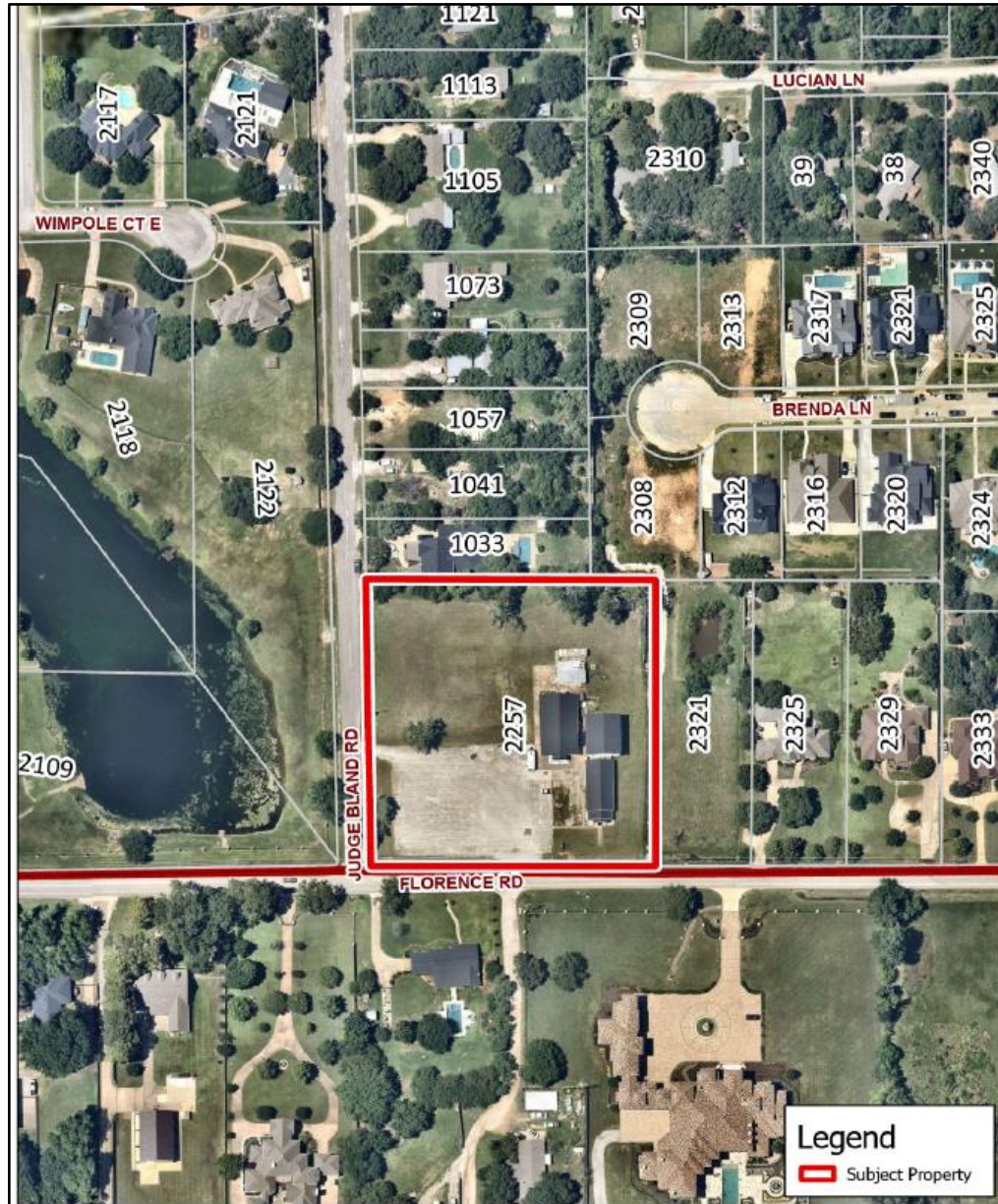


Item H-3

Consider a resolution approving a Final Plat with one variance for the Roanoke Christian Center Addition, a proposed residential subdivision with three single-family lots, on 2.54 acres of land, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 2257 Florence Road. Pentavia Custom Homes LLC, Owner/Applicant. (PLAT-2505-0011)

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Aerial Map



Zoning Map

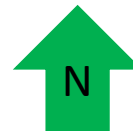
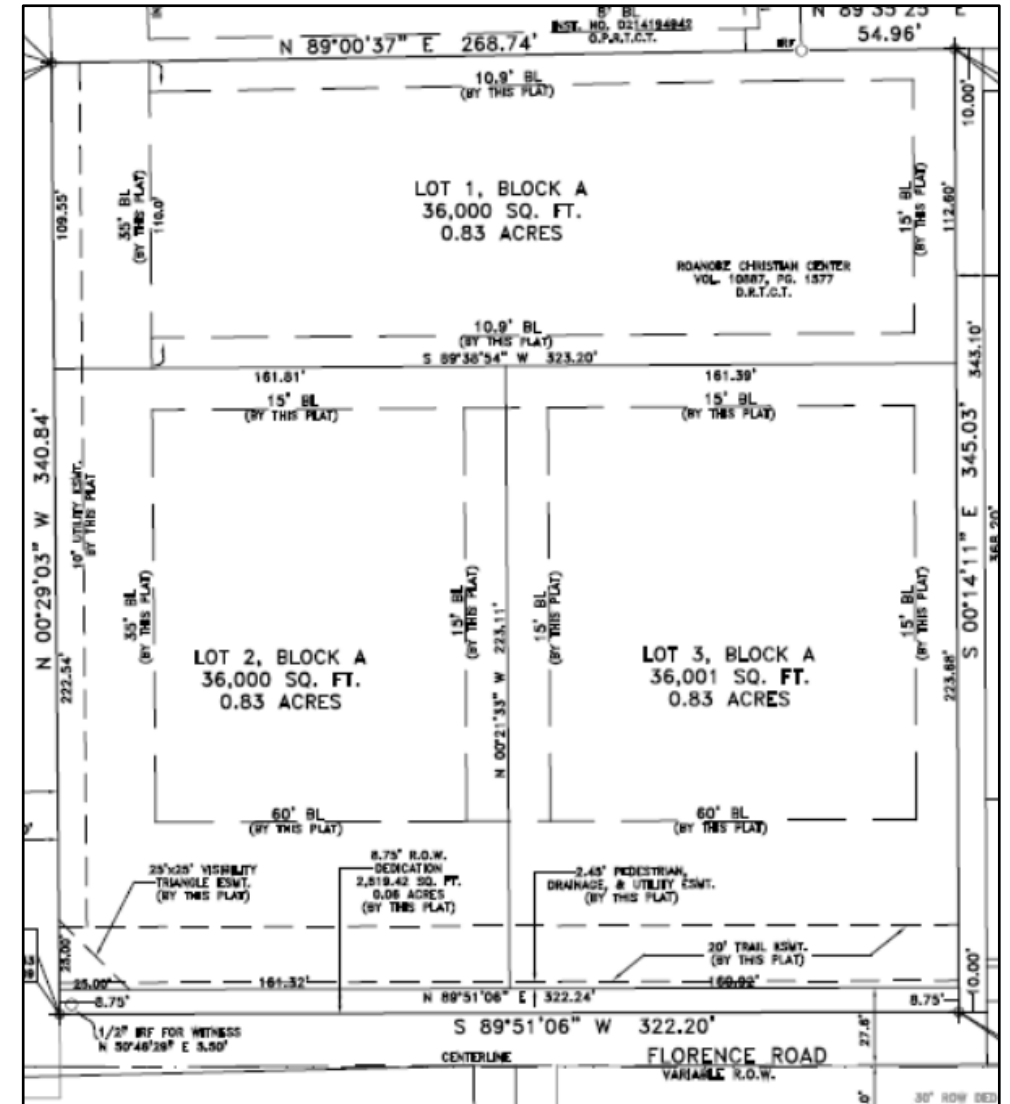


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Background:

The purpose of this plat is to subdivide an existing 2.54-acre tract of land into three single-family residential lots.

The plat request includes a variance to the SF-36 zoning district guidelines related to lot width



Item H-3

Current Zoning:

SF-36

Surrounding Zoning:

North: SF-36

South: Single-Family Residential in City of Southlake

East: SF-36

West: SF-36



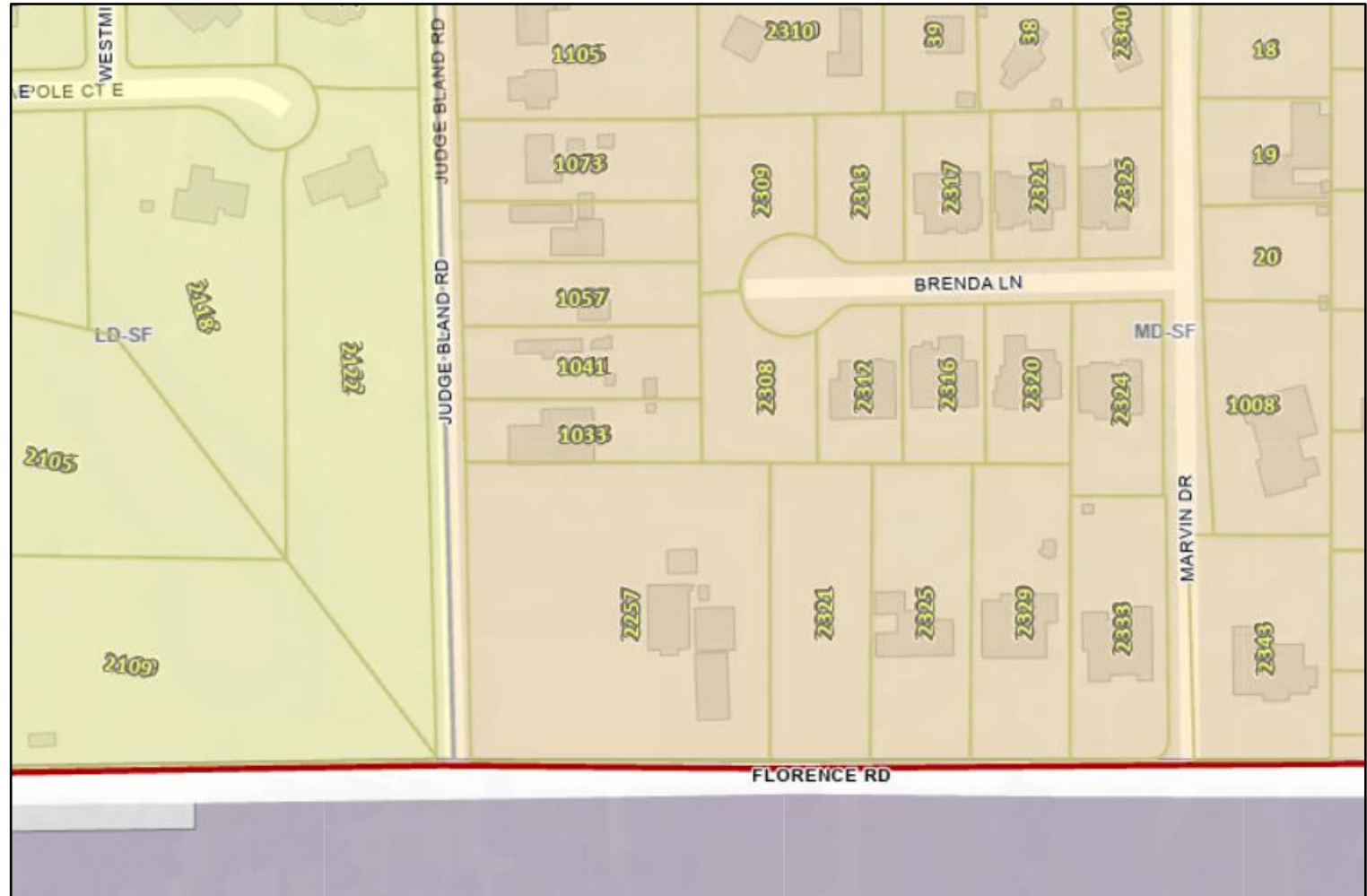
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Future Land Use Plan:

Current Future Land Use Plan (FLUP) Designation: Medium-Density Single Family - 15,000 to 35,999 S.F. lots (MD-SF)

Surrounding Land Uses:

- North: MD-SF
- South: City of Southlake
- East: MD-SF
- West: Low-Density Single Family - 36,000 S.F. lots and above (LD-SF)



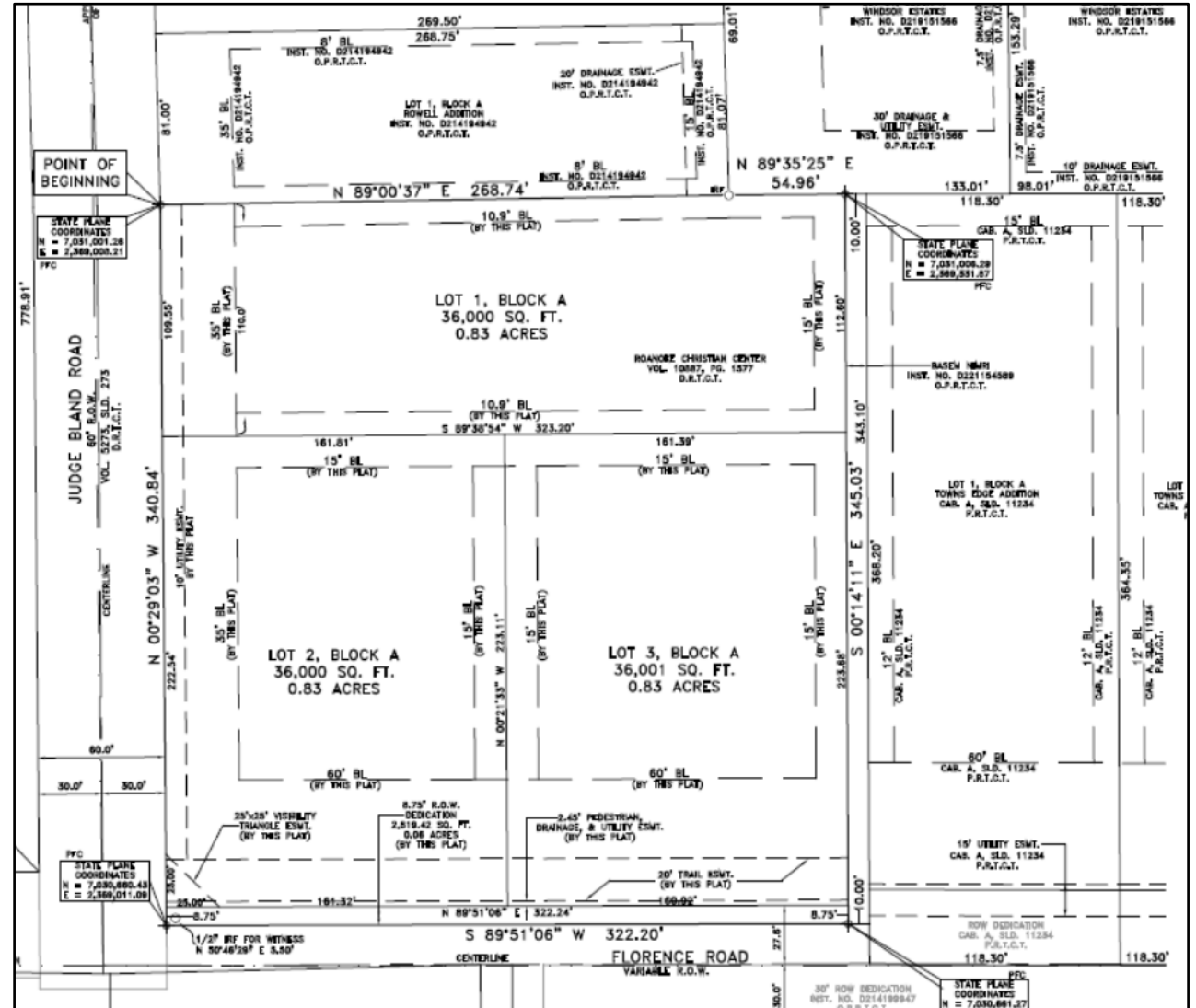
Item H-3

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 width of 110' in lieu of the 140' width requirement.

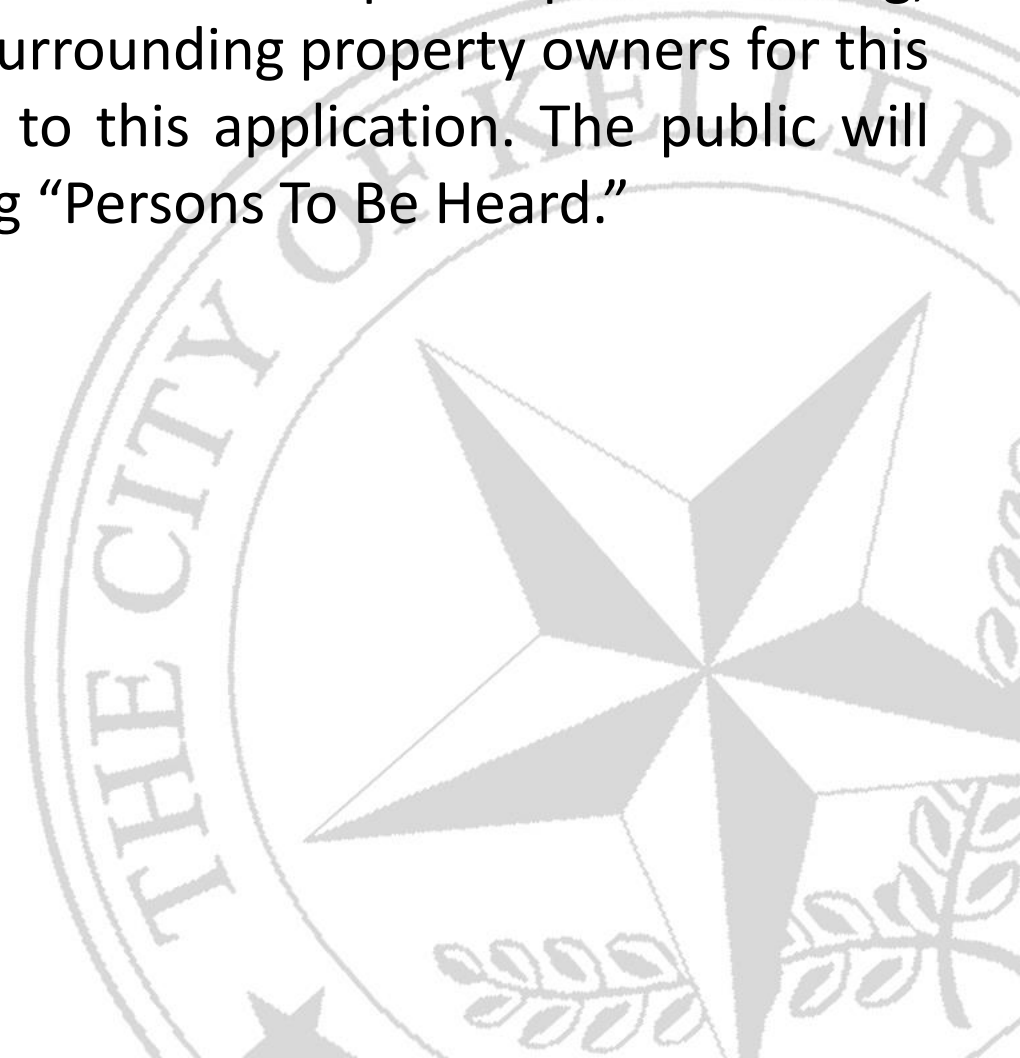
The Applicant meets all other requirements in the SF-36 Zoning District guidelines.



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Citizen Input:

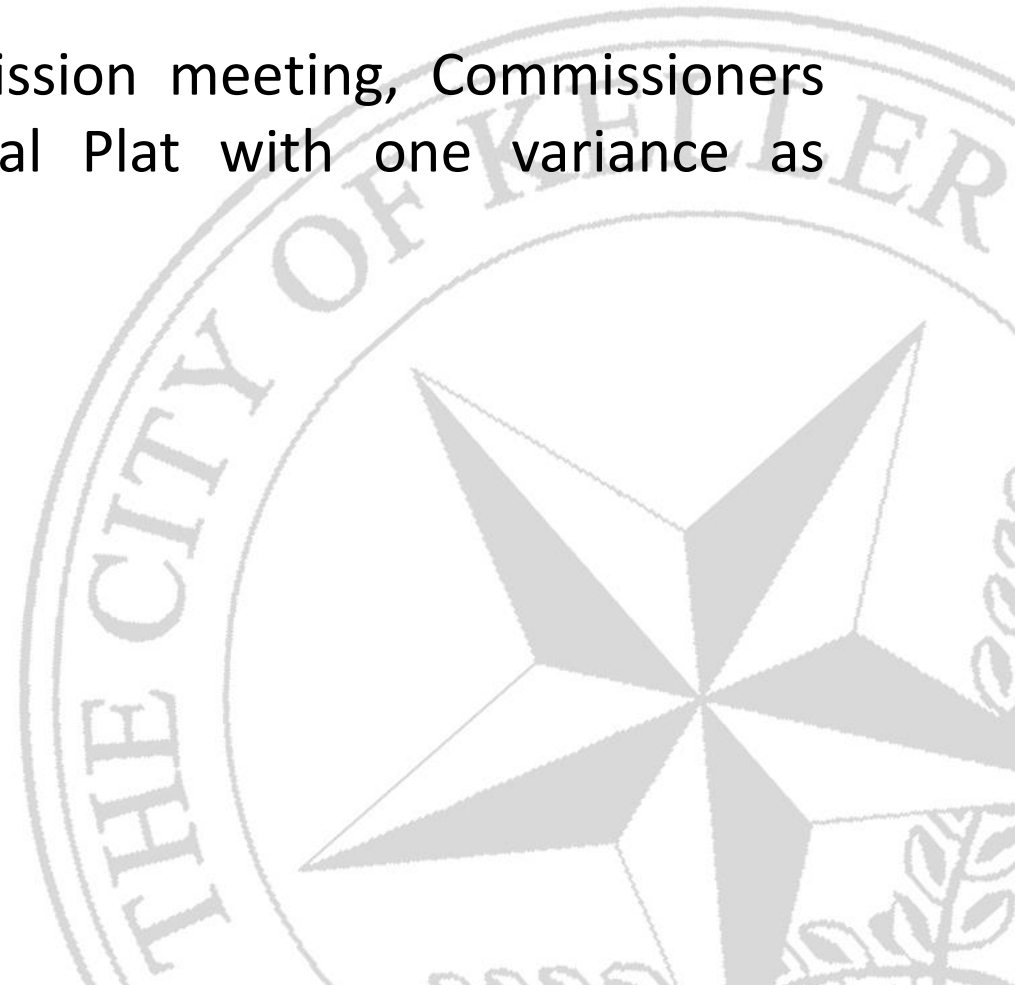
A Minor Subdivision Final Plat application with variances does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application. The public will have an opportunity to speak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



Item H-3

Planning and Zoning Commission Recommendation:

At the July 8, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Final Plat with one variance as presented.



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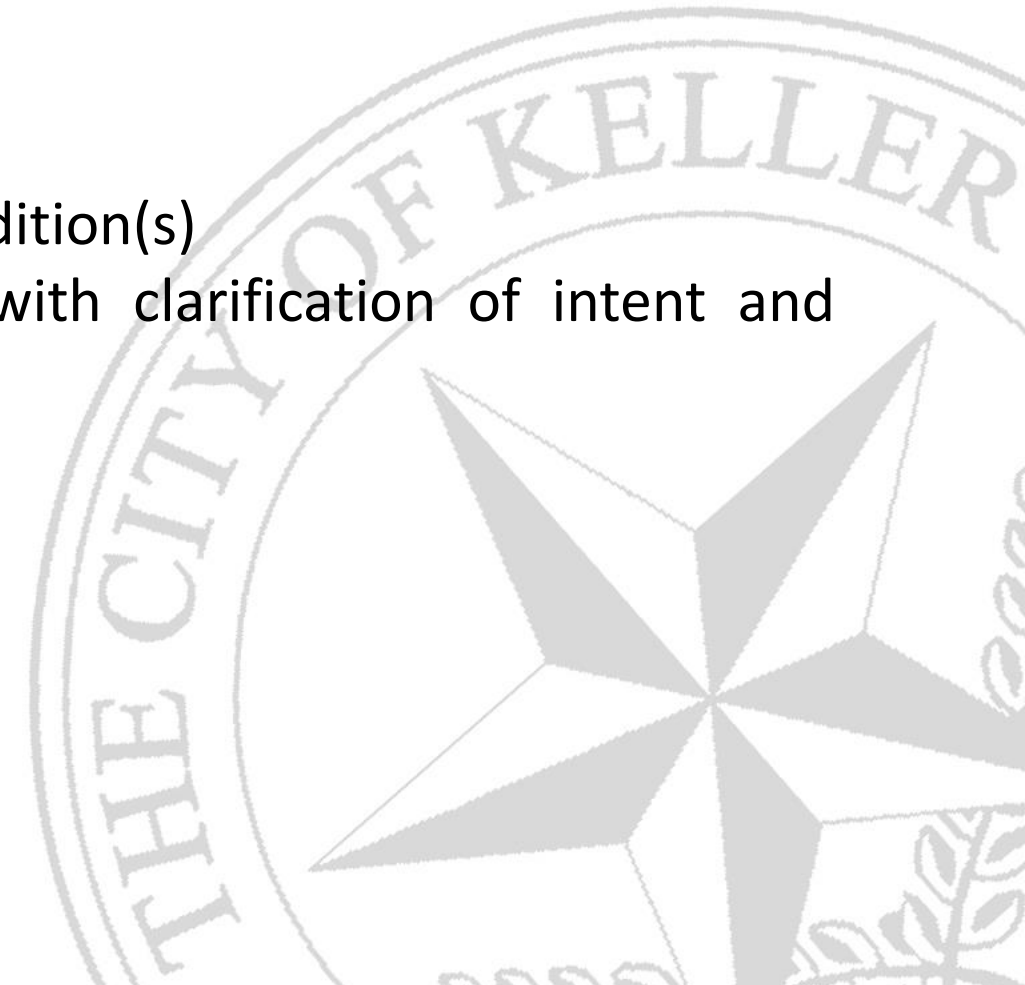
Section 2.07 (A)(2) of the UDC states that when considering a Final Plat with variances, the Planning and Zoning Commission and City Council shall consider the following factors:

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





Questions?
Alexis Russell
817-743-4130

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