

RESOLUTION NO. 4134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING VARIANCES TO THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ARTICLE 8, ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, SECTION 8.07, OFF-STREET PARKING AND LOADING REQUIREMENTS, TO ALLOW AN ATTACHED FRONT FACING GARAGE BE LOCATED IN FRONT OF THE MAIN STRUCTURE WITH A TOTAL OF 240 SQUARE-FEET OF GARAGE DOOR EXPOSURE TO THE STREET, LOCATED ON 1.9910-ACRES OF LAND ON THE WEST SIDE OF WILLIS LANE, APPROXIMATELY 2,400-FEET NORTHWEST OF NORTH TARRANT PARKWAY 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 has submitted a Unified Development Code application (UDC-19-0005) for variances to Development Standards and Off-Street Parking and Loading Requirements to permit the addition and remodeling of a front-facing garage sited in front of the main structure; and

WHEREAS, the Planning and Zoning Commission recommended approval at its June 10, 2019, meeting based on the difficulty of siting a side or rear yard garage and the planned enhancements on the property; 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 variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow an attached front facing garage be located in front of the main structure with a total of 240 square-feet of garage door exposure to the street, located on 1.9910-acres of land on the west side of

Willis Lane, approximately 2,400-feet northwest of North Tarrant Parkway 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 for an attached front facing garage addition up to 1,200 square-feet be located in front of the main structure.
2. To allow the garage door exposure to the street be 240 square-feet in lieu of the UDC maximum of 72 square-feet.

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:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney