

# EXHIBIT A – UDC VARIANCE REQUEST

**Project:** 138 S. College Street, Keller, Texas 76248

**Zoning:** SF-8.4

## Variance Requested

Approval of a variance from UDC Section 8.11(4)(c) to allow approximately 41% main building lot coverage in lieu of the 35% maximum permitted under SF-8.4 zoning.

## Area Analysis Summary

- Lot Size: 5,700 SF
- Maximum Allowed Coverage (35%): 1,995 SF
- Proposed Main Building Footprint: 2,349 SF
- Proposed Coverage: ~41%
- Variance Requested: +354 SF
- UDC Reference: Section 8.11(4)(c)

## Hardship Justification

The hardship is created by the existing lot size and configuration, which is substantially smaller than the typical 8,400-square-foot lots contemplated by the SF-8.4 zoning district. Strict compliance would require elimination of functional and customary building elements. The hardship is not self-created.

## Neighborhood Compatibility

The proposed residence is consistent in scale, massing, and character with surrounding homes and complies with all other SF-8.4 requirements including setbacks, height, and minimum dwelling size.

## Reference Comparison

This request is substantially similar to the previously approved UDC variance for 144 S. College Street, which involved the same zoning, lot size, and proportional hardship.

SITE PLAN & GRADING PLAN – UDC VARIANCE

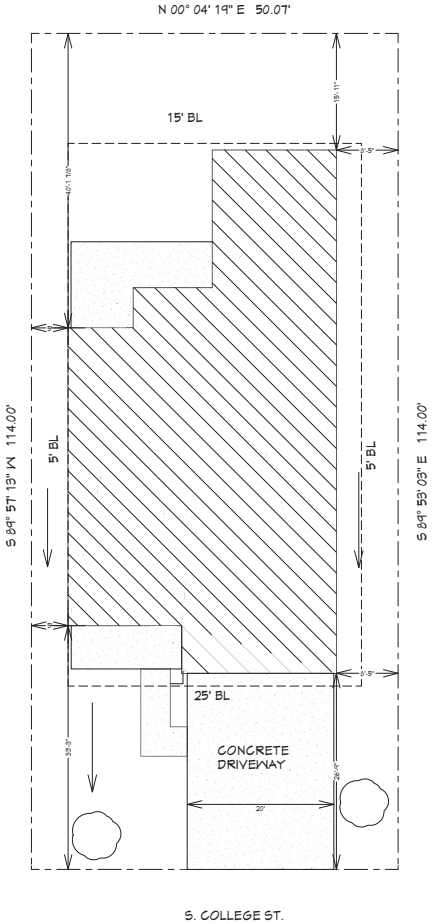
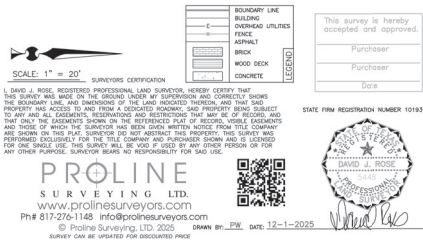
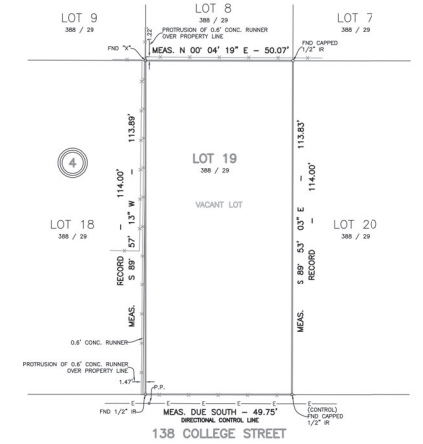
AREA ANALYSIS – MAIN BUILDING COVERAGE (UDC)  
Lot Size: 5,700 SF  
Maximum Allowed Coverage (35%): 1,995 SF  
Proposed Main Building Footprint: 2,349 SF  
Proposed Coverage: 41%  
Variance Requested: +354 SF  
UDC Reference: Section 8.11(4)(c)

Reference No: 2511200138 O.F. No: ROC-25-18355  
Title Co: DESIGNATED TITLE  
Purchaser: KELLER MAIN STREET DEPOT LLC

PROPERTY DESCRIPTION

Lot 19, Block 4, of MAY'S-SWEET ADDITION, and addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388, Page 29, Plat Records, Tarrant County, Texas.

Prior to planning and construction, consult with all applicable governing entities (i.e. Municipal Departments, Homeowners Associations) regarding building setback requirements for this property.



PLOT & GRADING PLAN

SCALE: 1/8" = 1'

Covered porch, patio, and attached garage areas are included in the main building coverage calculation per City of Keller interpretation.

Area Analysis

Level-1 = 1,651 SF  
Level-2 = 660 SF  
Total = 2,311 SF

Garage = 421 SF  
Patio = 174 SF  
Porch = 95 SF

Footprint = 2,349 SF = 41%

SITE GENERAL NOTES  
1. 4:1 MAX SLOPE  
2. 1.5% MIN SLOPE  
3. AC UNITS MUST NOT STOP OR ALTER DRAINAGE

ARCHITECT:

MASTERPLAN  
DESIGN



ARCHITECTURE & INTERIOR DESIGN

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OWNER:  
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REVISIONS:

Issue	Issue Name	Date

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Project:

OAKSTAR  
CUSTOM HOME

Project Address:  
138 COLLEGE STREET  
KELLER, TX  
76248

PROGRESS SET

Sheet Name

PLOT PLAN &  
GRADING PLAN

Sheet Number

A 2.0

Project # 282 Drawing Date 1/06/2026

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