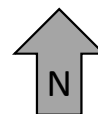


Item H-1

Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Section 8.11 Fencing Requirements in Residential Zoning Districts, for 520 Bennington Lane, a 0.23-acre single-family lot located on the southwest corner of the Bennington Lane and Bristol Hill intersection, being Lot 8, Block D, Woodford Phase II Addition, and zoned SF-8.4 (Single Family Residential -8,400 square foot minimum). Dewayne Gray, applicant, Drees Custom Homes, owner. (UDC-18-0004)

Item H-1
Zoning Map

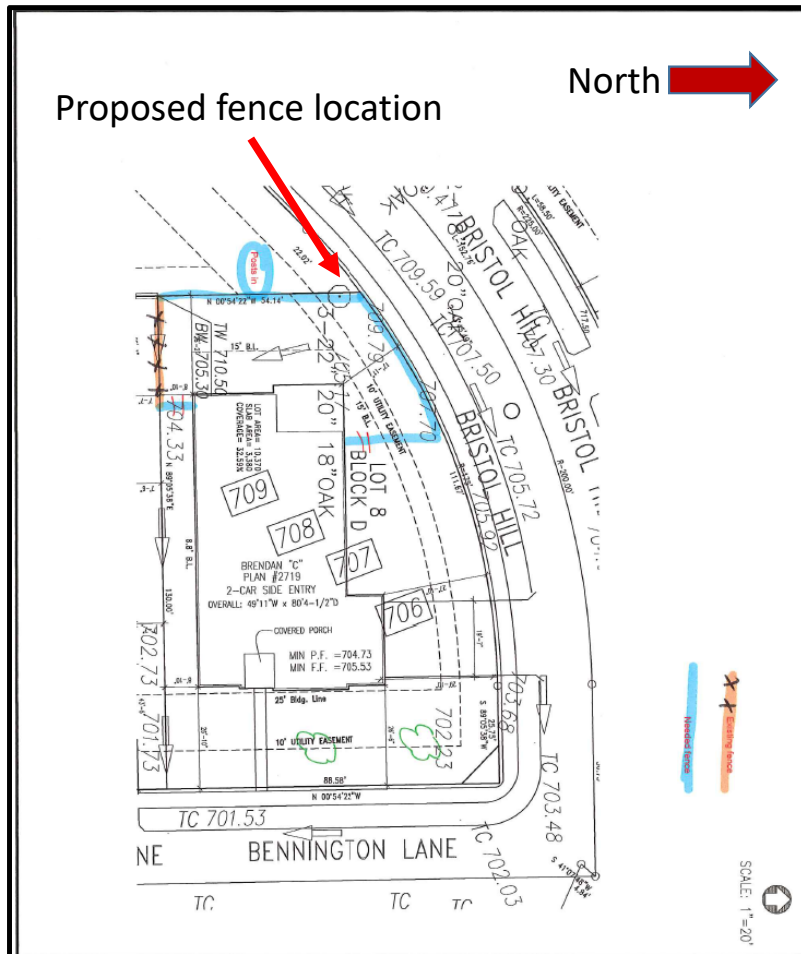


Item H-1
Aerial View



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Item H-1



Variance Request:

1. To allow a six foot (6') high wooden privacy fence to be located on top of the retaining wall, approximately two feet (2') from the property line as shown in "Exhibit A."

Item H-1 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.
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.
3. 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.
4. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
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.

Item H-1 Professional Opinion

It is the opinion of staff to support the variance request as shown in “Exhibit A.”

- This is the only corner lot with a retaining wall adjacent to a street that is below the grade of the street in the Woodford development.
- A privacy fence six feet (6') in height located at the fifteen foot (15') building line would not provide the subject property reasonable privacy.
- Placement of the fence on top of the retaining wall would also enclose the area below the street grade.

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

1. The variance request for a six foot (6') high wooden privacy fence to be located on top of the retaining wall, approximately two feet (2') from the property line as shown in “Exhibit A” to be considered.

Item H-1 Planning and Zoning Action

The Planning and Zoning Commission considered this UDC Variance application on March 22, 2018 and recommended approval with conditions as was shown in “Exhibit A” by a vote of 7-0.

Item H-1 City Council Action

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

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



Questions?
Susan Kenney
817-743-4130

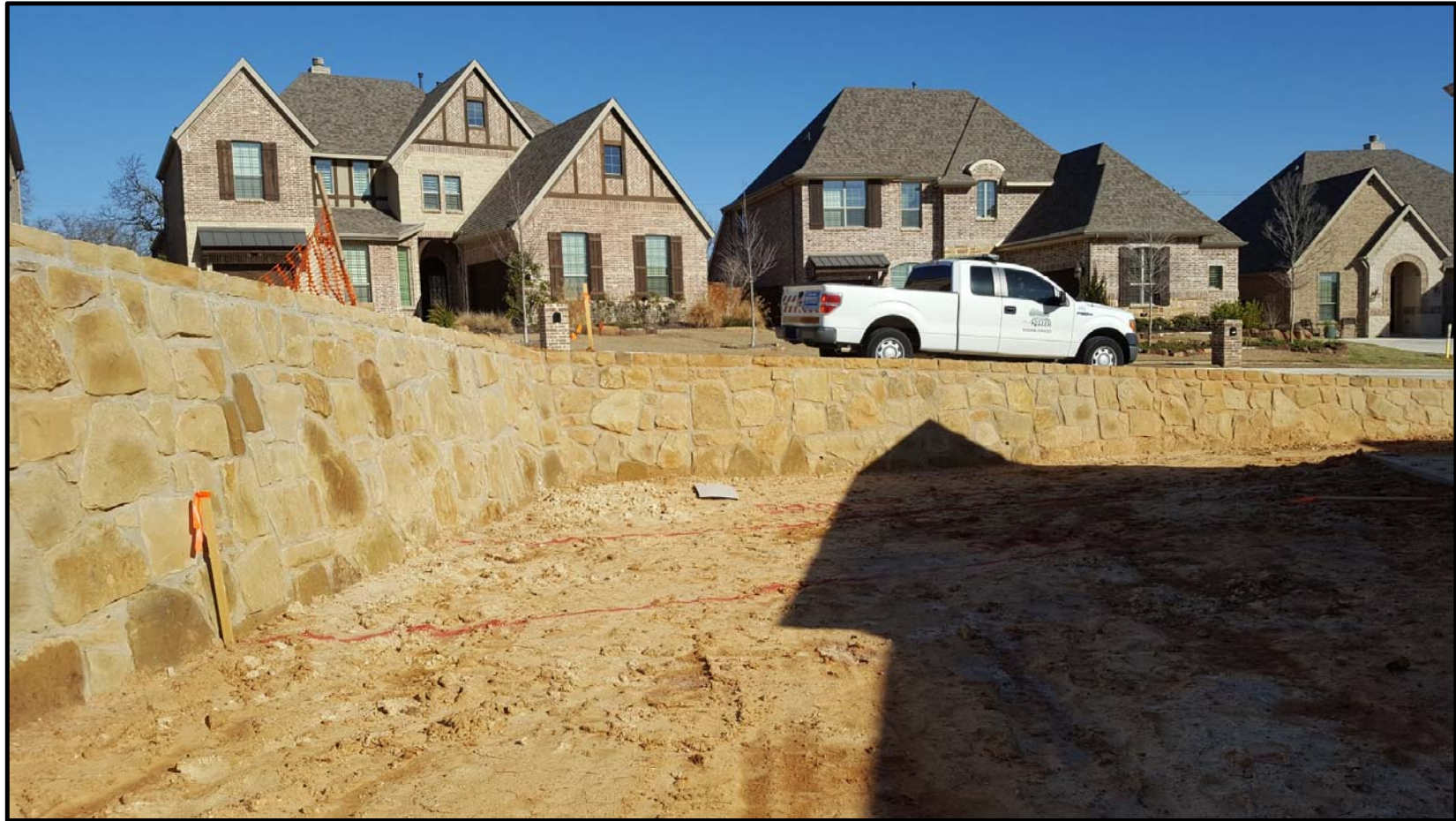
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