City of Keller

Legislation Details (With Text)

File #:	19-337	**Version:** 1	
Type:	New Business	**Status:**	Approved
File created:	6/21/2019	**In control:**	Planning & Zoning Commission
On agenda:	7/2/2019	**Final action:**	7/2/2019

Title: Consider a resolution 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). Joseph Hopkins, owner/applicant. (UDC-19-0009)

Attachments: 1. 070219_HopkinsUDC-19-0009_Resolution, 2. 070219_HopkinsUDC-19-0009_ExhibitA(ApplicationandNarrative), 3. 070219_HopkinsUDC-19-0009_ExhibitA(Renderings), 4. 070219_HopkinsUDC-19-0009_ExhibitA(SitePlan), 5. 070219_HopkinsUDC-19-0009_ExhibitA(Signatures), 6. 070219_HopkinsUDC-19-0009_StaffAttachment(Plat), 7. H-1 & H-2 Presentation 1804 Willis

Date	Ver.	Action By	Action	Result
7/2/2019	1	City Council	approve	

To: Mark Hafner, City Manager

From: JP Ducay, Planner I

Subject:

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

Action Requested:

Allow an attached front-facing garage to be located in front of the main structure with a total of 240 square-feet of garage door exposure facing the street.

Background:

According to Tarrant County Appraisal District, the main structure at 1804 Willis Lane was constructed in 1963. The applicant speculates the original attached garage was renovated into a master bedroom and a 673-square-foot detached, two-door garage was constructed in front of the main home in the 1970's.

The property was platted and approved by the City of Keller in February 2019.

Requests:
The current owners purchased the property in 2013. The owners now desire to improve the street appeal of their home and create additional indoor parking. In order to do so, the applicant is proposing to build an additional two-car garage adjacent to the existing detached garage and incorporate the rooflines of both garages and the main home to create a covered front porch between the garages and front entry of the home. This would create a cohesive main structure with an attached front-facing garage. The applicant is proposing to add 1,420 square-feet to the main structure when calculating both the garage addition and covered patio.

Variance 1:
If completed as proposed, the garage addition would be 1,012 square-feet with two, 8' x 7.5' garage doors. The existing garage has two 8' x 7.5' garage doors as well. Subsequently, the applicant requests a variance to allow four, 60-square-foot-front facing garage doors (totaling 240 square-feet of street exposure).

- o   UDC Section 8.07 (C.5.) states "the garage door(s) exposure to the street shall not exceed seventy-two square feet (72')".

Variance 2:
Because of the door orientation and proposed location in front of the house, a variance is requested as the UDC only permits front facing garages if located at the rear of the lot.
- o   UDC Section 8.07 (C.5.) states "an attached front facing garage is permitted, in lieu of a detached garage, if located at the rear of the lot".

Staff Analysis:
If constructed as proposed there would be one cohesive main structure with attached front facing garages. These changes are proposed to enhance the appearance of the property. The Applicant provided signatures of support from all the neighboring properties. Given the difficulty/impossibility of designing a side or rear-entry garage, the neighbors' support, and the proposed improvements to the property, staff has no objections to the variances requested.

Planning and Zoning Recommendation:
The Planning & Zoning Commission recommended approval by a vote of 7-0 on June 10, 2019.

Summary:
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.

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

- 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