

RESOLUTION NO. 4081

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.07, OFF-STREET PARKING AND LOADING REQUIREMENTS, TO ALLOW FRONT FACING GARAGE DOORS, APPROXIMATELY ONE HUNDRED AND FORTY FOUR (144) SQUARE FEET IN TOTAL, EXCEEDING THE MAXIMUM ALLOWED SEVENTY-TWO (72) SQUARE FEET OF FRONT FACING GARAGE DOOR EXPOSURE TO THE STREET, LOCATED ON AN APPROXIMATELY 9.3 ACRE TRACT OF LAND ON THE SOUTH SIDE OF UNION CHURCH ROAD, LOCATED AT THE INTERSECTION OF SOUTH PEARSON LANE AND UNION CHURCH ROAD, BEING LOTS 1-13, BLOCK A, THE ENCLAVE AT SKY CREEK, AND ZONED PLANNED DEVELOPMENT SINGLE-FAMILY - 30,000 SQUARE FOOT MINIMUM LOT SIZES (PD-SF-30), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Calais Custom Homes, owner/applicant has submitted a Unified Development Code variance application (UDC-18-0022), which has been reviewed by City Staff and recommended for approval by the Planning and Zoning Commission by a vote of 6-1.

WHEREAS, The Council finds that the request meets the criteria to grant a variance per Section 2.07 of the Unified Development Code, listed below:

- 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.

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, the a variance to the Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow front facing garage doors, approximately one hundred and forty four (144) square feet in total, exceeding the maximum allowed seventy-two (72) square feet of front facing garage door exposure to the street, located on an approximately 9.3306-acre tract of land on the south side of Union Church Road, located at the intersection of South Pearson Lane and Union Church Road, being Lots 1-13, Block A, The Enclave at Sky Creek, and zoned Planned Development Single-Family - 30,000 square foot minimum lot sizes (PD-SF-30), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

1. A variance to allow the garage doors facing the street shall be allowed.
2. A variance to exceed the allowed maximum of seventy-two (72) square feet, up to one hundred forty four (144) square feet for garage doors shall be allowed.

AND IT IS SO RESOLVED.

Passed and approved by a vote of 6 to 1 on this the 18th day  
December, 2018.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P.H. McGrail, Mayor

ATTEST:

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Kelly Ballard, TRMC, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney