

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE TO THE UNIFIED DEVELOPMENT CODE, SECTION 8.11, FENCING REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS, TO ALLOW A SIX-FOOT (6') PRIVACY FENCE TO REDUCE THE BUILD LINE ON THE SIDE OF THE PROPERTY FROM 50 FEET TO 34 FEET LOCATED ON 0.99-ACRES, ON THE EAST SIDE OF ROANOKE ROAD, APPROXIMATELY 51 FEET FROM THE INTERSECTION OF ROANOKE ROAD AND MELISSA DRIVE, BEING LOT 1, BLOCK 3, MELODY HILLS ESTATES, AT 1104 MELISSA DRIVE AND ZONED (SF-36) SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOT SIZE MINIMUM, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Wesley Dede, owner, submitted a Unified Development Code (UDC) application (UDC-19-0006) to construct a residential privacy fence 6-feet in height; and

WHEREAS, The Owner requests to reduce the build line on the west side of the property from the required 50-feet, as shown on the Final Plat, to 34-feet; and

WHEREAS, The Owner is requesting to use a board on board, Cedar slat privacy fence though the City Code requires ornamental metal, tubular steel, or similar material with live screening; and

WHEREAS, On April 8, 2019, the Planning and Zoning Commission unanimously recommended City Council approve the request;

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 City Council of the City of Keller, Texas, hereby approves the variances for a reduction of the build line to 34-feet from 50-feet and to use board on board Cedar slat privacy fencing instead of the required ornamental metal, tubular steel, or similar material with live screening, on a 0.99-acre tract of land located on the east side of Roanoke Road, approximately 51 feet from the intersection of Roanoke Road and Melissa Drive, being Lot 1, Block 3, Melody

Hills Estates, at 1104 Melissa Drive and zoned (SF-36) Single-Family Residential - 36,000 square-foot lot size minimum, attached hereto as "Exhibit A," and incorporated herein as if fully set forth.

AND IT IS SO RESOLVED.

Passed by a vote of _ to _ on this the 7th day of May, 2019.

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