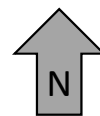
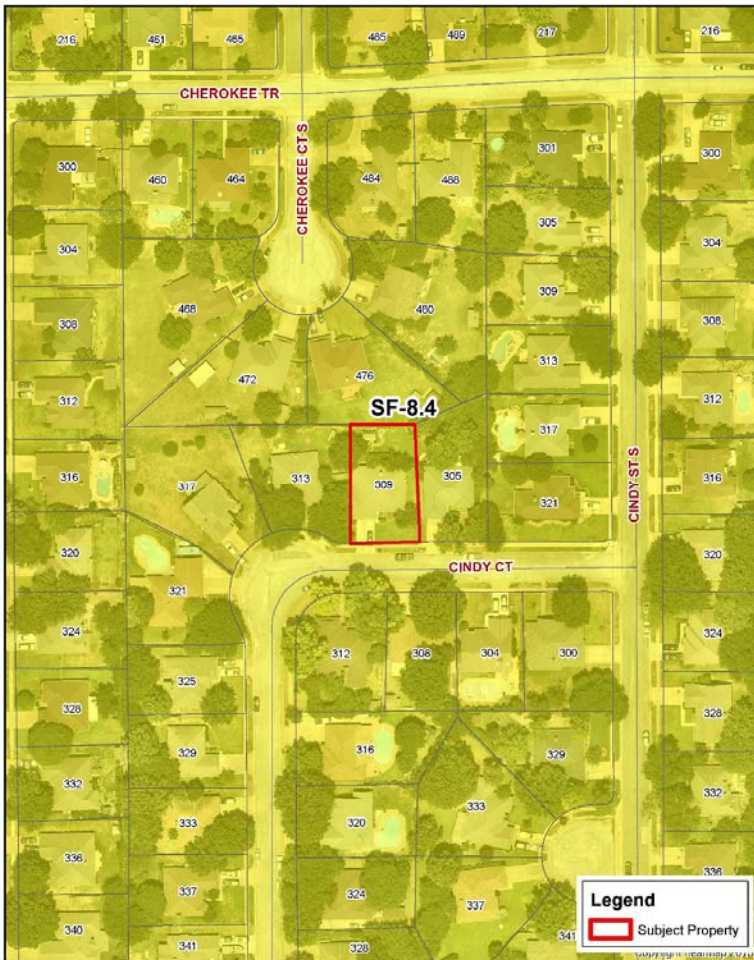


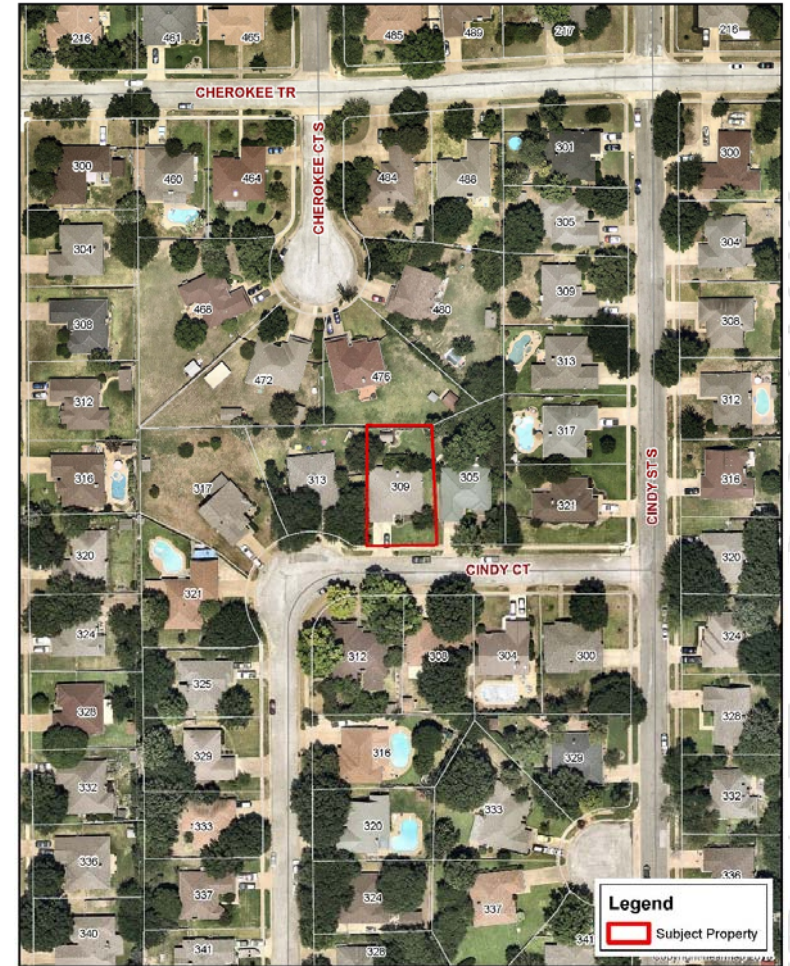
## Item H-1

Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.10, Accessory Building and Use Regulations, to allow an R panel galvanized roof on the proposed detached accessory structure, located on a 0.186-acre tract of land, being Lot 28, Block 7, Park Addition Phase II, located on the north side of Cindy Court, approximately 200 feet northwest of the intersection of Cindy Street South and Cindy Court, at 309 Cindy Court, and zoned SF-8.4 (Single Family Residential – 8,400 square-foot lot size minimum). Amy Mcelroy, owner/applicant. (UDC-18-0018)

Item H-1  
Zoning Map

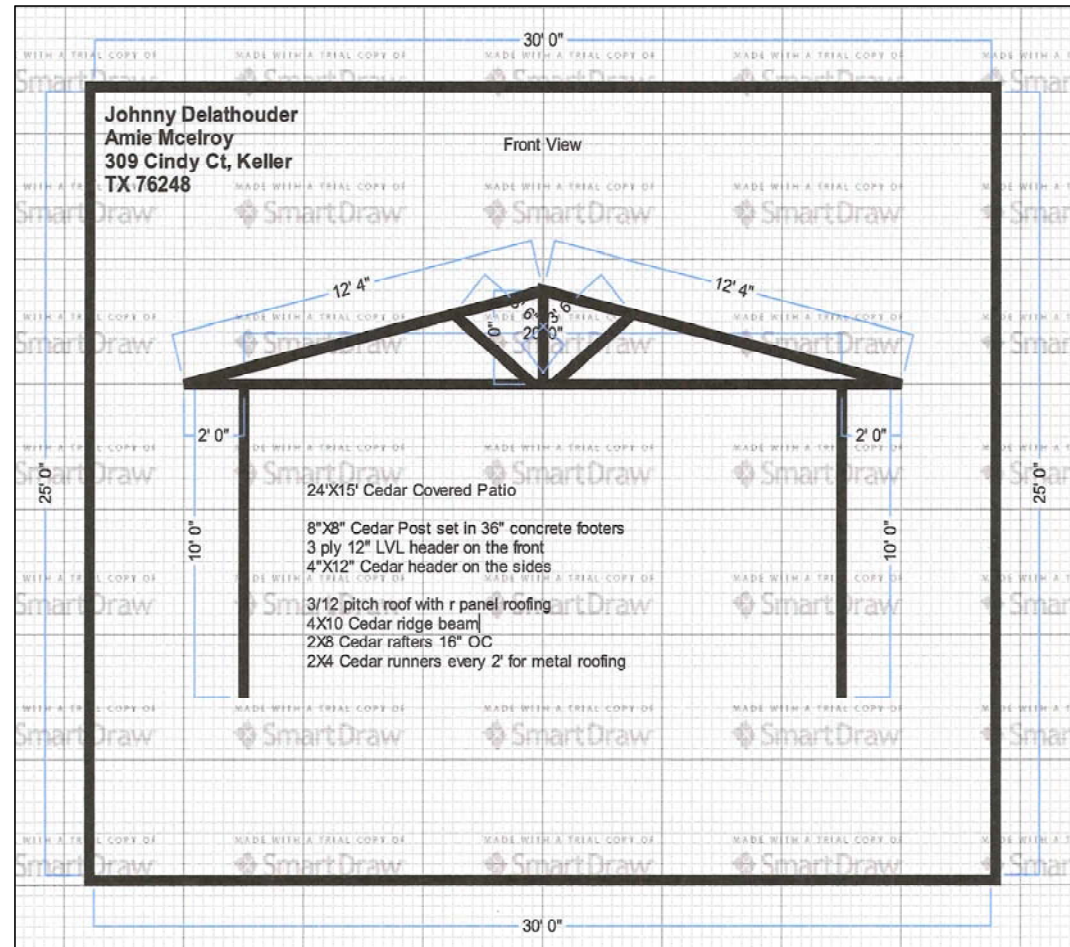
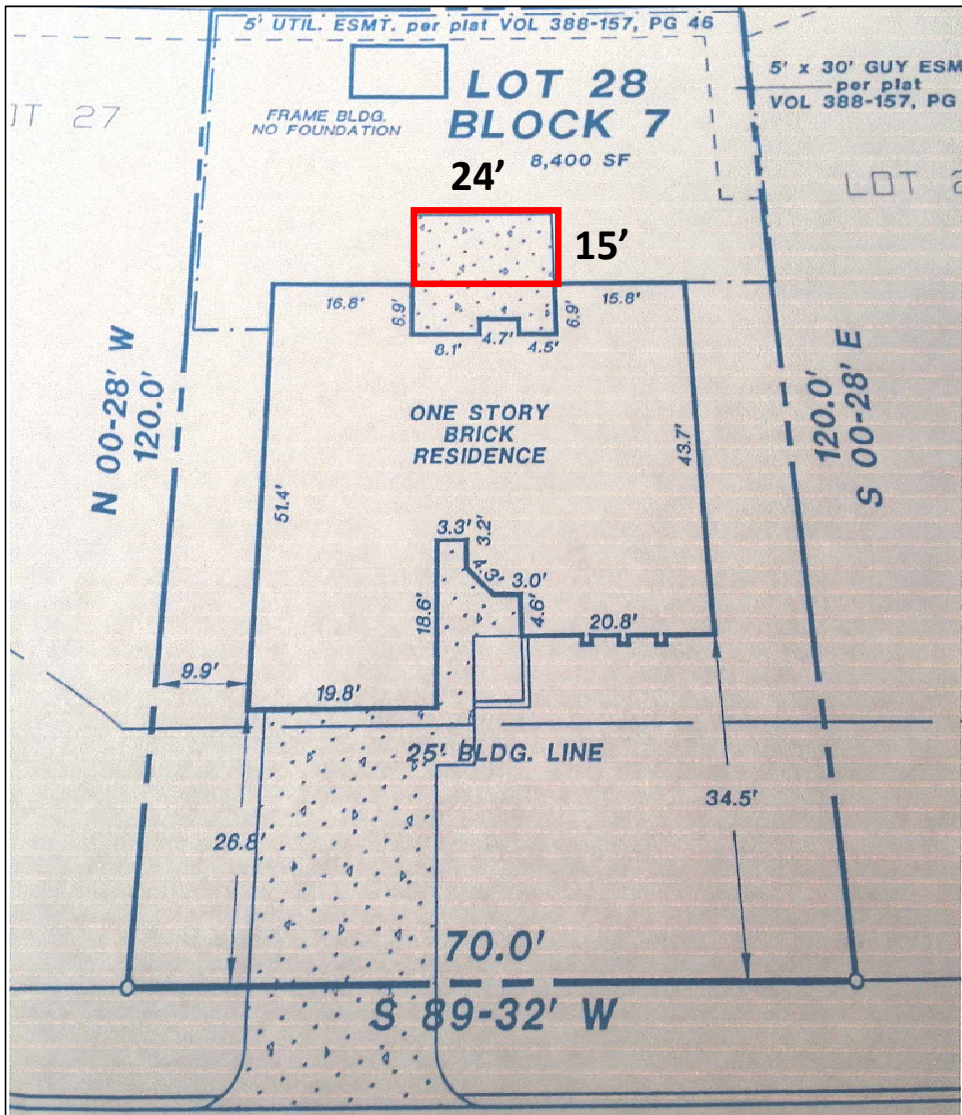


Item H-1  
Aerial View



Excellence • Integrity • Service • Creativity • Communication

H-1





H-1



**Variance Request:**

1. To allow an R panel galvanized roof in lieu of the composition shingle roof shall be allowed.

## Item H-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 H-1 Professional Analysis and Opinion

Staff's professional analysis and opinion is **not supportive** of this request, as it meets neither the code criteria nor spirit of the surrounding area. Currently, the home is constructed of brick exterior and composition shingle roof and the accessory structure roof would not be complimentary to the main structure.

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

1. To allow an R panel galvanized roof in lieu of the composition shingle roof shall be allowed.

## Item H-1 Board Opinion

On October 22, 2018, Planning and Zoning Commission recommended to approve by a vote of 5-0.



### Item H-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**

Excellence • Integrity • Service • Creativity • Communication