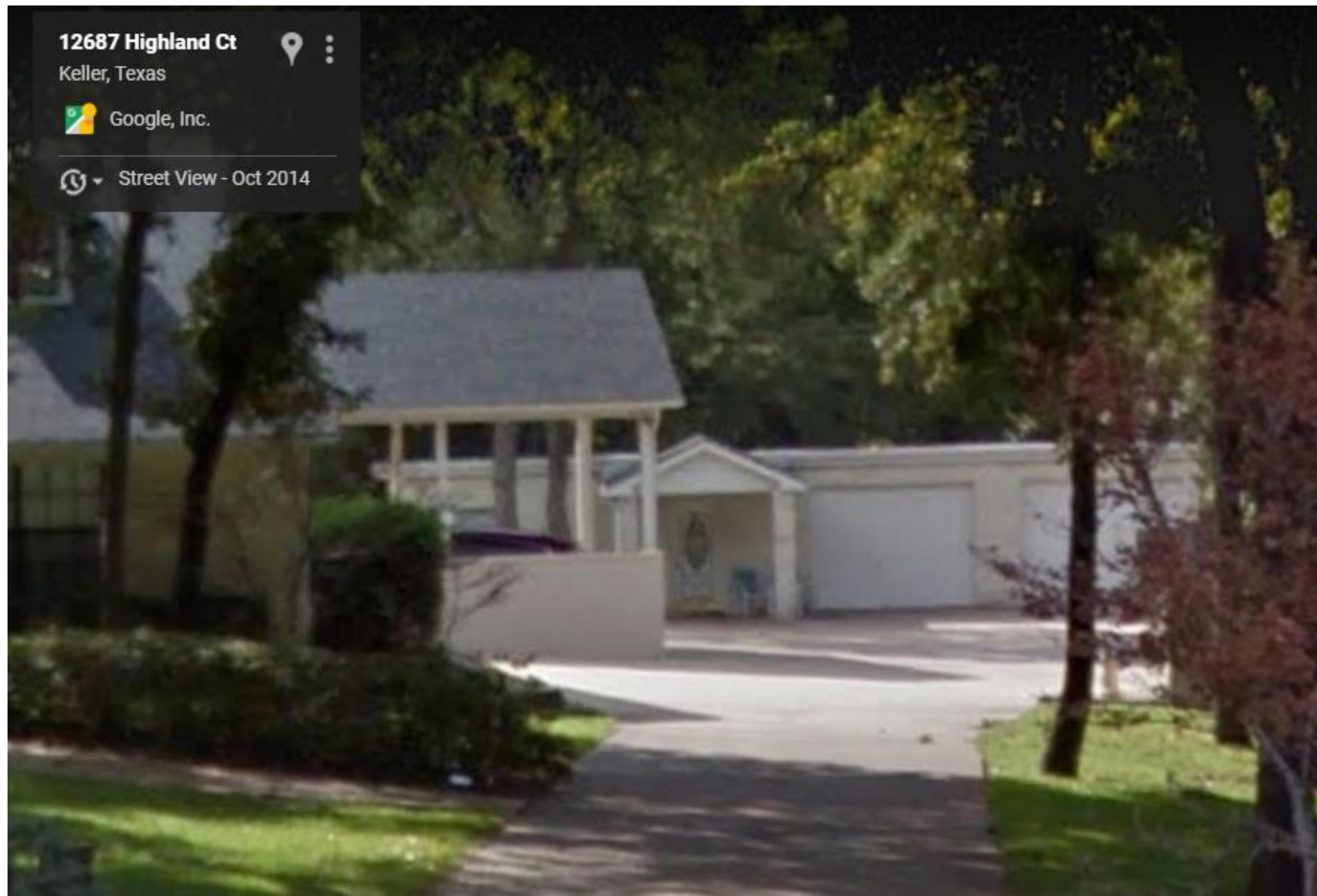
Keller, Texas



Google, Inc.



Street View - Oct 2014



1468
Highland Ct -
4 car garages



2250 Fawkes Lane - 3 car garages



2310 Fawkes Lane - 4 car garages



2140 Fawkes
Lane - 3 car
garages