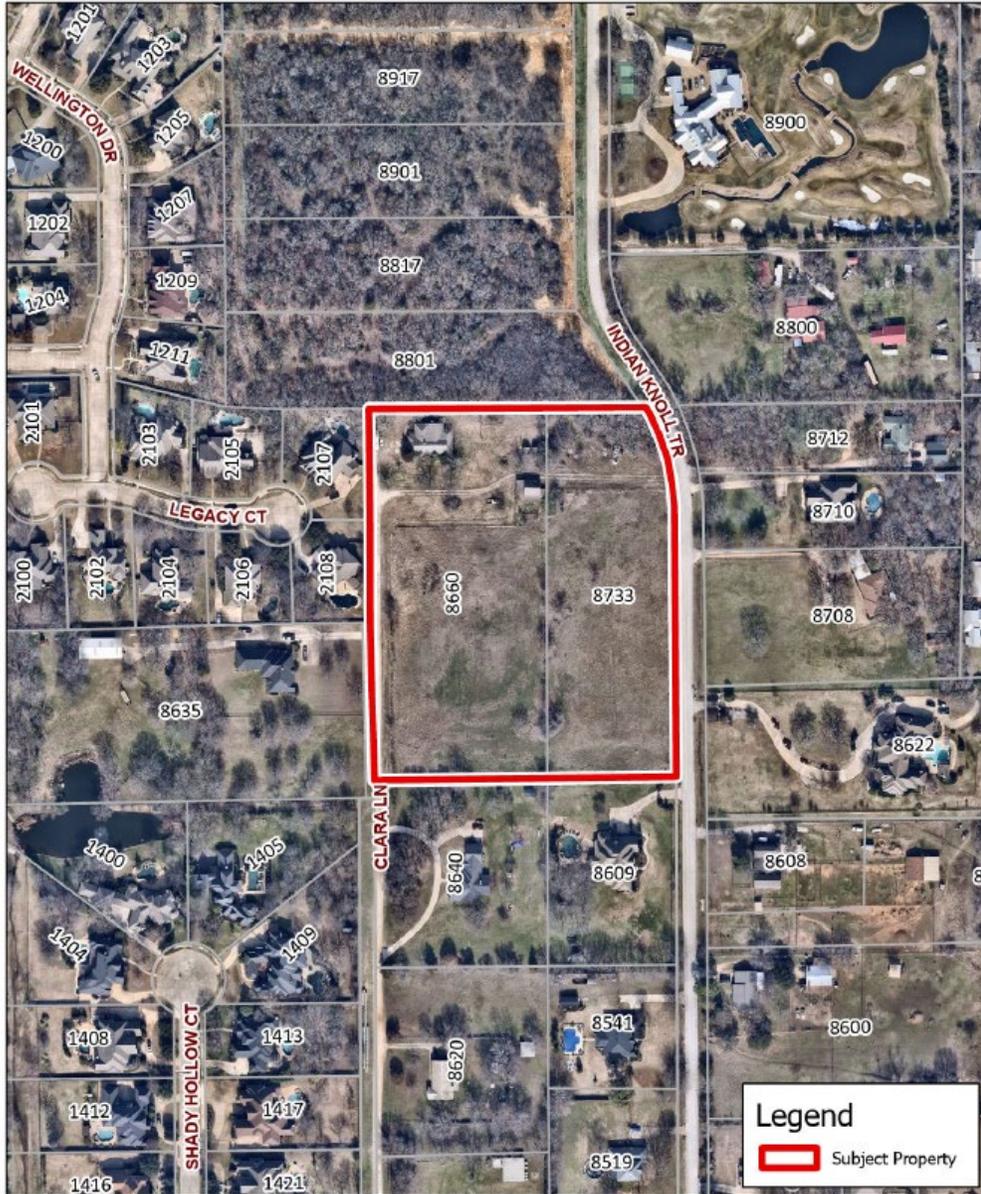


## Item H-1

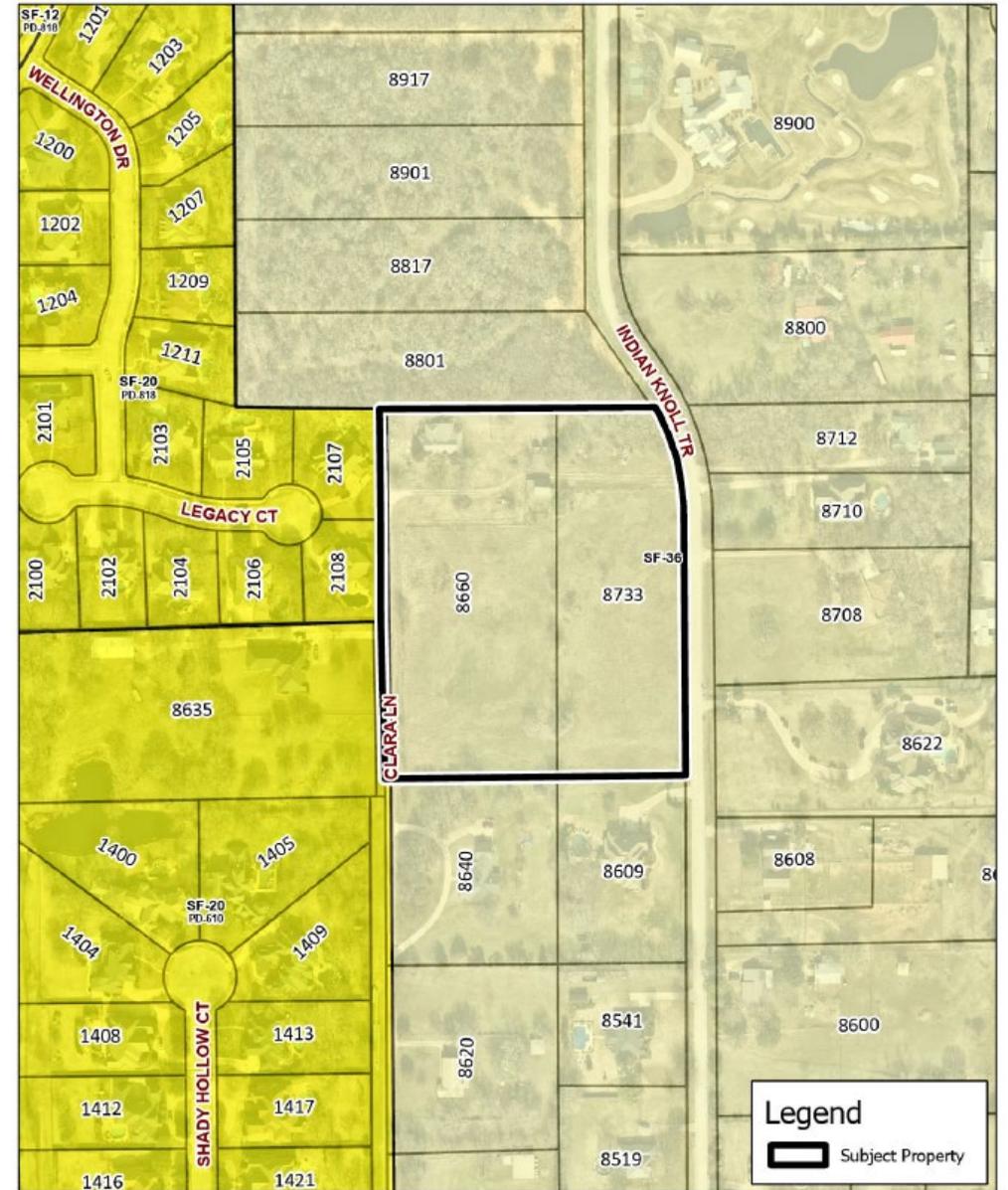
Consider a resolution approving a Final Plat with one variance for the Cameron-SQRL Sanford Addition, a proposed residential subdivision with seven single-family lots, on 7.22 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. (PLAT-2508-0021)

# Item H-1

## Aerial Map



## Zoning Map



Zoned: SF-36

# Item H-1

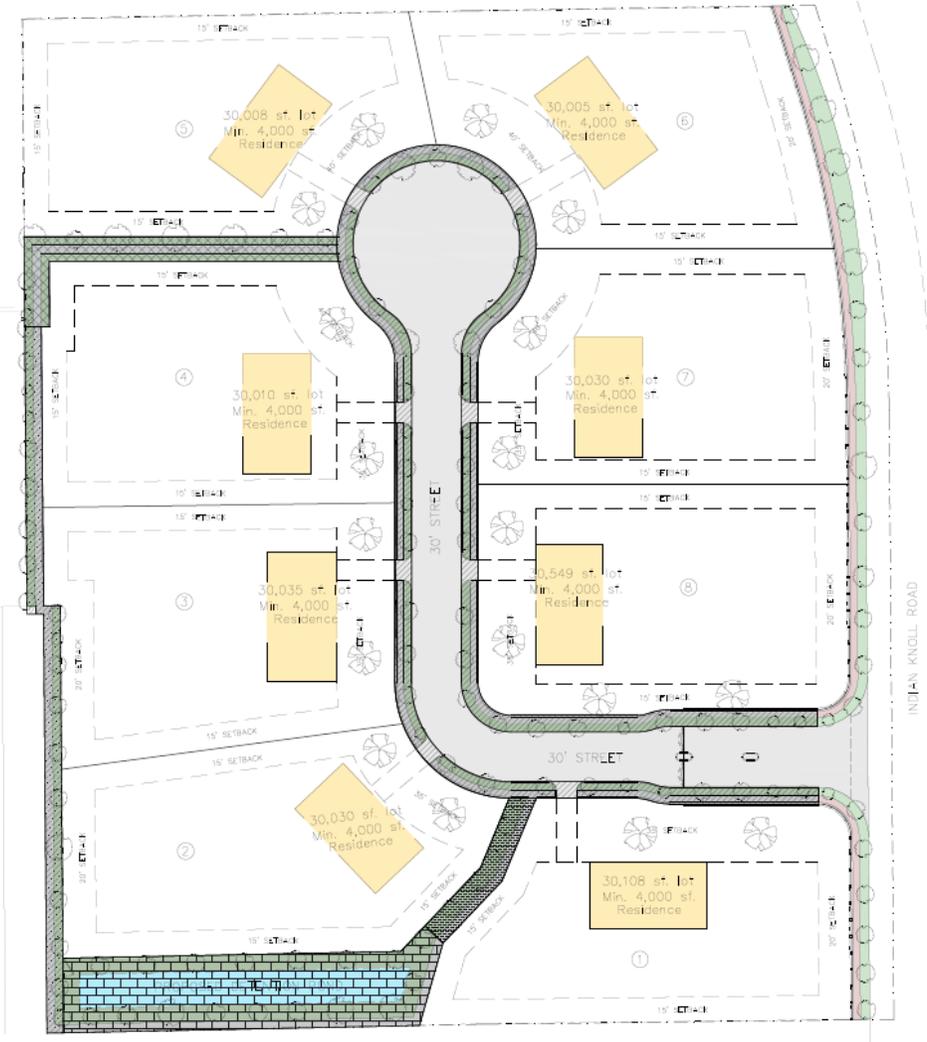
## Background:

- Late 1960s: subject property annexed and automatically zoned Single-Family Residential - 36,000 square-foot lots (SF-36)
- April 1, 2025: City Council denied a straight zoning change request to go from SF-36 to SF-30
- July 15, 2025: City Council denied a zoning change request to go from SF-36 to Planned Development - SF-30
- Both zoning change requests were for an 8-lot subdivision and submitted by the same Applicant proposing this plat.

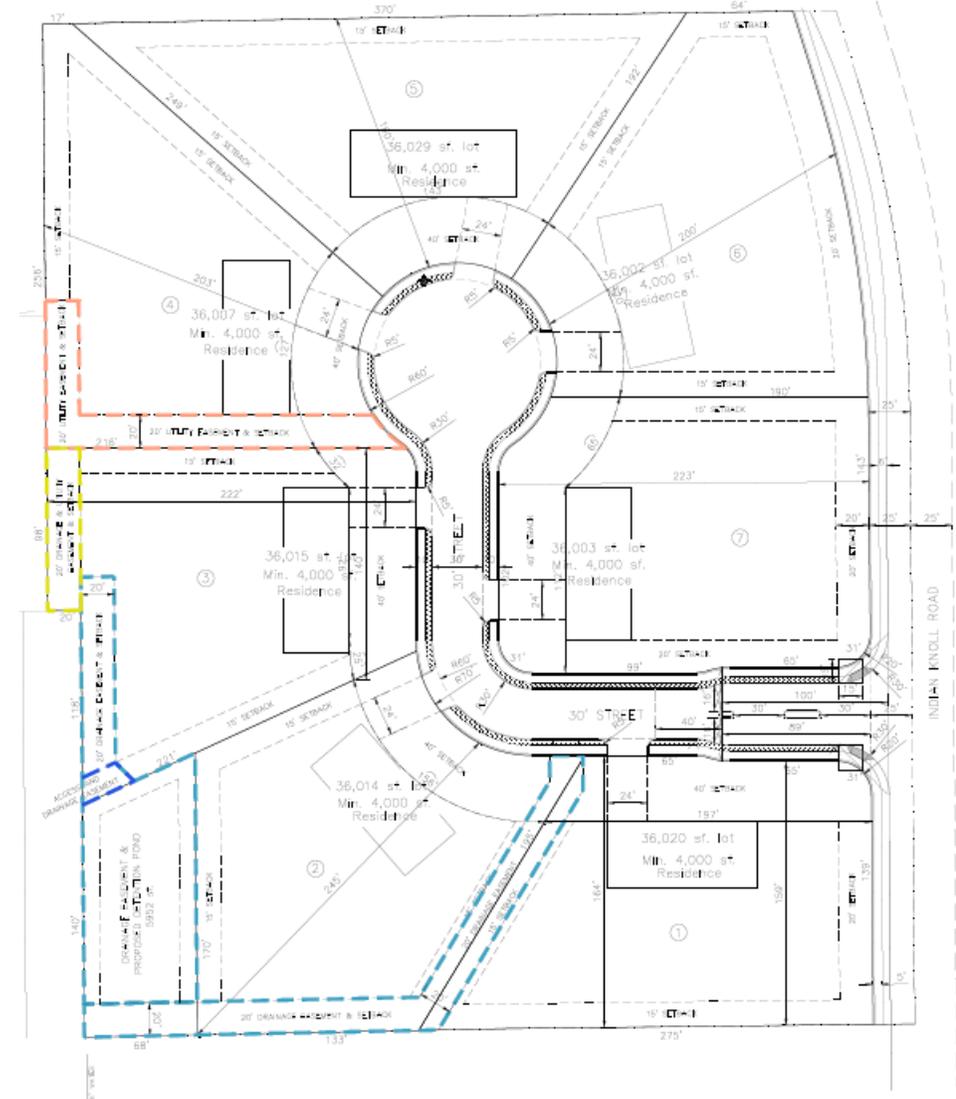


# Item H-1

## 2025 PD Request Site Plan:



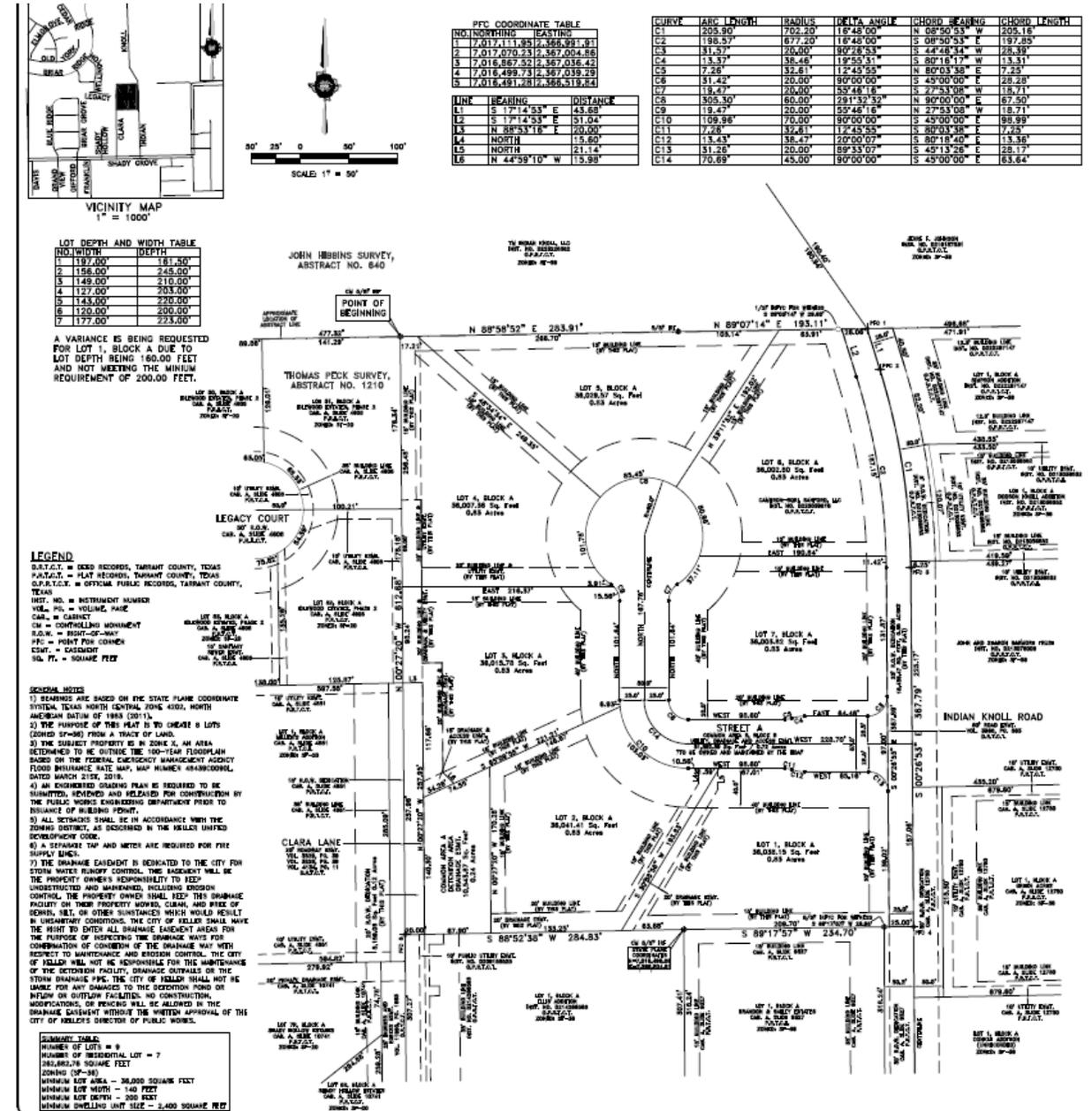
## Current Request Site Plan:



# Item H-1

## Request:

- The Applicant seeks approval of a Major Subdivision Plat with one variance related to lot depth for one lot to develop a seven-lot subdivision.
- All lots meet the minimum lot size of 36,000 square feet for this zoning district.



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## Future Land Use Plan (FLUP):

The subject property is designated Low-Density Single Family - 36,000 S.F. lots and above (LD-SF).

The Future Land Use Plan (FLUP) designates the property as Low-Density Single Family - 36,000 S.F. lots and above (LD-SF). The proposed subdivision aligns with the FLUP designation for the subject property.

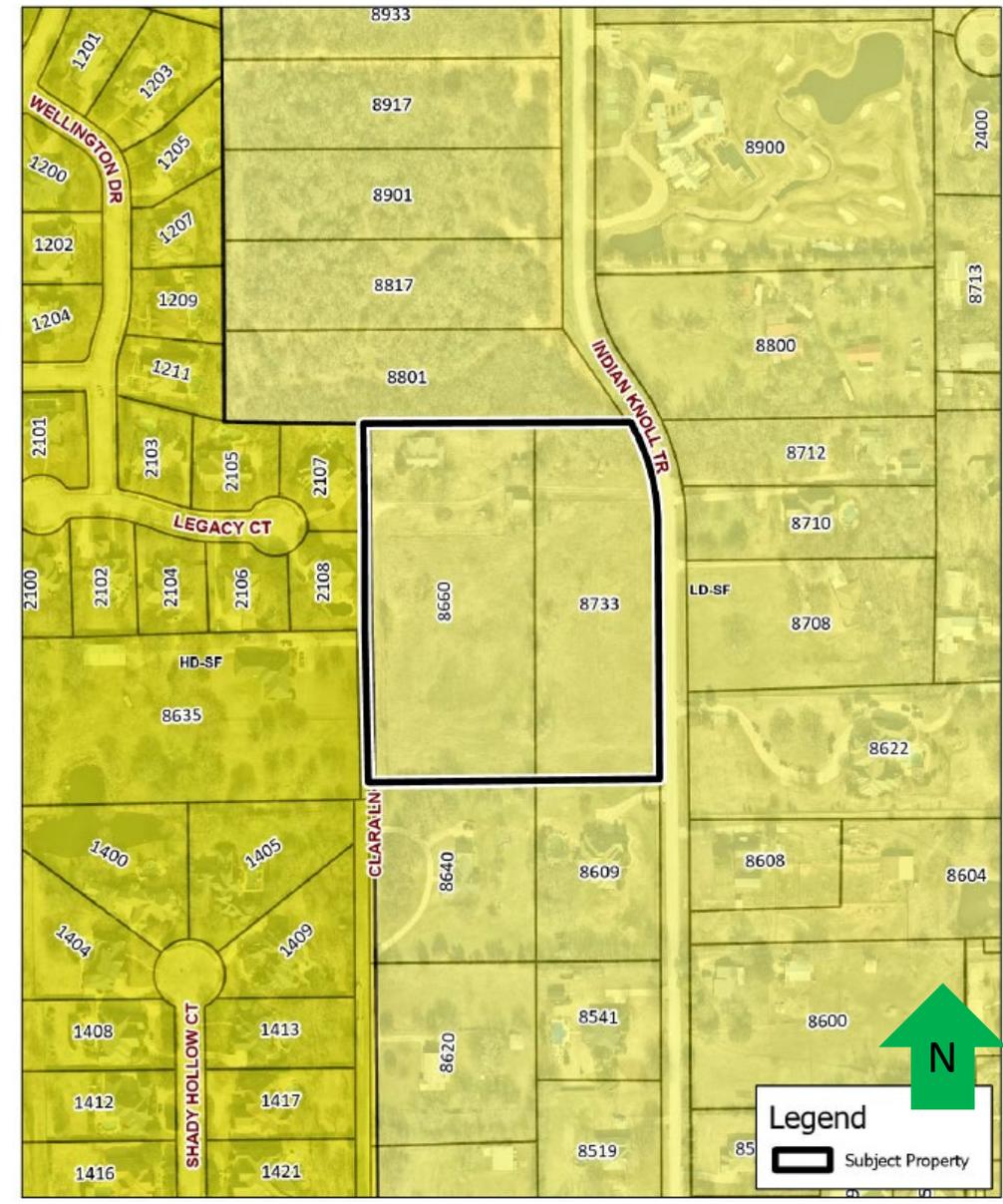
## Surrounding FLUP Designations:

North: LD-SF

South: LD-SF

East: LD-SF

West: High-Density Single Family - 8,000 to 14,999 S.F. lots (HD-SF)



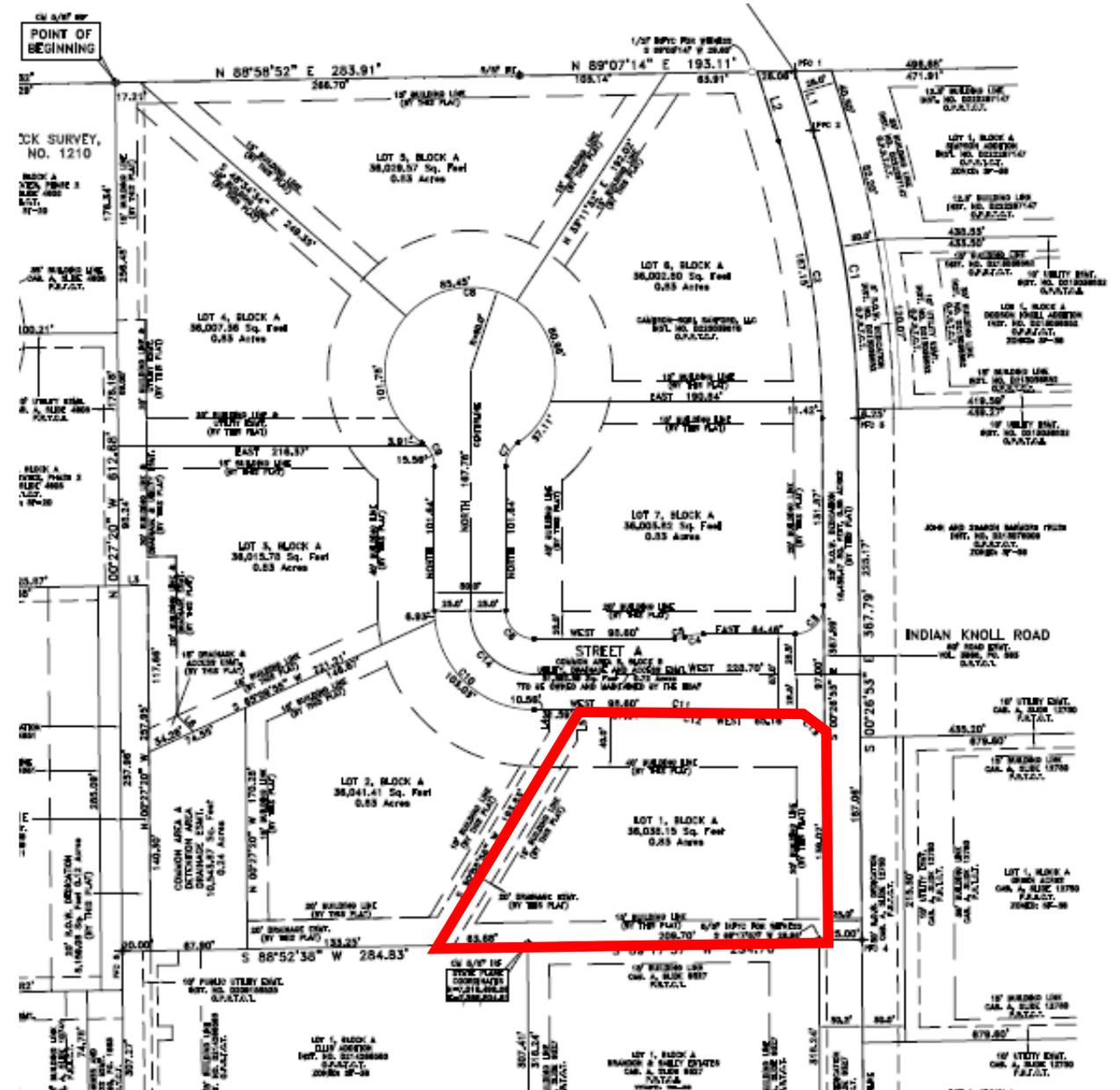
# Item H-1

## Site Design:

Per UDC Section 8.04(4)(a), the minimum lot width is 140' and the minimum lot depth is 200' in the SF-36 zoning district.

1. The Applicant requests a variance to allow Lot 1 to have a minimum lot depth of 160' in lieu of the 200' requirement.

The Applicant meets all other requirements in the SF-36 Zoning District guidelines.



# Item H-1

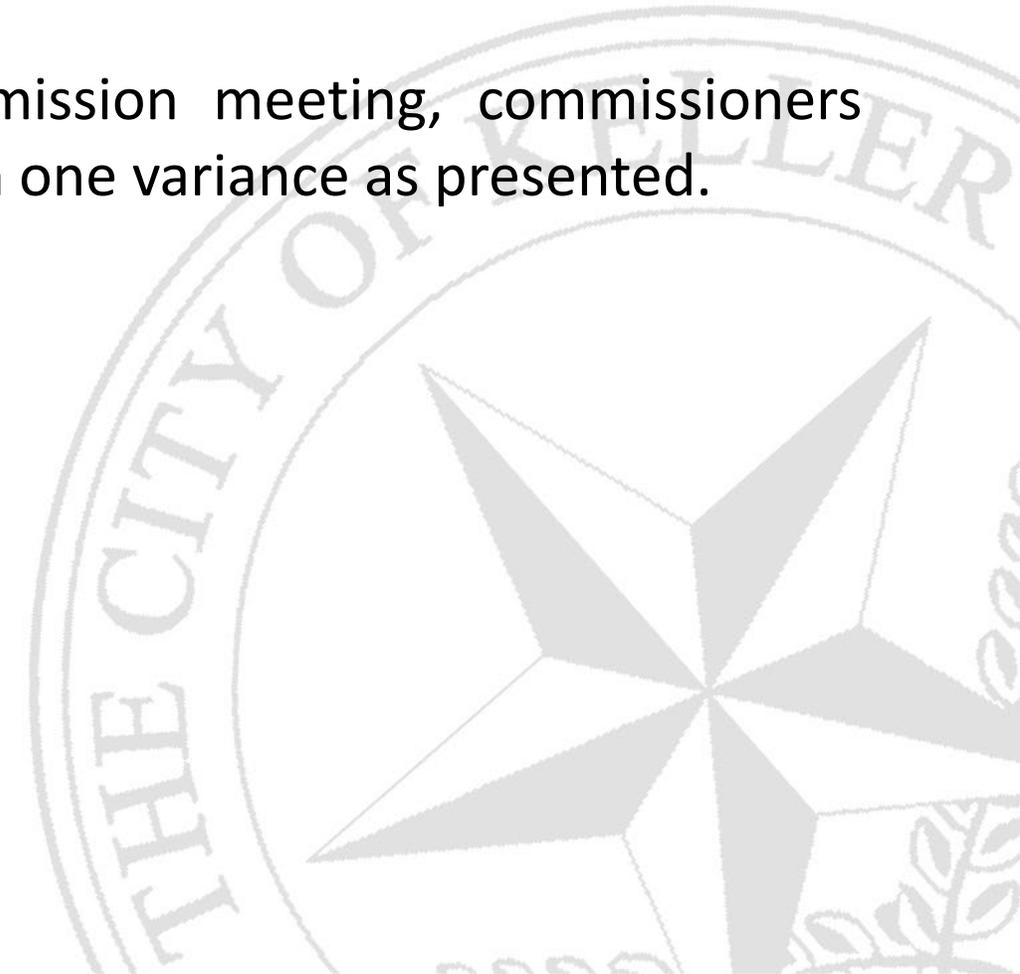
## **Citizen Input:**

A Major Subdivision Final Plat application with variances does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application. The public will have an opportunity to speak on this agenda item during “Persons To Be Heard.”

# Item H-1

## **Planning and Zoning Commission Recommendation:**

At the Jan. 27, 2026, Planning and Zoning Commission meeting, commissioners unanimously recommended approval of the plat with one variance as presented.



## Item H-1

Section 2.07 (A)(2) of the UDC states that when considering a Final Plat with variances, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.

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The City Council has the following options when considering a final plat with variances:

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



**Questions?**  
**Sarah Hensley**  
**817-743-4130**