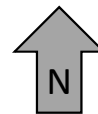
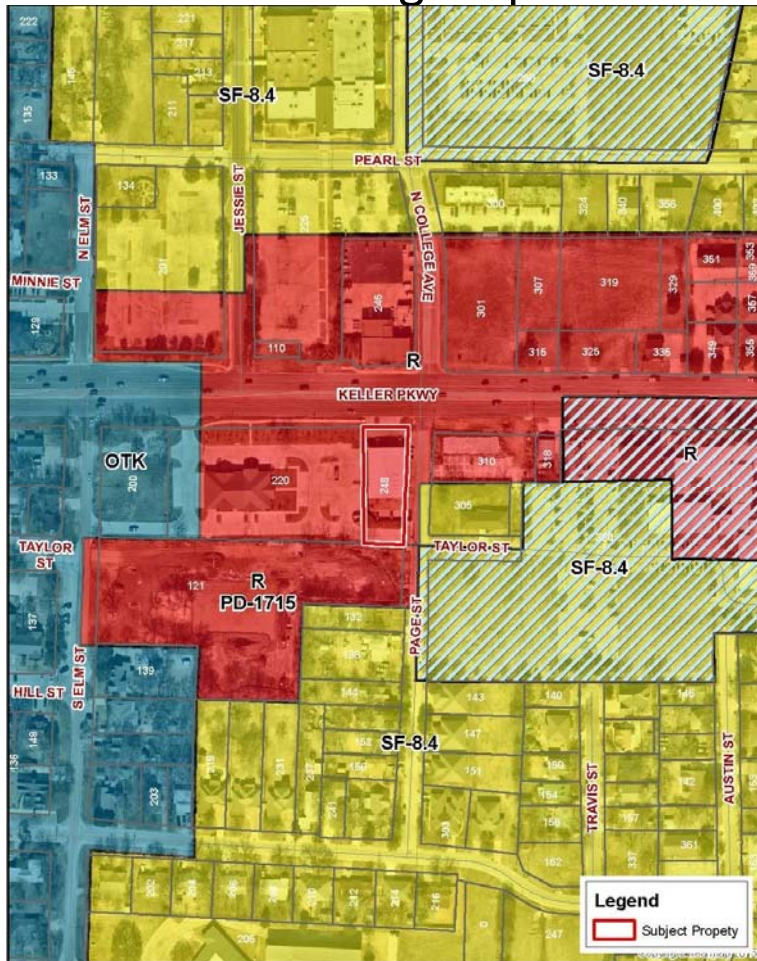


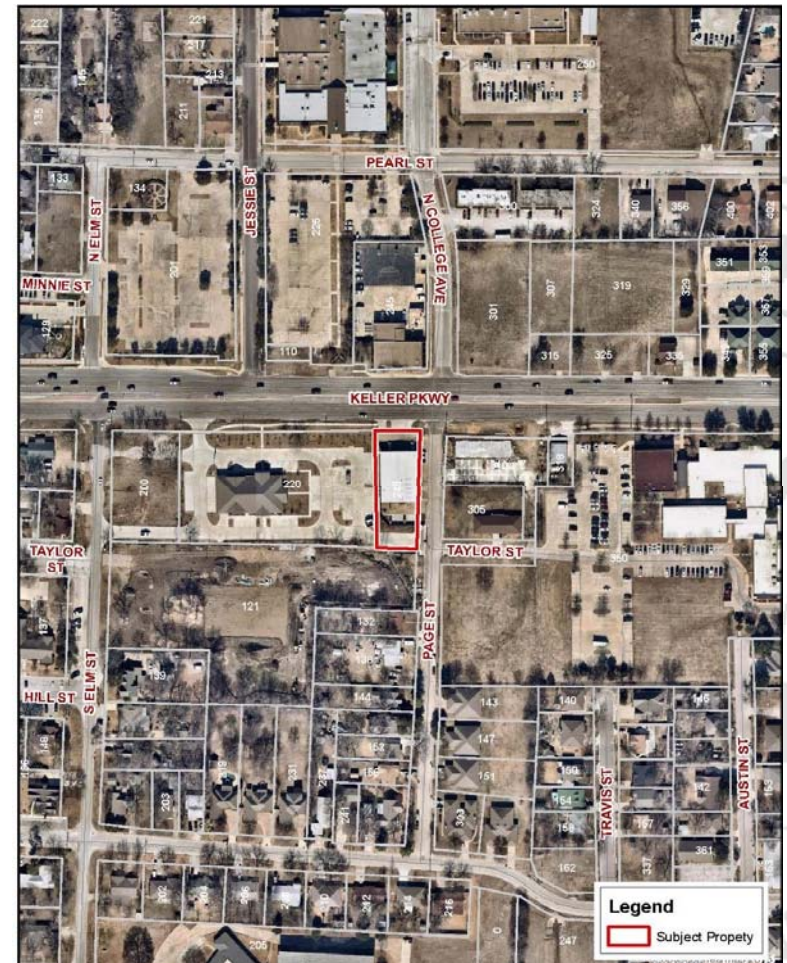
## Item H-2

Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Section 8.12, Fencing Requirements in Multi-Family and Non-Residential Districts, for Blagg Tire Pros, an automotive care center, located on a 0.47-acre lot, on the west side of Page Street, approximately 68 feet southwest of the intersection at Keller Parkway (F.M. 1709) and Page Street, at 248 Keller Parkway (F.M. 1709), being Lot 1, Block A, Patton Addition, and zoned R (Retail). Ricky Stephenson, PF Captial Vill LLC, owner. Kevin Harris, SCI Texas Funeral Services Inc, applicant. (UDC-18-0009)

Item H-2  
Zoning Map



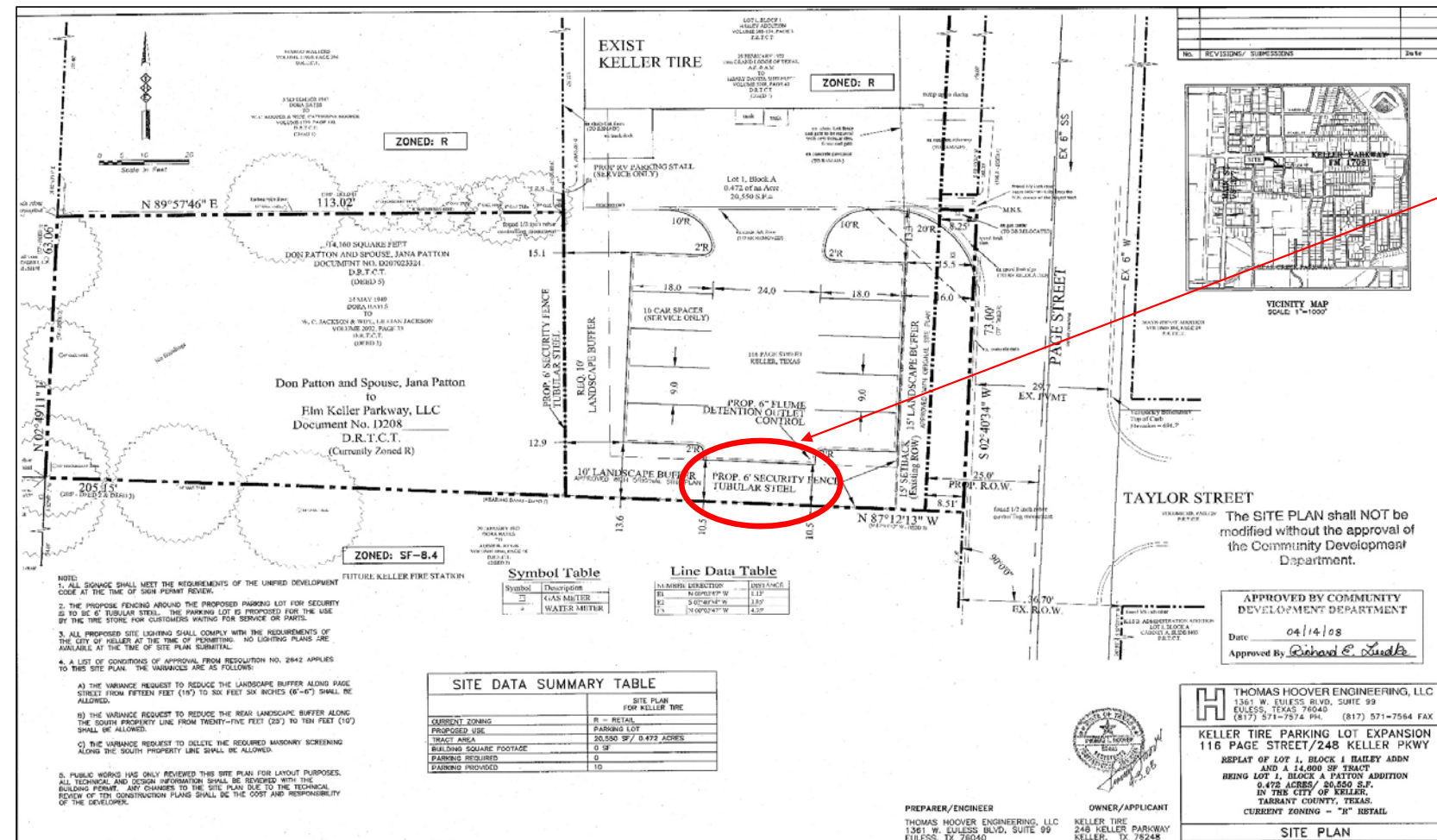
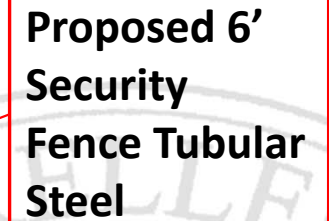
Item H-2  
Aerial View



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## Item H-2



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## Item H-2

**BEFORE**



Google earth  
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Photo 1: Previous view looking north from Page Street at the rear of Tire Shop with chain link fence.

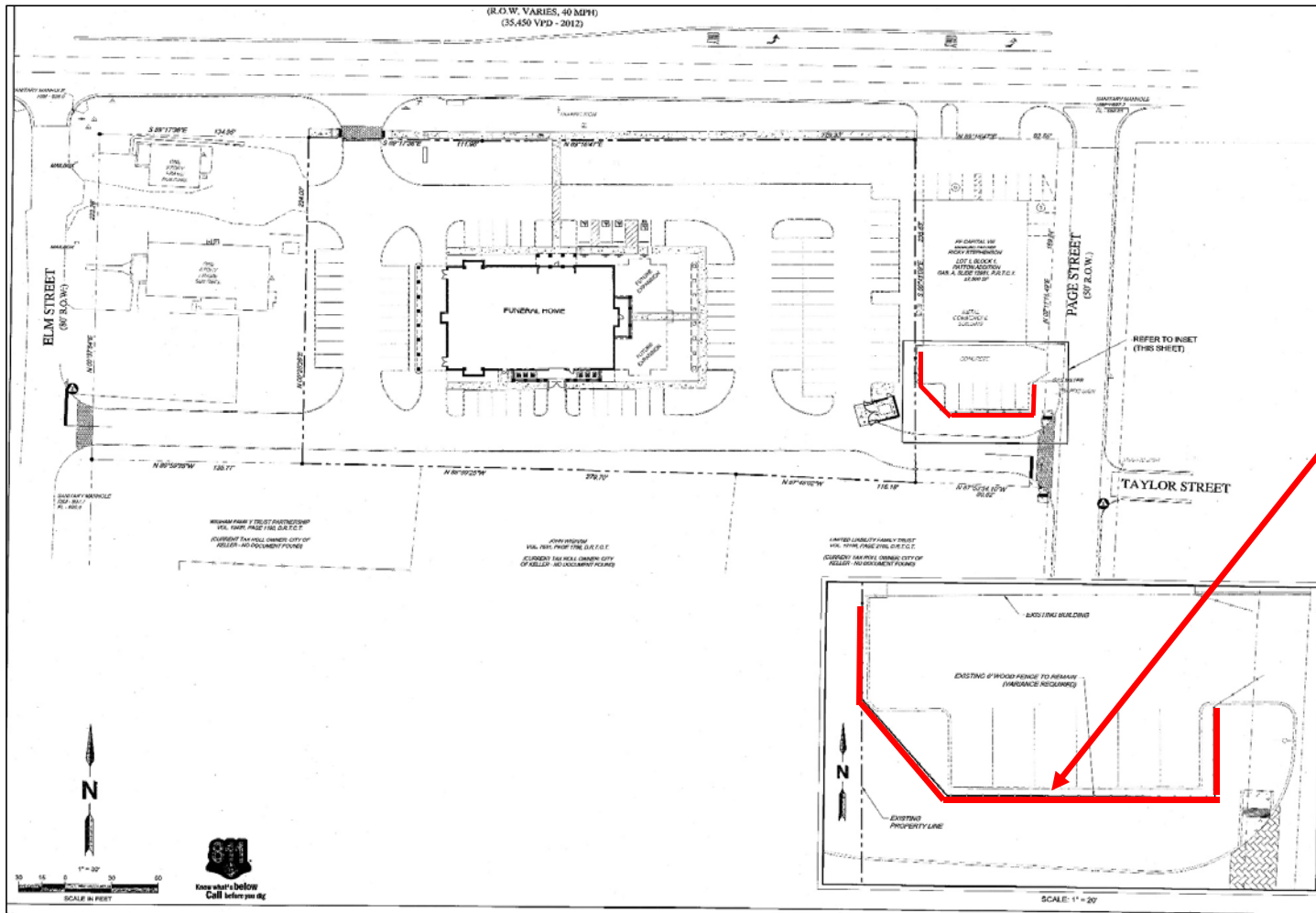
**AFTER**



Photo 4: View of new wood fence at rear of Tire Shop looking north from Page Street near Funeral Home Entrance.

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## Item H-2



### **Variance Request:**

The variance request is to allow a six-foot (6') high wooden fence with steel posts along the south and a portion of the west property line in lieu of the six-foot (6') high tubular fence.

## Item H-2 Analysis

UDC Section 2.07 (A.2) 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-2 Professional Opinion

It is the opinion of the staff to support this variance request regarding the constructed material of a six foot (6') high wooden privacy fence with steel posts. The fence is aesthetically pleasing to the adjacent properties and provides additional privacy and security for the existing business.

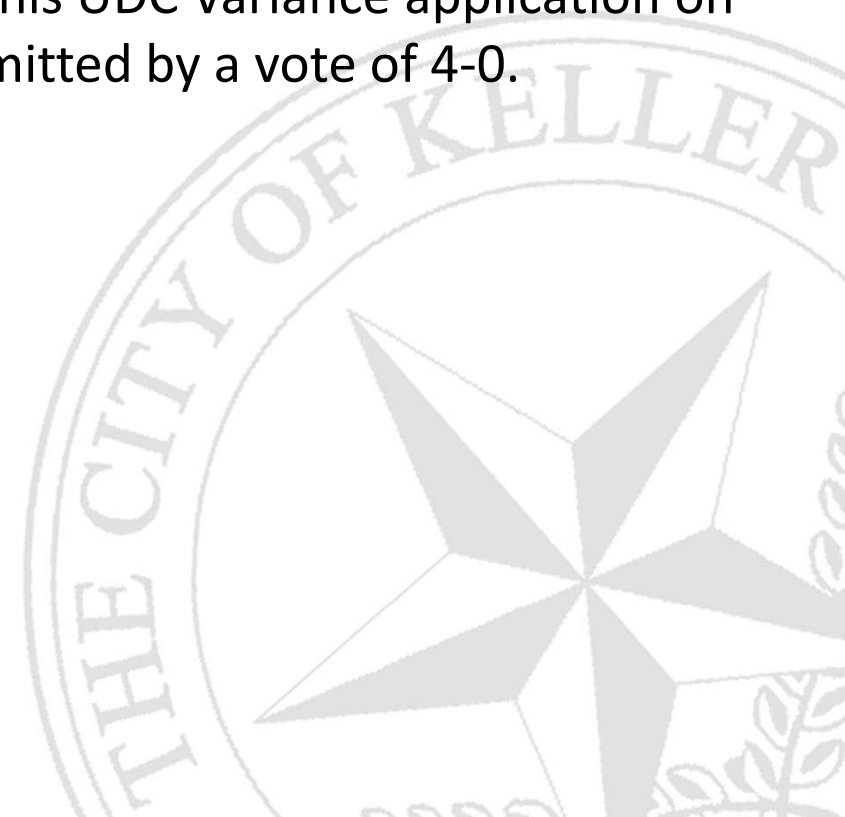
Staff forwards this UDC variance request application for City Council consideration with the following variance:

1. The variance request is to allow a six-foot (6') high wooden fence with steel posts along the south and a portion of the west property line in lieu of the six-foot (6') high tubular fence as shown on the attached Exhibit "A" to be considered.

*If this UDC variance request were to be approved by the City, then Blagg Tire Pros may retain the six foot (6') high wooden fence as shown in Exhibit "A" and apply for a fence permit for the wooden fence that deviates from the UDC requirement.*

## Item H-2 Planning and Zoning Action

The Planning and Zoning Commission considered this UDC Variance application on June 11, 2018 and recommended approval as submitted by a vote of 4-0.





## Item H-2 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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