

RESOLUTION NO. 3978

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING/DEVELOPMENT STANDARDS, SECTION 8.11, FENCING REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS TO ALLOW A SIX-FOOT (6') WROUGHT IRON FENCE IN FRONT YARD OR IN FRONT OF THE PRIMARY STRUCTURE, LOCATED ON 0.459-ACRES, ON THE NORTH SIDE OF CHARRINGTON DRIVE, APPROXIMATELY SIX HUNDRED FEET (600') EAST OF THE INTERSECTION OF CHASE OAKS DRIVE AND CHARRINGTON DRIVE, BEING LOT 9, BLOCK B, WILLIS COVES ADDITION PHASE I, AT 513 CHARRINGTON DRIVE, AND ZONED PD-SF-12 (PLANNED DEVELOPMENT SINGLE FAMILY RESIDENTIAL-12,000 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, D & M Welding Fences and Gates, applicant; and Angel Morales, owner; have submitted a Unified Development Code application (UDC-17-0035), 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:

1. Whether the requested exception will not adversely affect public safety,
2. Whether the requested exception will not adversely affect surrounding properties,
3. Whether the requested exception will be in harmony with the spirit and purpose of this sign code,
4. Whether special conditions exist which are unique to the applicant or property,
5. Whether the requested exception demonstrates increased quality and standards, and
6. Whether the requested exception will be aesthetically appropriate in the area.

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, Article 8, Zoning/Development Standards, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence in front yard or in front of the primary structure, located on 0.459-acres, on the north side of Charrington Drive, approximately six hundred feet (600') east of the intersection of Chase Oaks Drive and Charrington Drive, being Lot 9, Block B, Willis Coves Phase I, at 513 Charrington Drive, and zoned PD-SF-12 (Planned Development Single Family Residential-12,000 square foot minimum), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

1. The variance request for a six-foot (6') high wrought iron fence placed in the front yard building setback or in front of the main structure as shown on "Exhibit A" shall be allowed.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 0 on this the 6th day of February, 2018.

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