

RESOLUTION NO.

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 112 SQUARE-FEET OF GARAGE DOOR EXPOSURE TO THE STREET, LOCATED ON 0.913-ACRE LOT, ON THE SOUTH SIDE OF BEAR CREEK PARKWAY, BEING LOT 34A, BLOCK 3, BEAR CREEK ESTATES, AT 501 ELAINE STREET, AND ZONED SF-36 (SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOT SIZE MINIMUM) IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, David Rich, owner/applicant has submitted a Unified Development Code application (UDC-19-0018) 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 at its August 26, 2019, meeting based on; and

WHEREAS, The City Council finds that the request 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 112 square-feet of garage door exposure to the street, located on 0.913-acre lot, on the

south side of Bear Creek Parkway, being Lot 34A, Block 3, Bear Creek Estates, at 501 Elaine Street, 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 conditions:

1. To allow for an attached front-facing garage addition up to 753 square-feet located in front of the main structure.
2. To allow the garage door exposure to the street be 112 square-feet in lieu of the UDC maximum of 72 square-feet.

AND IT IS SO RESOLVED.

Passed by a vote of to 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