

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, ARTICLE 5, SUBDIVISION DESIGN AND IMPROVEMENT REQUIREMENTS, SECTION 5.13, LOTS, TO ALLOW AN EXISTING 17.92 FOOT STREET WIDTH FRONTAGE AND TO EXTEND INTO THE LOT FOR APPROXIMATELY 385 FEET, LOCATED ON A 4.75 ACRE TRACT OF LAND, BEING LOT 8A OF THE ESTES FARM TRACTS, LOCATED ON THE SOUTH SIDE OF SHADY GROVE ROAD, APPROXIMATELY 440 FEET SOUTHWEST OF THE INTERSECTION OF KELLER SMITHFIELD ROAD AND SHADY GROVE ROAD, AT 7224 SHADY GROVE ROAD, AND ZONED SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOT SIZE MINIMUM (SF-36), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Richard Holmes, applicant; Tina Pizarro, Pizarro Properties, owner has submitted a Unified Development Code application (UDC-18-0023), 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 City 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 5, Subdivision Design and Improvement Requirements, Section 5.13, Lots, to allow an existing 17.92 foot street width frontage and to extend into the lot for approximately 385 feet, located on a 4.75 acre tract of land, being Lot 8A of the Estes Farm Tracts, located on the south side of Shady Grove Road, approximately 440 feet southwest of the intersection of Keller Smithfield Road and Shady Grove Road, at 7224 Shady Grove Road, and zoned Single Family Residential - 36,000 square-foot lot size minimum (SF-36), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following conditions:

1. To allow a 17.92 foot access easement in lieu of the required sixty foot (60') access easement.
2. To allow a 17.92 foot street width frontage into the lot for approximately 385 feet.
3. Any home built on 7224 Shady Grove Road shall be protected by residential fire sprinklers regardless of square footage.

AND IT IS SO RESOLVED.

Approved and passed by a vote of _ to _ on this the 18th day
December, 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