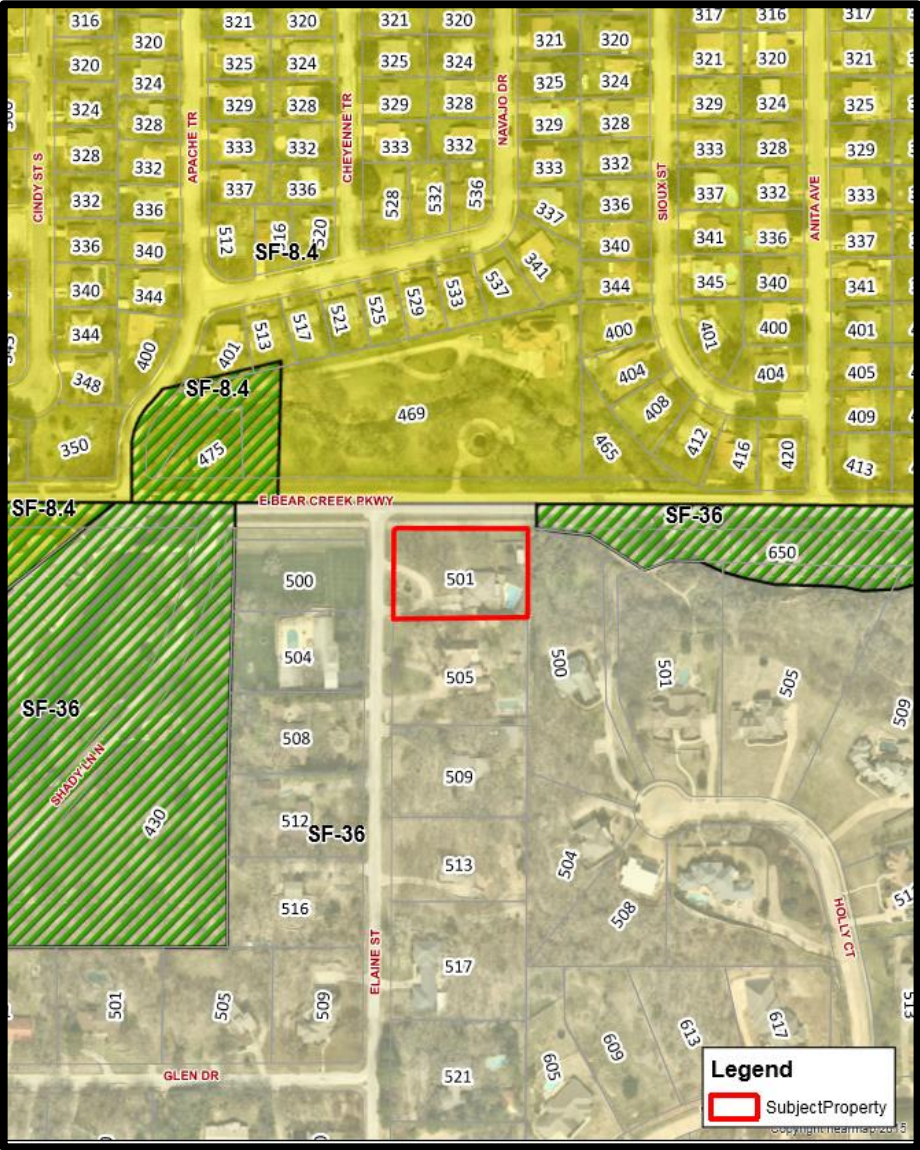


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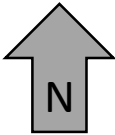
Consider a resolution approving a variance to the Unified Development Code, Section 8.07 (C), Garage Requirements in Residential Zoning Districts, to allow two variances, one for a front facing garage and for the garage door to exceed seventy-two square-feet, this property is located on 0.913-acre lot, on the south side of Bear Creek Parkway, being Lot 34A, Block 3, Bear Creek Estates, at 501 Elaine Street (Account # 04541243), and zoned Single Family Residential – 36,000 square-foot lot size minimum (SF-36). David Rich, applicant. David and Delia Rich, owners. (UDC-19-0018)

Zoning Map



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Zone:
SF-36



Aerial Map



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The Applicant proposes to convert the original garage into a master bedroom and expand west to create a new garage with the same dimensions as the original.

The proposal requires two variances from the UDC:

- The garage would be front facing.
- The garage door exposure exceeds the seventy-two square-foot limit.

If the variances are approved, the Applicant will plat the property before constructing the proposed garage. Staff has no objections to the variances requested.

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Current –



West Exterior Elevations

Proposed –



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Section 2.07(A.2) of the UDC, lists criteria for approval of a variance, the Planning and Zoning Commission and City Council shall consider the following factors:

1. 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.
2. 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.
3. 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.
4. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
5. 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.

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The Planning and Zoning Commission recommended approval by a vote of 7-0 on September 9, 2019.

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

- Approve as submitted (with requested variances).
- 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

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