

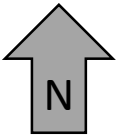
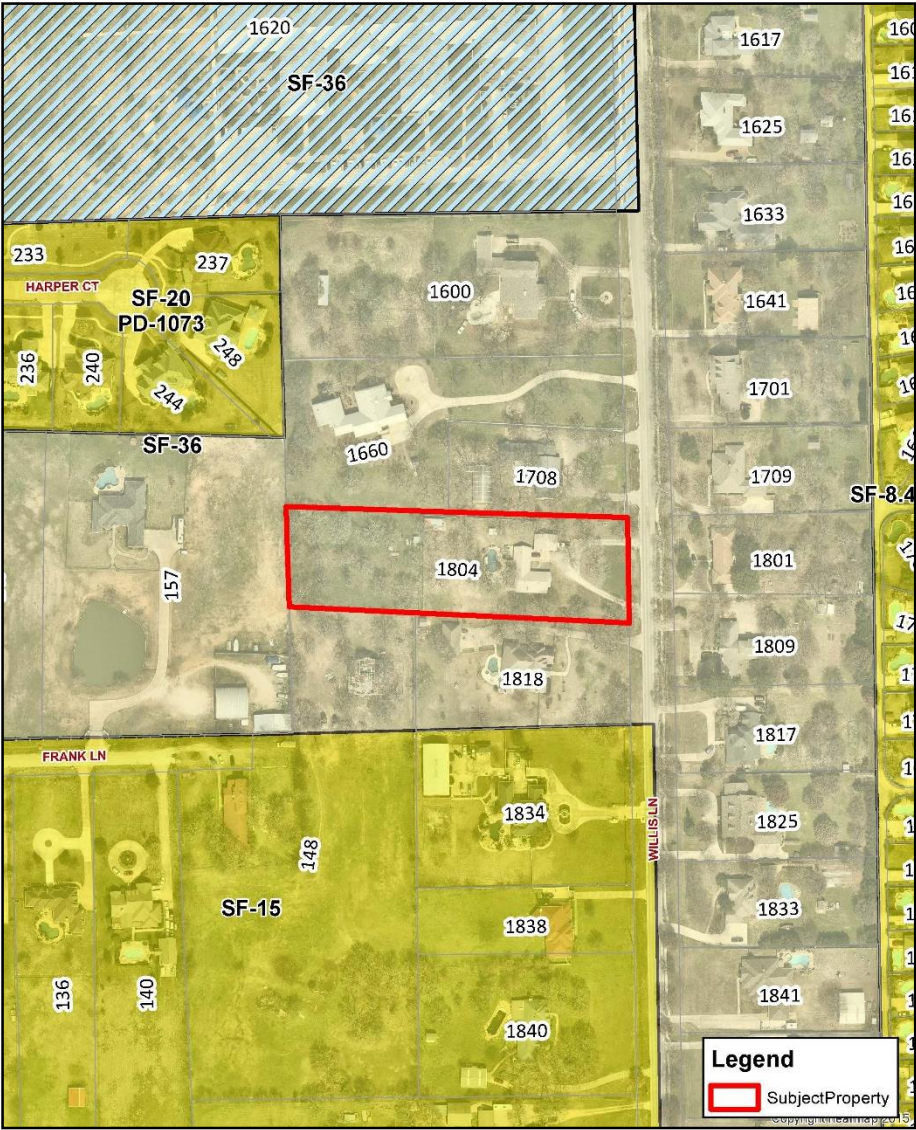
Item H-1

Consider a request for a 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). Joseph Hopkins, owner/applicant. (UDC-19-0011)

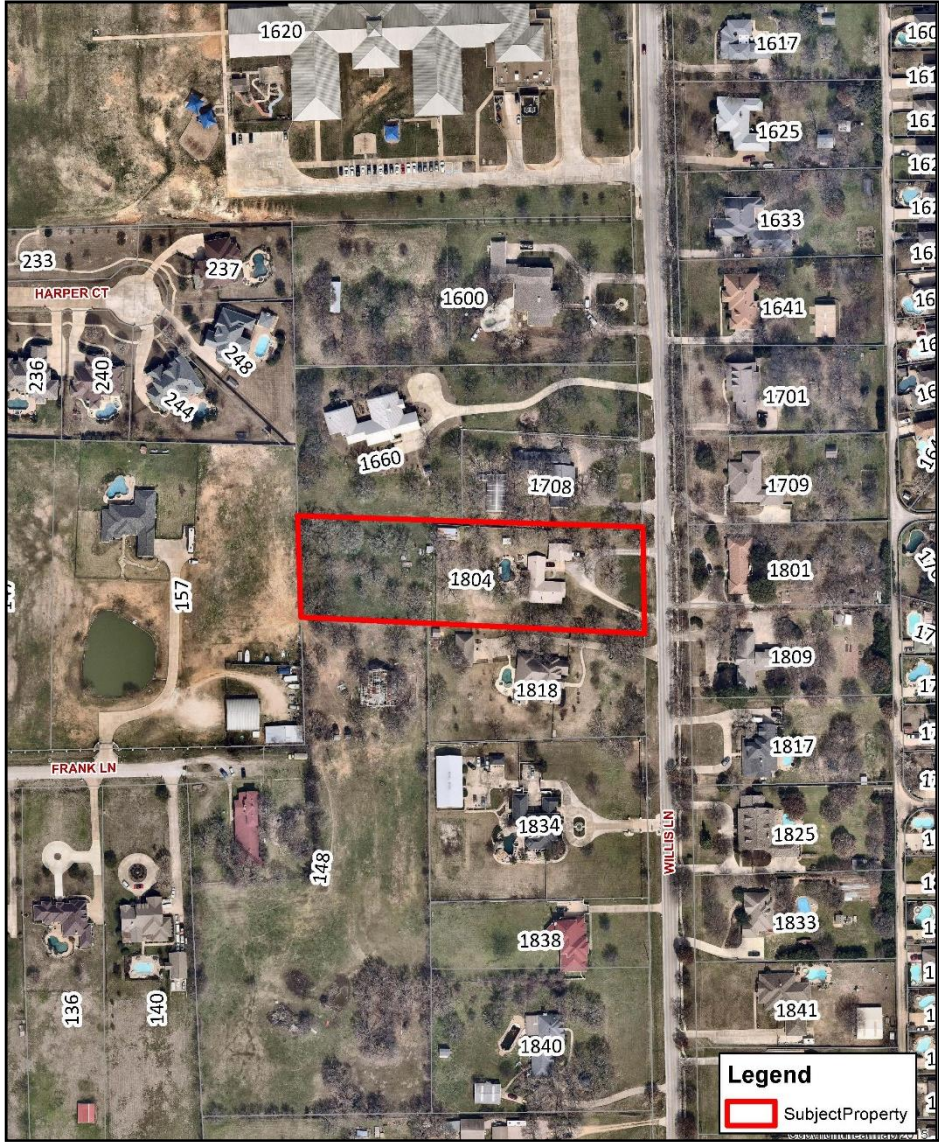
Item H-2

Consider a request for 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). Joseph Hopkins, owner/applicant. (UDC-19-0009)

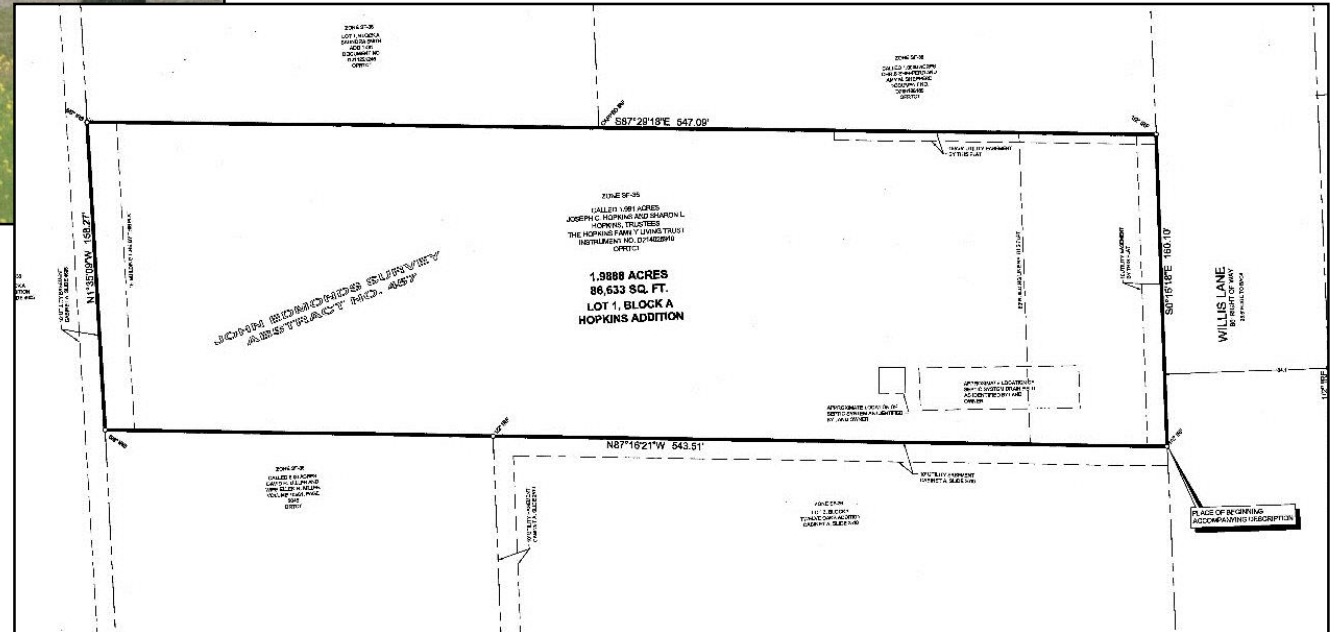
Item H-1 H-2
Zoning Map



Item H-1 H-2
Aerial View

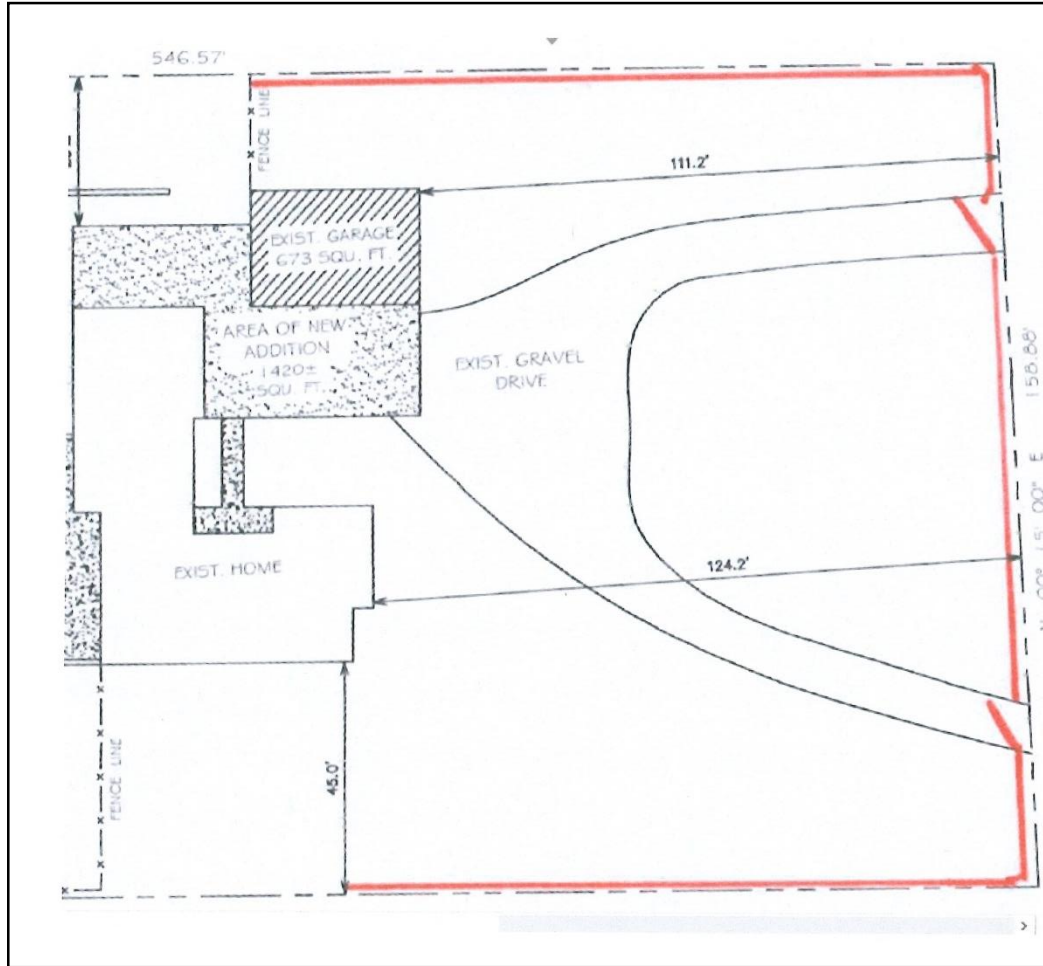


Item H-1 Background



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Item H-1 Proposal



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Item H-1 Images



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Item H-1 Analysis

This Applicant is requesting to install a 6' wrought-iron fence in lieu of the Code-permitted 5' fence.

- Historically, 6' fences like the proposed fence, were permitted by the UDC. Staff does not know why this was reduced to 5' several years ago.
- The Planning and Zoning Commission made a recommendation at its June 24th meeting that City Council approve several fence amendments including one that would permit front yard fences to once again be 6' tall. The item will be before City Council July 16th for consideration.
- The Applicant's goal is to enhance the street appeal of his home while maintaining a country feel.
- The Applicant also provided signatures of support from all the surrounding properties.

Item H-2 Background

- The main structure was built in 1963
- Original attached garage was renovated into a bedroom and the current detached two-car garage was constructed in the 1970s
- Request: Attached Garage Addition in front of the main structure with front-facing doors exceeding 72 sq ft



N 86° 20' 22" W 546.57



EXIST. GARAGE

REA OF NEW

1420
LSQU. FT.

10

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ME

1

1

0'

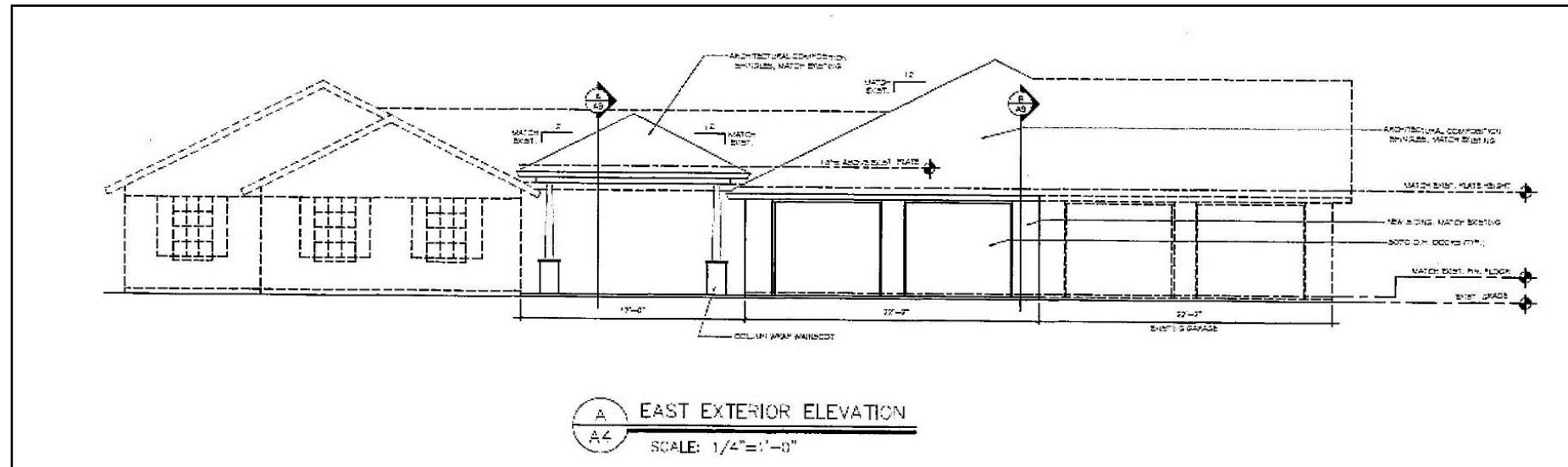
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Item H-2 Elevations

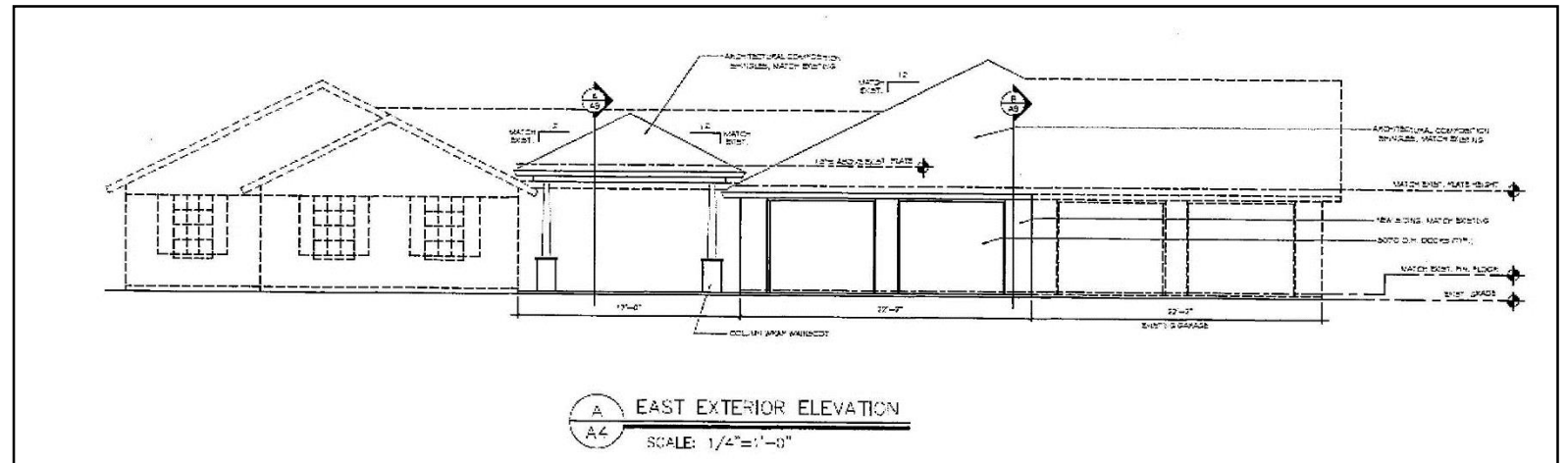


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Item H-2 Request

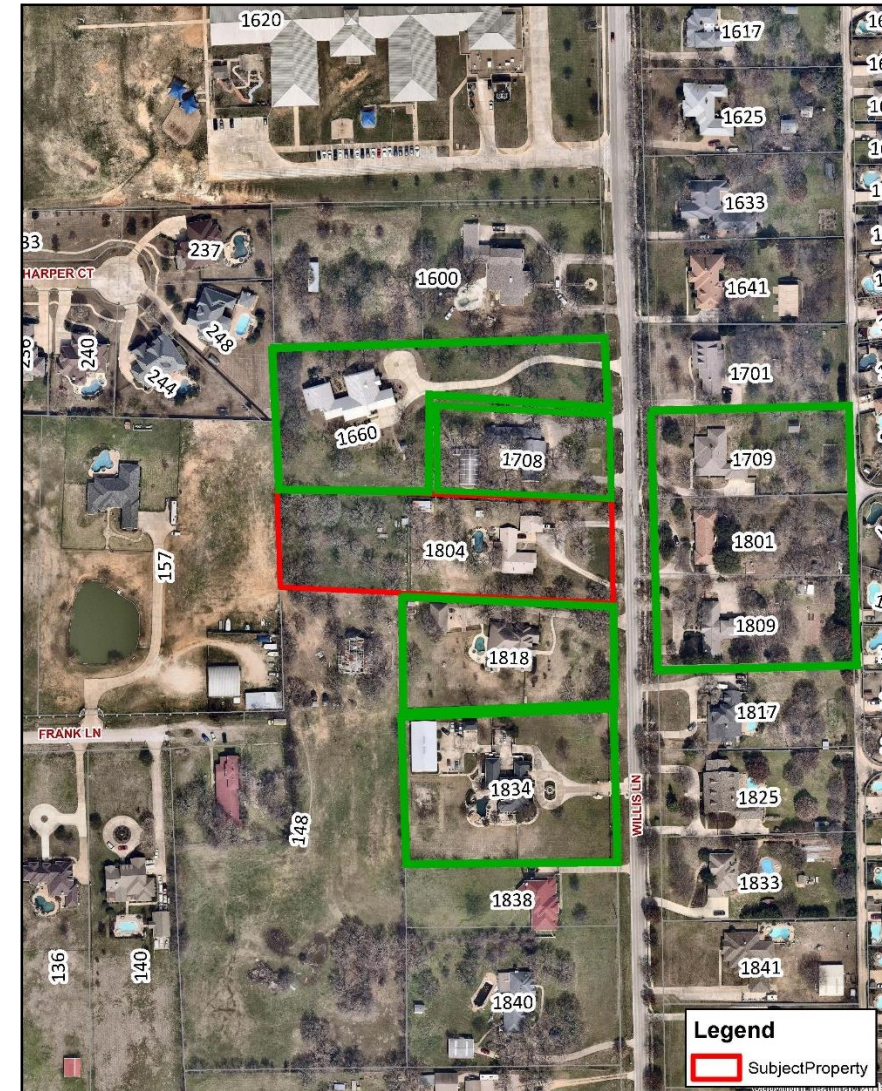
Variances Requested

1. Allow for an attached front facing garage addition up to 1,500 square-feet be located in front of the main structure.
2. Allow the garage door exposure to the street be 240 square-feet in lieu of the UDC maximum of 72 square-feet.



Item H-2 Public Input

Though the request does not require a public hearing, the Applicant provided Staff with a petition of support signed by adjacent property owners (those properties outlined in green).



Item H-2 Analysis

These proposed changes would enhance the character of the property:

- Would create one cohesive main structure with an attached front-facing garage
- Neighbors support the proposal
- Difficult - if not impossible - to design a side- or rear-entry garage on such a narrow lot

Item H-1 & H-2 Recommendation

The Planning and Zoning Commission recommended approval by a vote of 7-0 on June 10, 2019, for both the fence and the garage variance requests.

Item H-1 & H-2

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-1 & H-2 Action

The City Council has the following options when considering a UDC variance request application:

- Approve as recommended
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4127

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