

RESOLUTION NO. 4008

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, IN RESIDENTIAL ZONING DISTRICTS, SECTION 8.11 (J) - A SIX-FOOT (6') TOP GRADE CEDAR FENCE WITH REINFORCED GALVANIZED METAL POLES AND STRUCTURAL COMPONENTS TO FACE THE EXTERIOR OF THE LOT; WITH CEDAR TOP TRIM, SIX INCH (6") WIDE CEDAR PICKETS, CEDAR RAILS TOP BOARDS AND PRESSURE TREATED BASEBOARDS, ADJACENT TO A PUBLIC ALLEY, LOCATED ON 0.198-ACRES, ON THE EAST SIDE OF LAKEVIEW DRIVE, BEING LOT 27, BLOCK 2, LAKES OF HIGHLAND OAKS ADDITION, AT 1511 LAKEVIEW DRIVE, AND ZONED SF-8.4 (SINGLE FAMILY RESIDENTIAL - 8,400 SQUARE-FOOT LOT SIZE MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ross and Maryann Adams, applicant, have submitted an application for a variance to the Unified Development Code (UDC), (UDC-18-0007), 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 fence variance per Section 8.11 (J) of the Unified Development Code, listed below:

1. Whether the requested variance will not adversely affect public safety,
2. Whether the requested variance will not adversely affect surrounding properties,
3. Whether the requested variance 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 variance demonstrates increased quality and standards, and
6. Whether the requested variance 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, a Variance to the City of Keller Unified Development Code, Article 8, Fencing Requirements in Residential Zoning Districts, to allow a six-foot (6') top grade cedar fence with reinforced galvanized metal poles and structural components to face the exterior of the lot; with cedar top trim, six inch (6") wide cedar pickets, cedar rails top boards and pressure treated baseboards, adjacent to a public alley, located on 0.198-acres, on the east side of Lakeview Drive, being Lot 27, Block 2, Lakes of Highland Oaks Addition, at 1511 Lakeview Drive, and zoned SF-8.4 (Single Family Residential - 8,400 square-foot lot size minimum), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following variance:

1. A variance is requested to allow a six-foot (6') top grade cedar fence with reinforced galvanized metal poles and structural components to face the exterior of the lot.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 15th day of May,
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