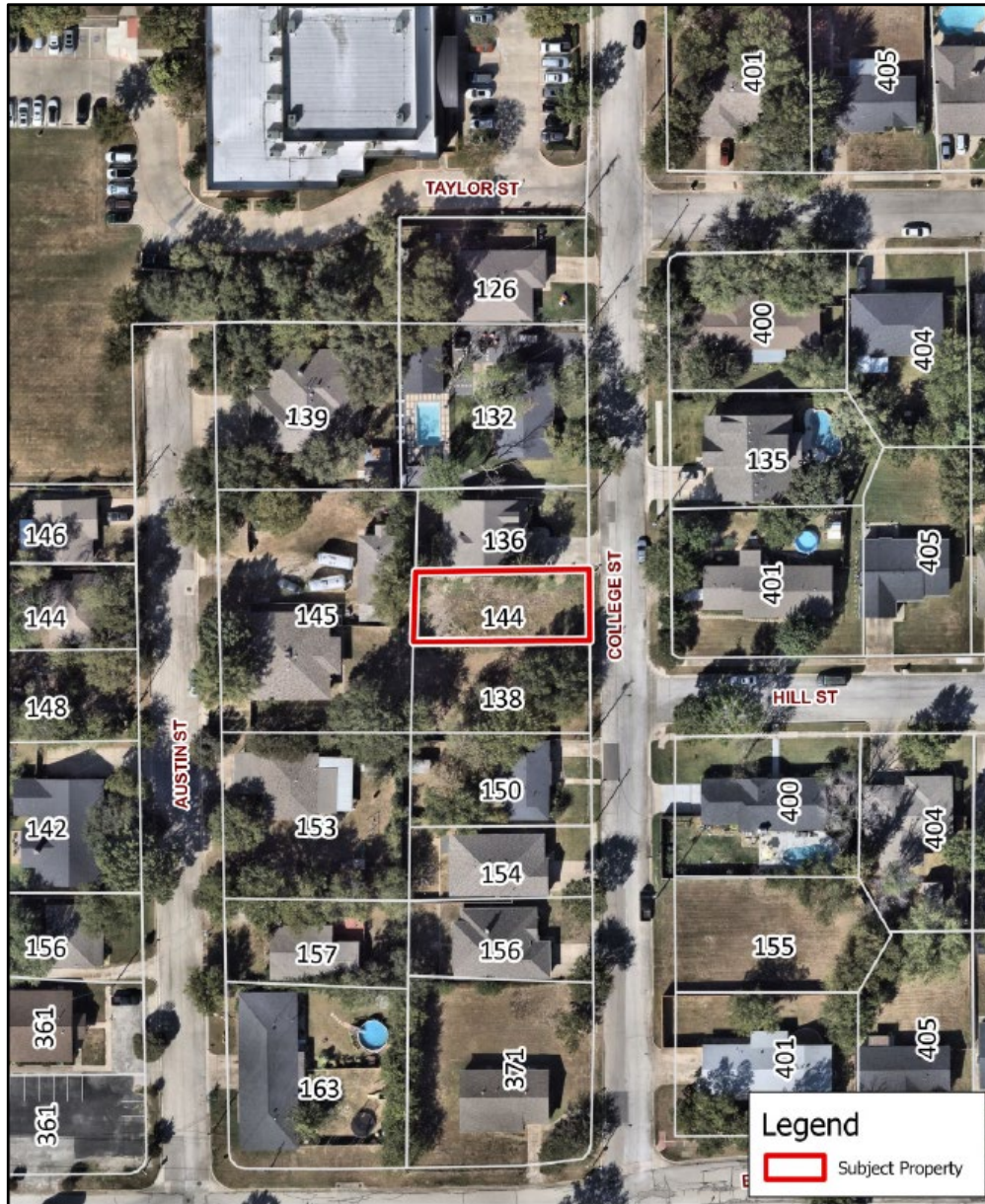


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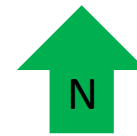
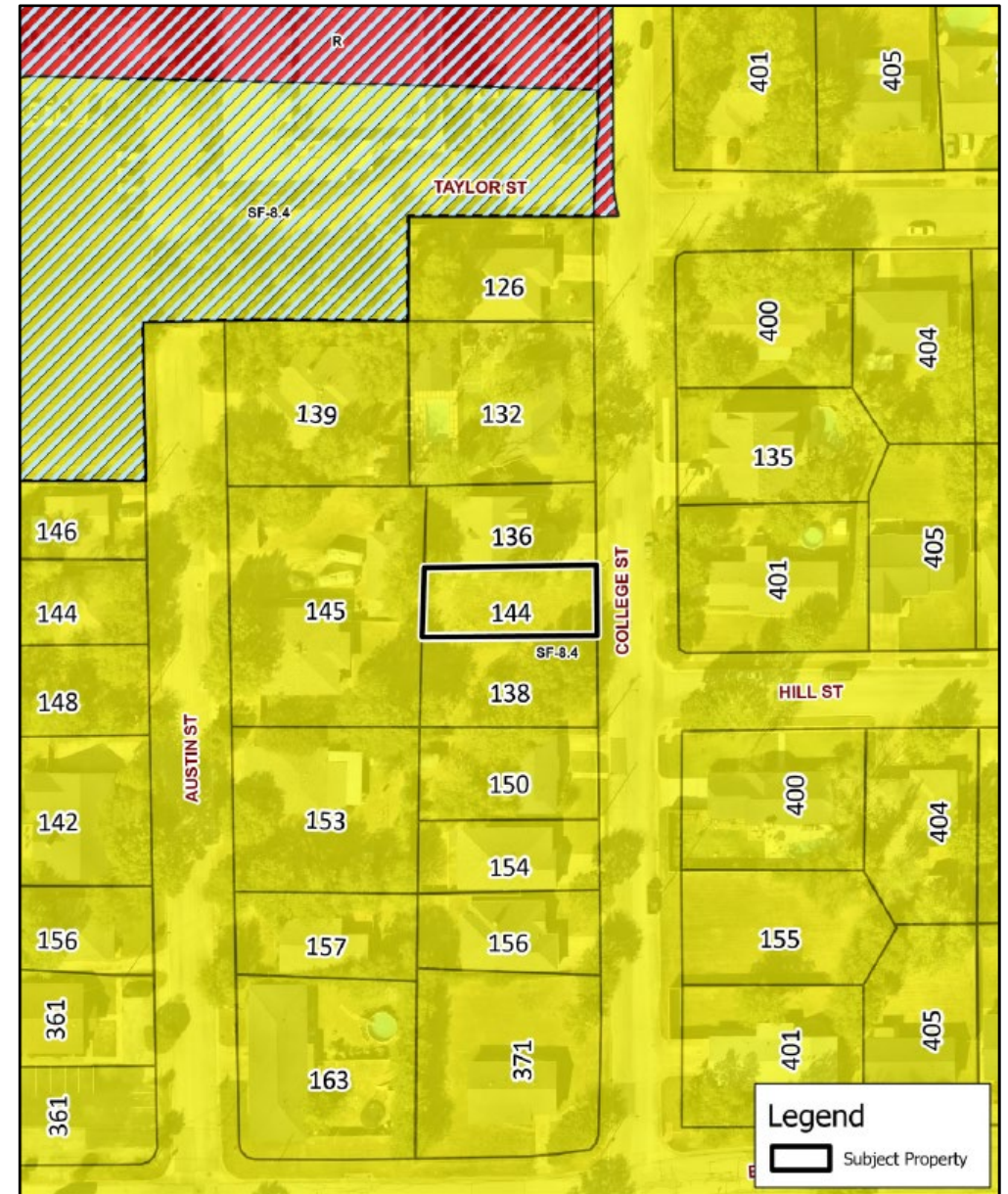
Consider a resolution approving a variance request related to maximum main building lot coverage for one lot in the Mays & Sweet Addition, on the property legally described as Lot 20, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 568 feet southwest from the Keller Parkway and College Street intersection, zoned Single-Family 8,400 square-foot lots or greater (SF-8.4), and addressed as 144 College Street. Frank Atherton, Applicant. Keller Main Street Depot LLC, Owner. (UDC-2511-0013)

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Aerial Map



Zoning Map



Zoned:
SF-8.4

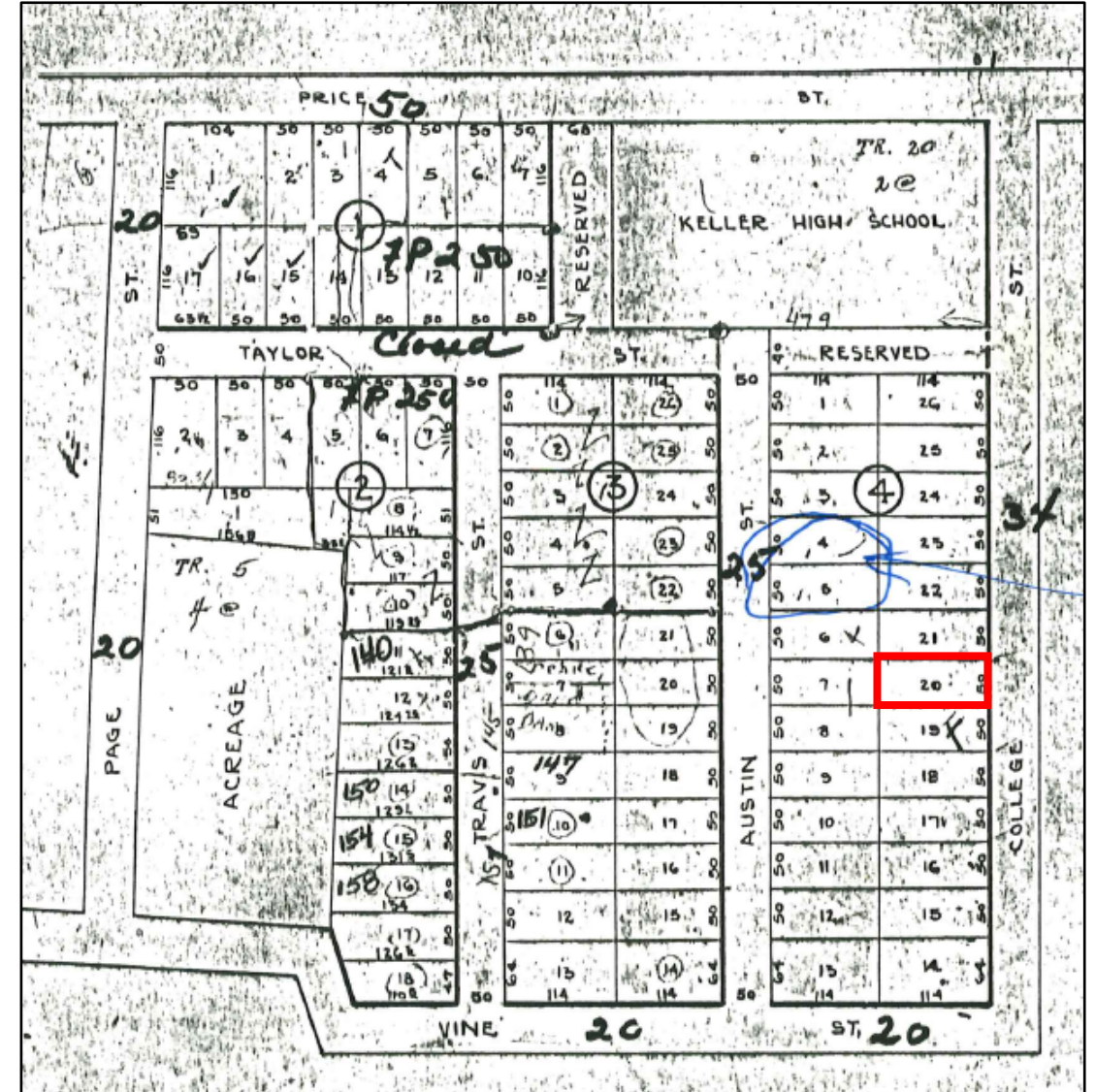
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Background:

Mays & Sweet Addition was originally platted in 1913. According to historical aerials, the property has been vacant since at least 2004.

The subject property is approximately 5,700 square feet. Under SF-8.4 zoning, the maximum lot coverage for the main building is 35%.

This limits the maximum building footprint allowed for the main home to 1,995 square feet.



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Site Plan:

The Applicant has submitted a building permit for staff review that shows a main home of approximately 2,358 square feet (41.4% of the total lot coverage).

The Applicant requests a variance to allow this 363-square-foot infringement rather than require them to redesign their building plans.

The proposed main home otherwise meets all other SF-8.4 zoning standards, including maximum height, setbacks and minimum dwelling size (UDC requirement is 1,400 square feet).

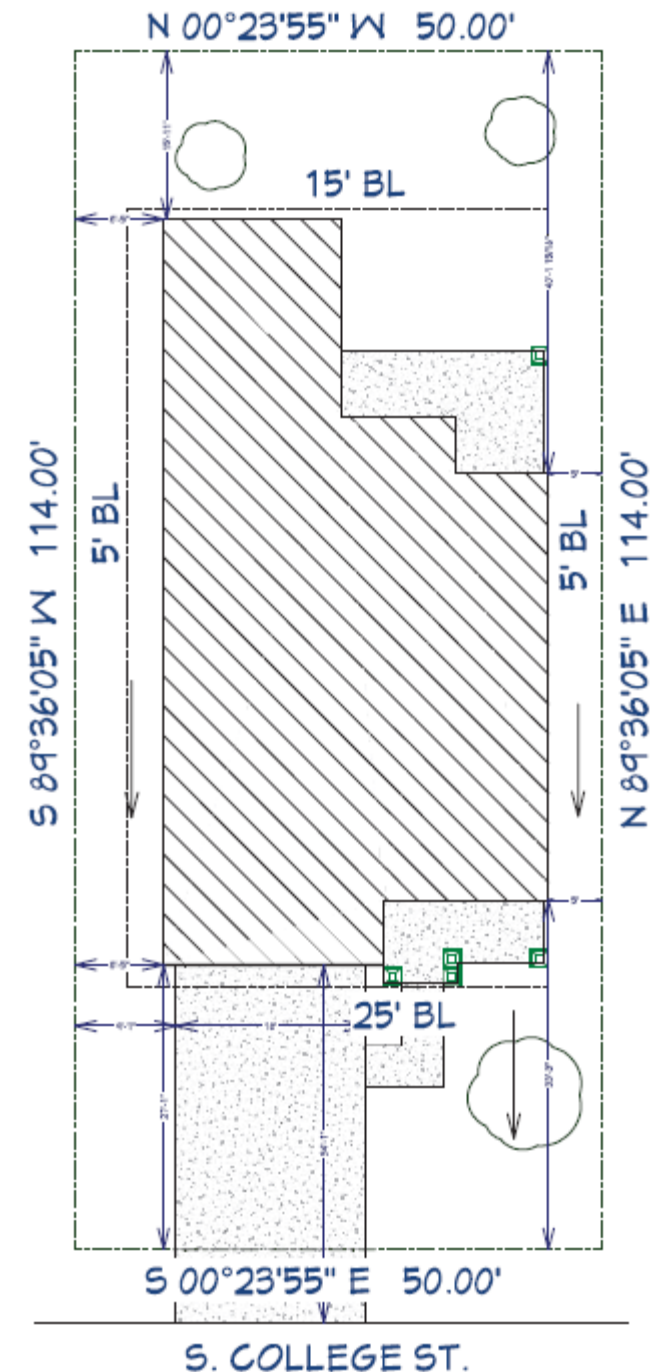
Lot Coverage

- UDC: 35% Main Structure/ 50% Total Lot Coverage
- Main Allowed: 1,995 sf
- Main: 2,358 sf

Lot Size: 5,700 sf

Lot Coverage Allowed: 2,850 sf

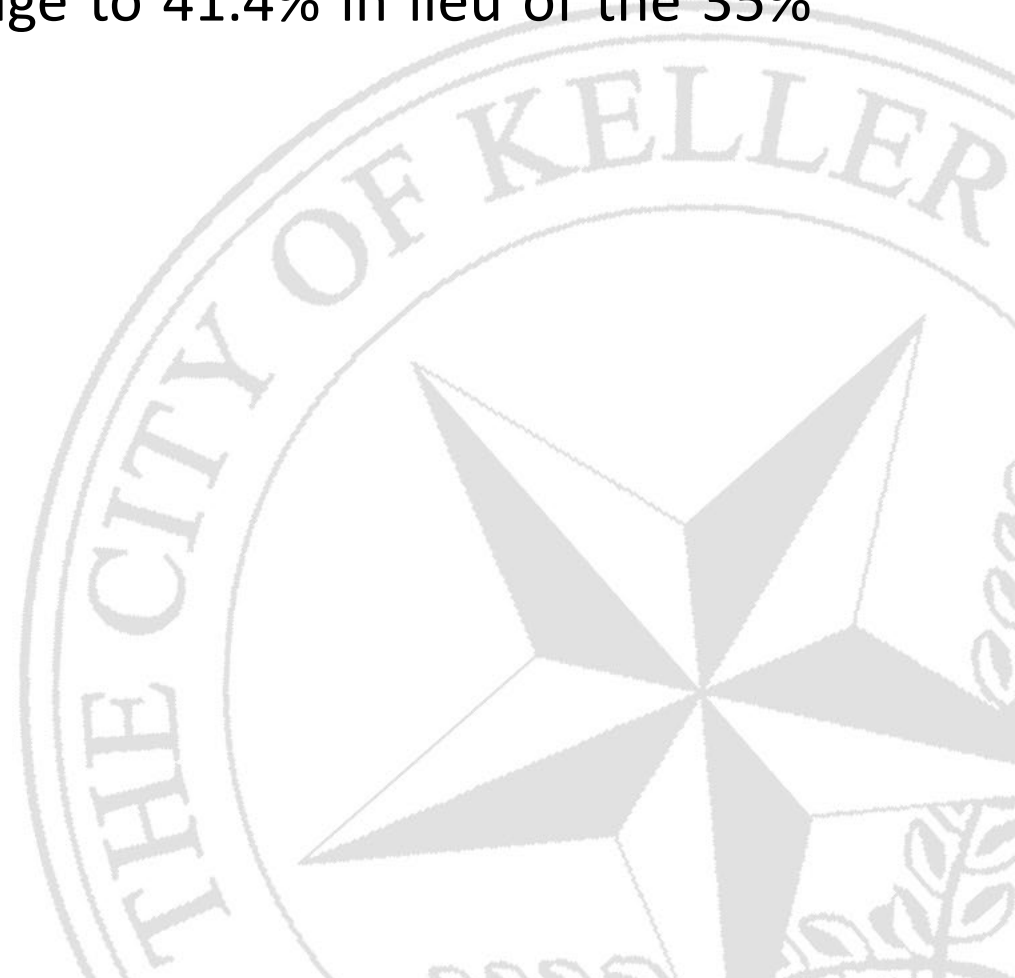
Total Lot Coverage= 2,841 sf (Main: 2,358 sf + Driveway: 483 sf)



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Request:

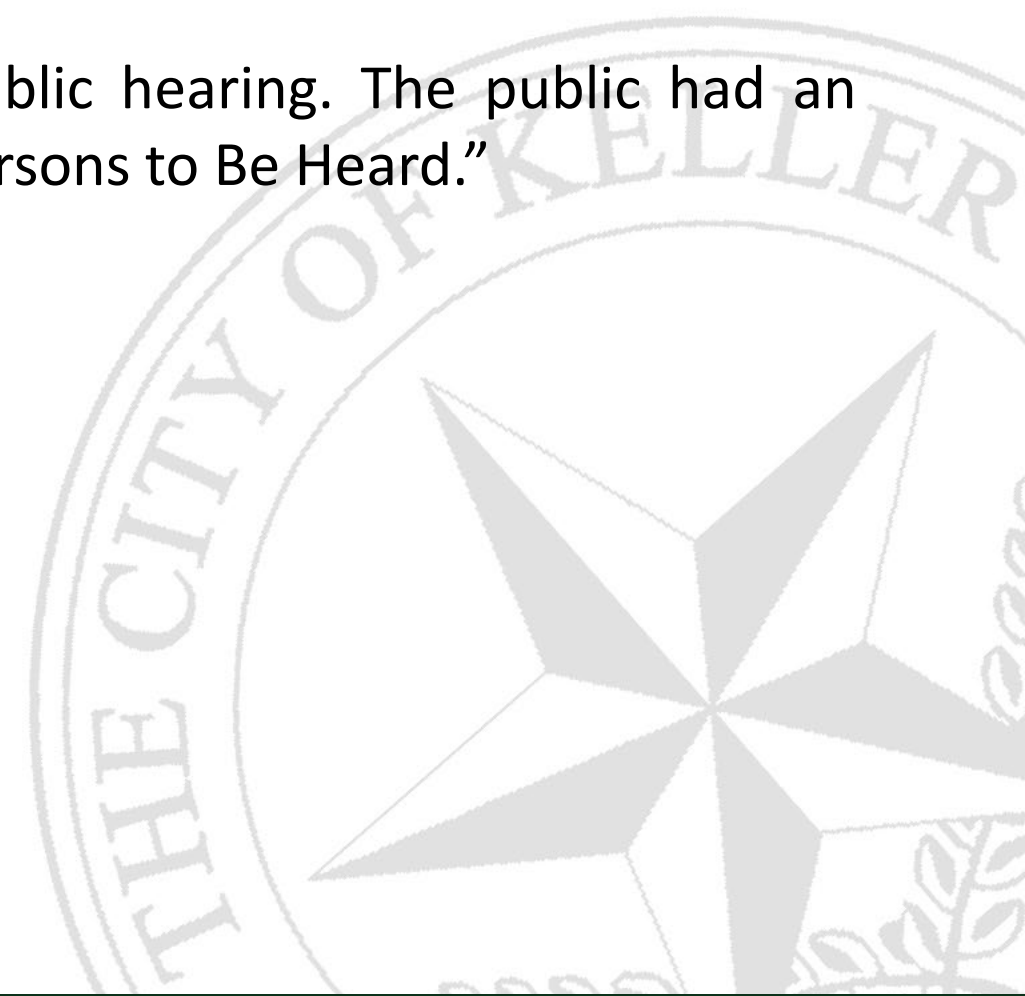
A variance to increase the main building lot coverage to 41.4% in lieu of the 35% requirement in the SF-8.4 zoning district.



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Citizen Input:

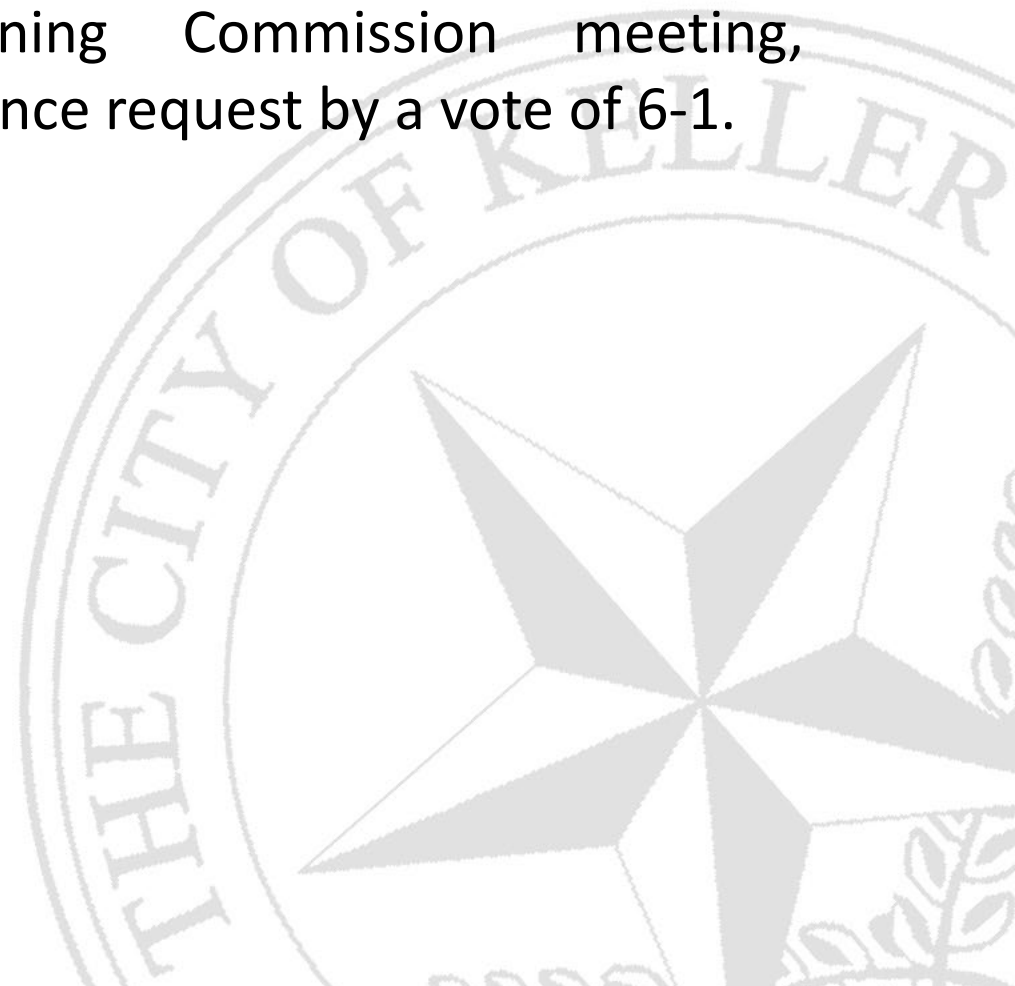
A UDC variance application does not require a public hearing. The public had an opportunity to speak on this agenda item during “Persons to Be Heard.”



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Planning and Zoning Commission Recommendation:

At the Dec. 9, 2025, Planning and Zoning Commission meeting, commissioners recommended approval of the variance request by a vote of 6-1.



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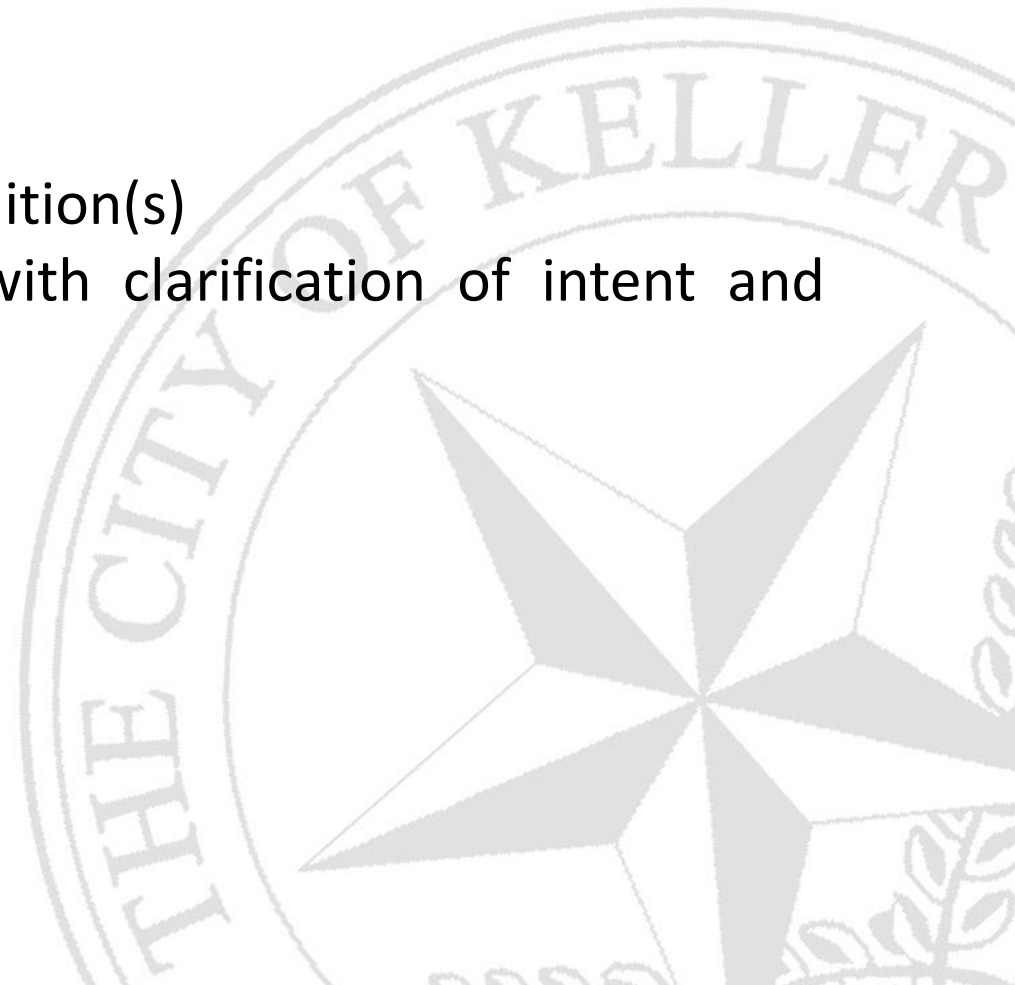
Section 2.07(A)(2) of the UDC lists criteria for approval of a variance, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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 UDC Variance application :

- 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?
Alexis Zimmerman
817-743-4130