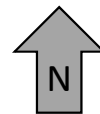


Item H-3

Consider a resolution approving a variance to the City of Keller Unified Development Code, Article 8, Zoning/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). Calais Custom Homes, owner/applicant. (UDC-18-0022)

Item H-3
Zoning Map

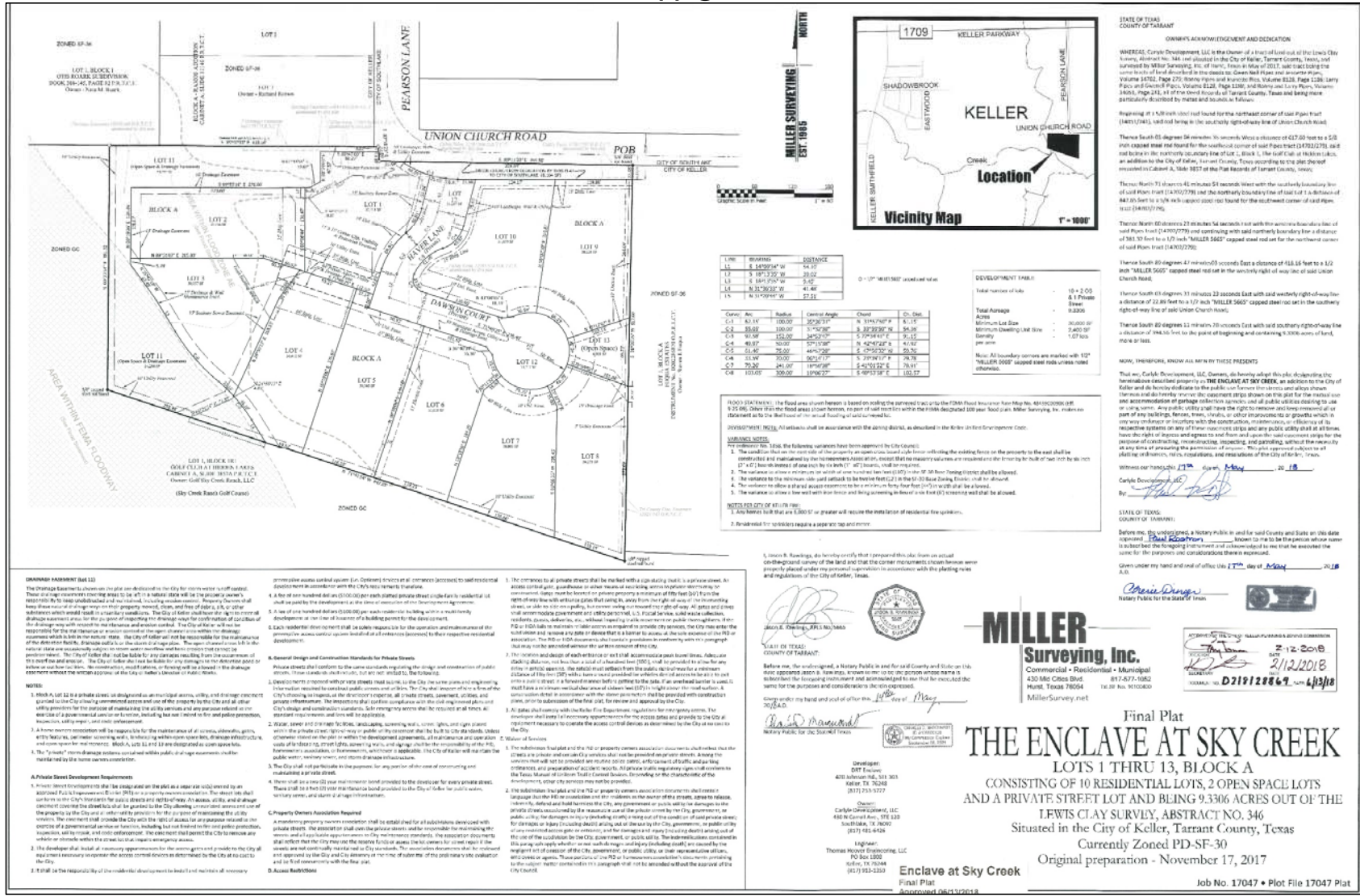


Item H-3
Aerial View



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H-3



H-3 Examples



Variance Requests:

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.

Item H-3 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-3 Professional Analysis and Opinion

While this is a private subdivision and approved by a Planned Development, staff's professional analysis and opinion is **not supportive** of this request, as it does not meet the code criteria. The houses are located in a private gated subdivision but still allows public access. There is a potential that this private street could become a public street in the future. The purpose of limiting garage door exposure to the street preserves the aesthetic appeal of a neighborhood. In this subdivision, each home is customized and could potentially have either a front facing garage or a j-swing garage.

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

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.

Item H-3 Planning & Zoning Commission Action

On December 10, 2018, the Planning & Zoning Commission voted 6-1 to recommend approval.

Item H-3 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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