

RESOLUTION NO. 4133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING VARIANCES TO THE UNIFIED DEVELOPMENT CODE, SECTION 8.11, FENCING REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS, TO ALLOW THE INSTALLATION OF A SIX-FOOT (6') WROUGHT IRON FENCE IN THE FRONT YARD, LOCATED ON 1.9910-ACRES OF LAND ON THE WEST SIDE OF WILLIS LANE, APPROXIMATELY 2,400-FEET NORTHWEST OF NORTH TARRANT PARKWAY AND WILLIS LANE INTERSECTION, BEING LOT 1, BLOCK A, OF THE HOPKINS ADDITION, AT 1804 WILLIS LANE, AND ZONED SF-36 (SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOT SIZE MINIMUM), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Joseph Hopkins, owner/applicant submitted a Unified Development Code (UDC) application (UDC-19-0011) for a variance to fence height requirements to build a fence in the front yard one foot higher (6') than allowed by the UDC to match the height of the fence on the rest of his property; and

WHEREAS, the City historically permitted open fences to be 6 feet tall and the Planning and Zoning Commission (P&Z) will be recommending amending the Fence Ordinance to once again allow 6' fences; and

WHEREAS, the Planning and Zoning Commission has reviewed the request and unanimously voted to recommend approval at its June 10, 2019, meeting; and

WHEREAS, the City Council finds that the request meets the criteria to grant a variance per Section 2.07 of the Unified Development Code;

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 variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts, to allow the installation of a six-foot (6') wrought iron fence in the front yard, located on 1.9910-acres of land on the west side of Willis Lane, approximately 2,400-feet northwest of



North Tarrant Parkway and Willis Lane intersection, being Lot 1, Block A, of the Hopkins Addition, at 1804 Willis Lane, and zoned SF-36 (Single Family Residential - 36,000 square-foot lot size minimum), is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth, with the following condition:

1. To allow a 6' wrought-iron fence be installed across the front yard of the property.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 2nd day July, 2019.

CITY OF KELLER, TEXAS

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

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney