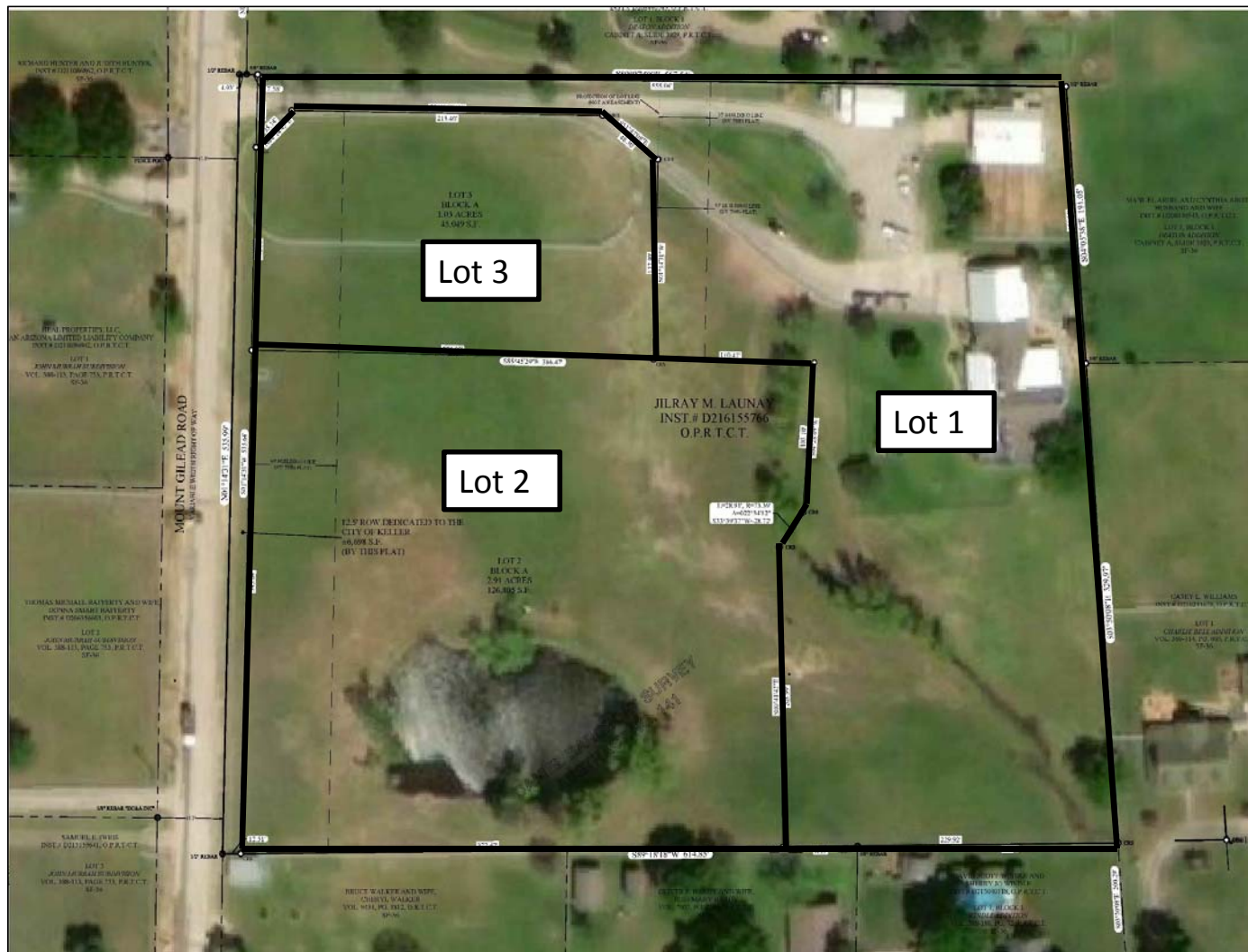


Item G-1

Consider a resolution to approve a variance to the City of Keller Unified Development Code, Article 5, Subdivision Design and Improvement Requirements, Section 5.13, Lots, to allow a fifty foot (50') street width frontage to be tapered and reduced to a twenty-four feet and six inches (24.6') width into the lot for approximately 213 feet, located on a 7.158-acre tract of land, being Abstract 141, Tract 2 of the Daniel Barcroft Survey, located on the east side of Mount Gilead Road, approximately 250 feet north of the intersection of Bancroft Road and Mount Gilead Road, at 1515 Mount Gilead Road, and zoned SF-36 (Single Family Residential – 36,000 square-foot lot size minimum). Jilray Launay, owner/applicant. (UDC-18-0015)



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G-1 Background

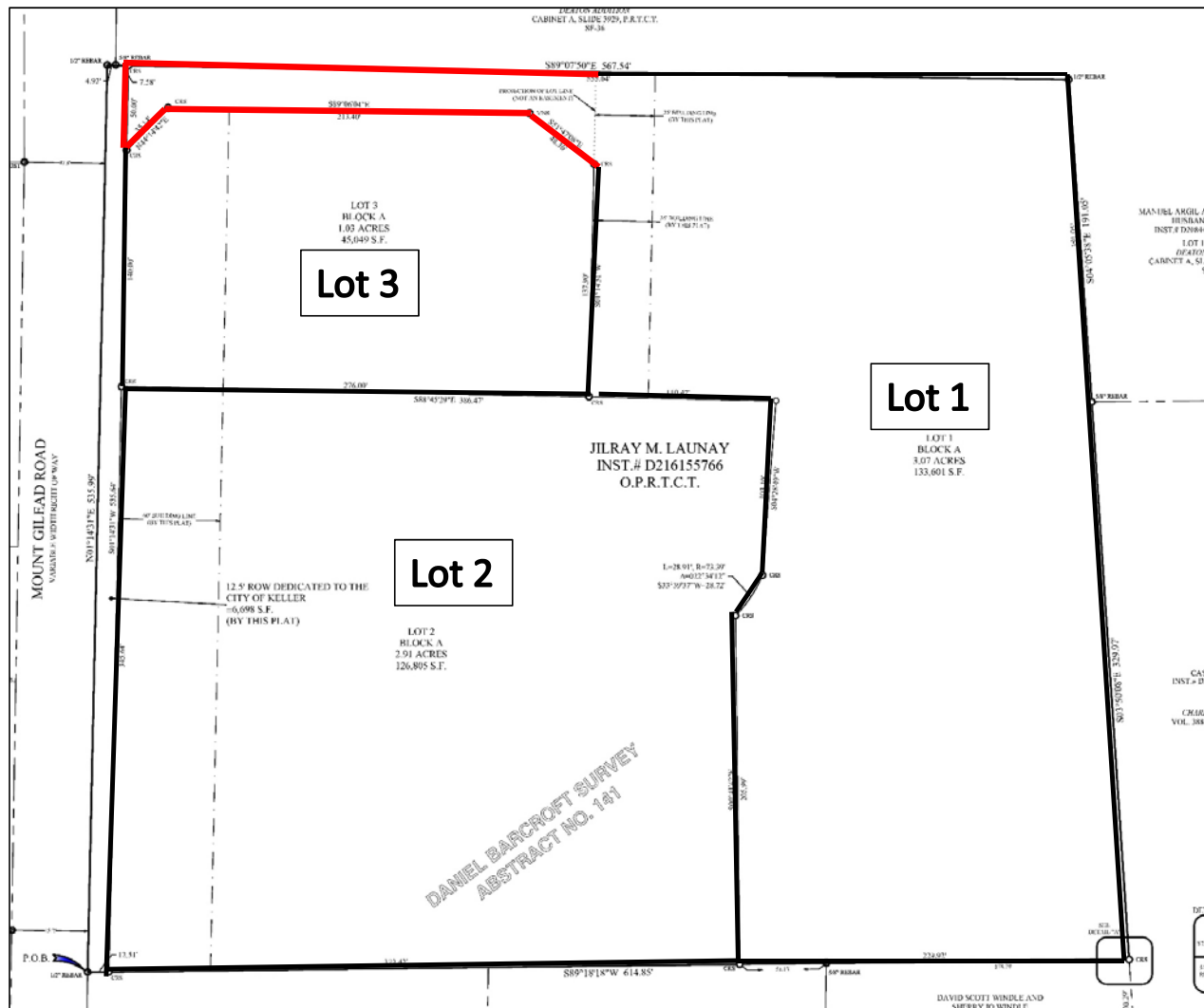
- On October 16, 2018, City Council tabled the item for further discussion with staff.

Update:

- *On October 23, 2018, City Staff and Council members met with the applicant regarding the Launay Addition.*

Meeting outcome are:

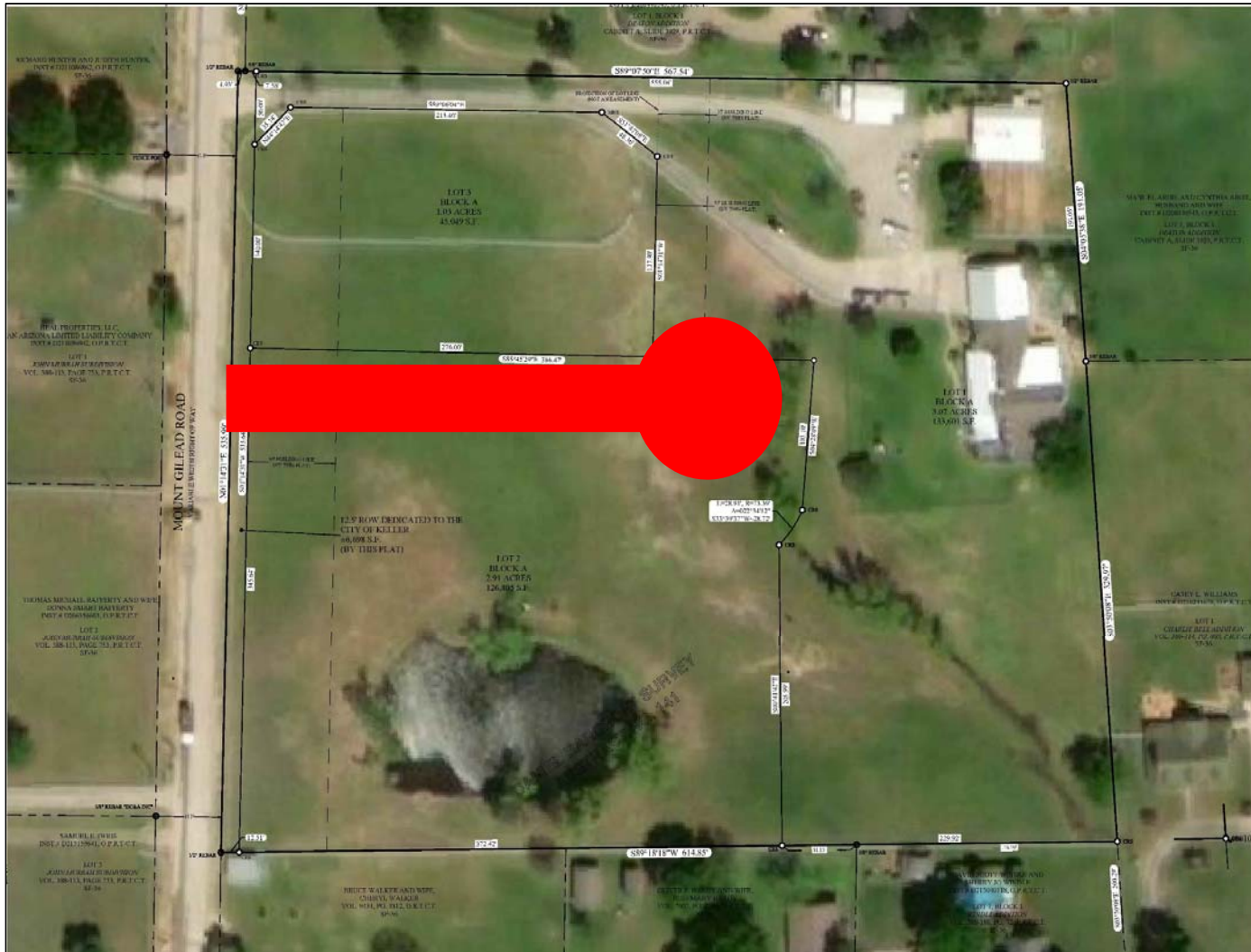
- *The 2 variances that are being requested is to serve Lot 1.*
- *Lots 2 and 3 will have direct access from Mount Gilead Road with either individual drives or a shared drive.*



- Variance Requests:**
1. To allow a fifty foot (50') access easement in lieu of the required sixty foot (60') access easement.
 2. To allow a fifty foot (50') street width frontage to be tapered and reduced to a twenty-four feet and six inches (24'6") width into the lot for approximately 213 feet.

G-1 OPTIONS

50' Right of Way with a cul-de-sac to comply with UDC standards.



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Item G-1 Analysis

Section 2.07(A.2) of the UDC, lists criteria for approval of a variance:

- a. 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.
- b. 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.
- c. 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.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. 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 G-1 Professional Analysis and Opinion

Staff's professional analysis and opinion is **not supportive** of the variances requested, as it meets neither the code criteria nor spirit.

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

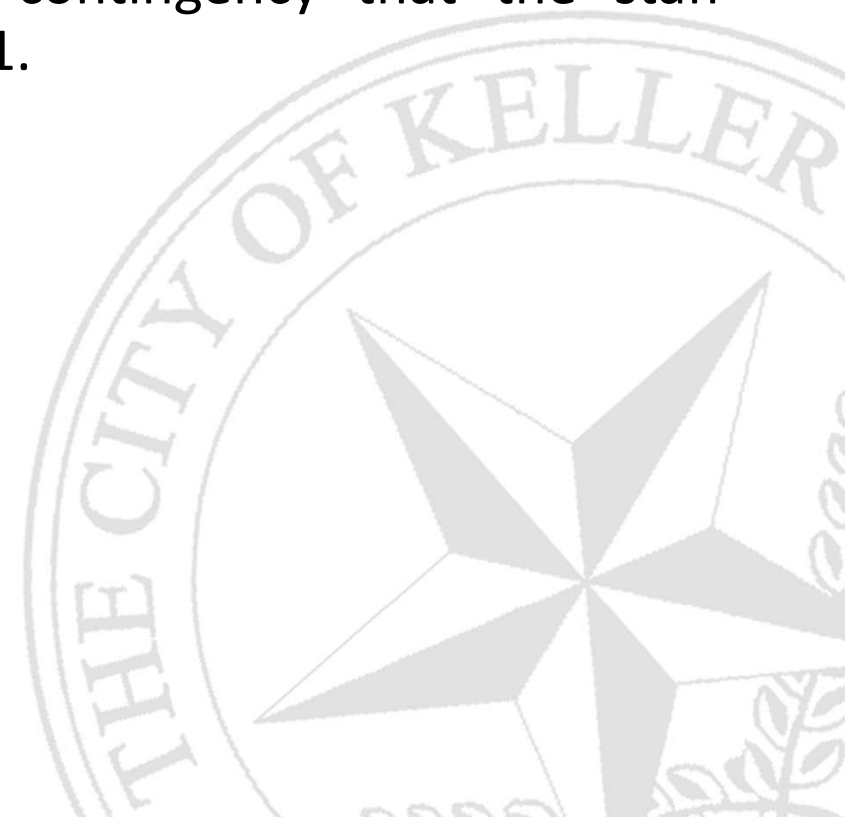
1. To allow a fifty foot (50') access easement in lieu of the required sixty foot (60') access easement.
2. To allow a fifty foot (50') street width frontage to be tapered and reduced to a twenty-four feet and six inches (24'6") width into the lot for approximately 213 feet.

If approved, staff is recommending the following condition:

3. The condition to have the encroachment agreement executed before a final plat is recorded.

Item G-1 Planning and Zoning Action

On October 8, 2018, Planning and Zoning Commission moved to recommend approval of the item with a contingency that the staff approves the drainage study with a vote of 6-1.



Item G-1 City Council Action

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

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



Questions?
Katasha Smithers
817-743-4128

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