

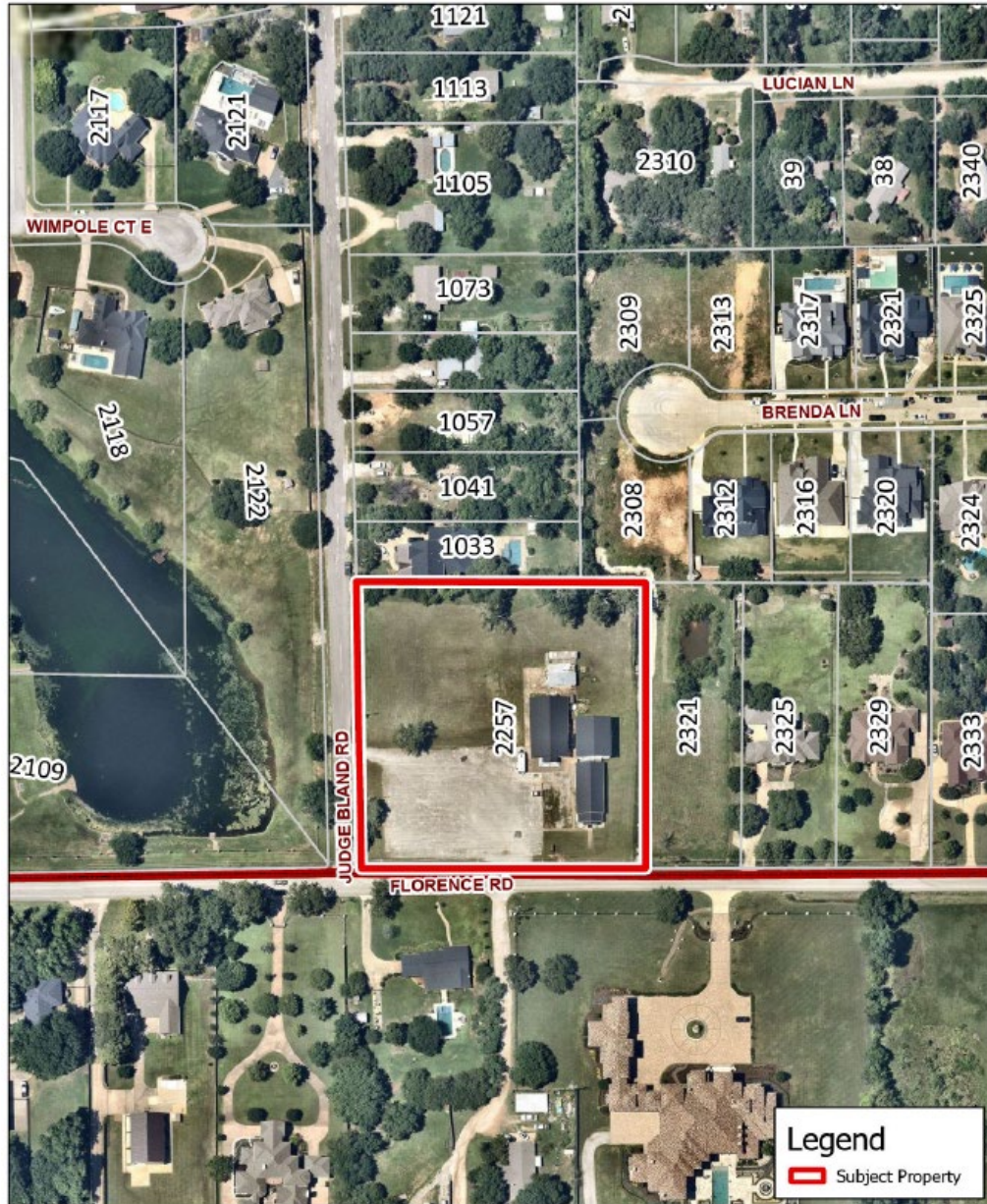
## Item H-5

PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 20,000 square-foot lots (SF-20) for a 2.54-acre lot, 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. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (ZONE-2502-0005)



# Item H-5

## Aerial Map



## Zoning Map

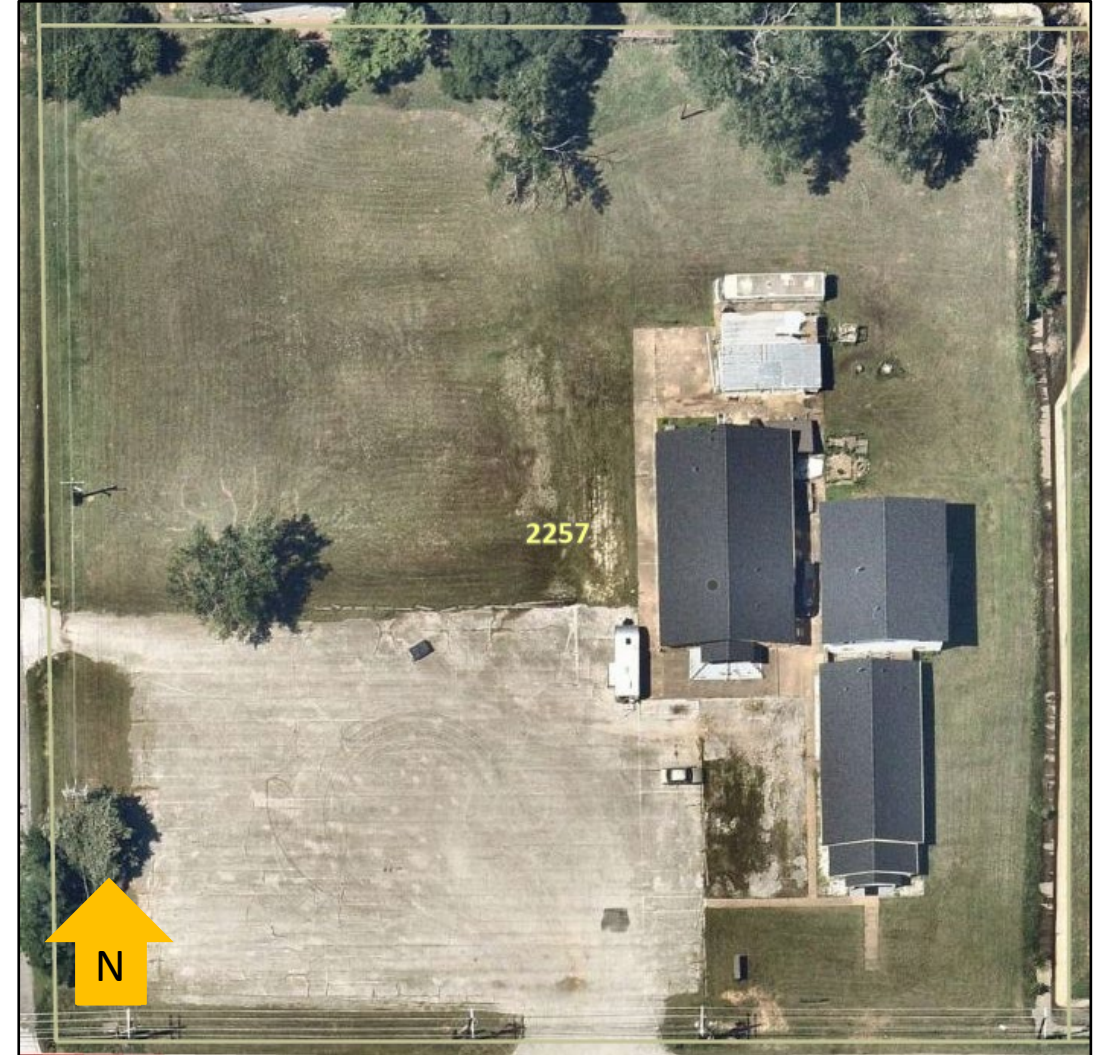




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### Background:

- The subject property was annexed into Keller in the late 1980s and automatically zoned SF-36.
- Roanoke Christian Center purchased the property in 1992 and operated on the property until 2017, when the facility converted to River of Grace church.





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### Background:

- The church ceased services a few years ago and has been renting the space out as a residential dwelling.
- There are four structures on the property, along with several trailers and a parking lot with approximately 40 spaces.





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## Zoning :

The subject property is zoned SF-36. The Applicant wishes to rezone the property from SF-36 to Single-Family Residential - 20,000 square-foot lots (SF-20) with the intention of subdividing it into four lots for single-family homes.



## 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)

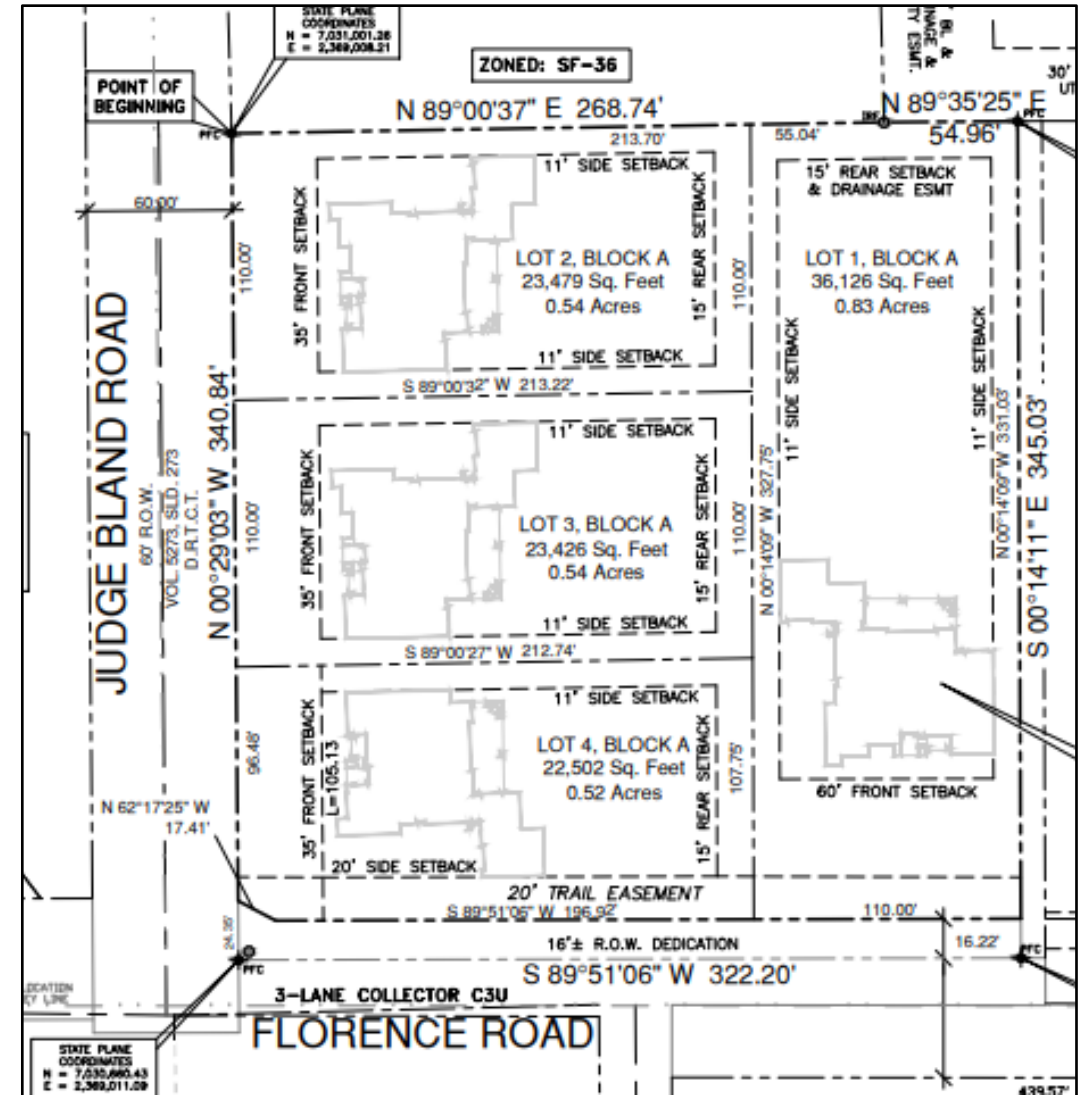
No FLUP amendment is requested with this zoning change request.



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### Site Design:

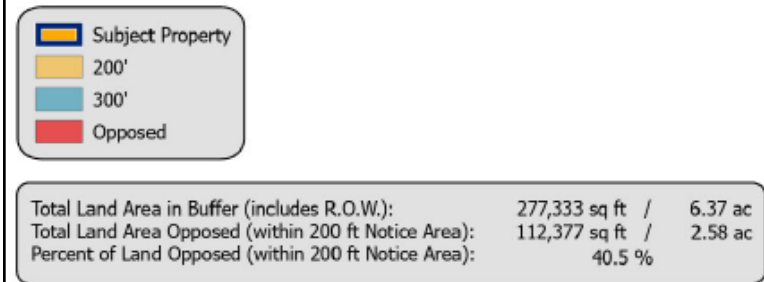
- Concept plan shows a 36,126-square-foot lot off Florence Road and 3 smaller lots ranging from 22,502 square feet to 23,479 square feet with access off Judge Bland Road.
- All four lots have widths that do not meet the minimum width of 120' for SF-20, so the Applicant has also submitted a plat application with variances.





received 4 signatures on a petition of opposition from property owners within the 200' buffer. A public hearing notice was posted on the site. The total percentage of opposition from the 200' buffer is 40.5%, so a supermajority is triggered.

Staff has received 4 signatures on a petition of opposition from property owners within the 200' buffer. Total percentage of opposition from within the 200' buffer is 40.5%, so a super-majority vote is triggered.

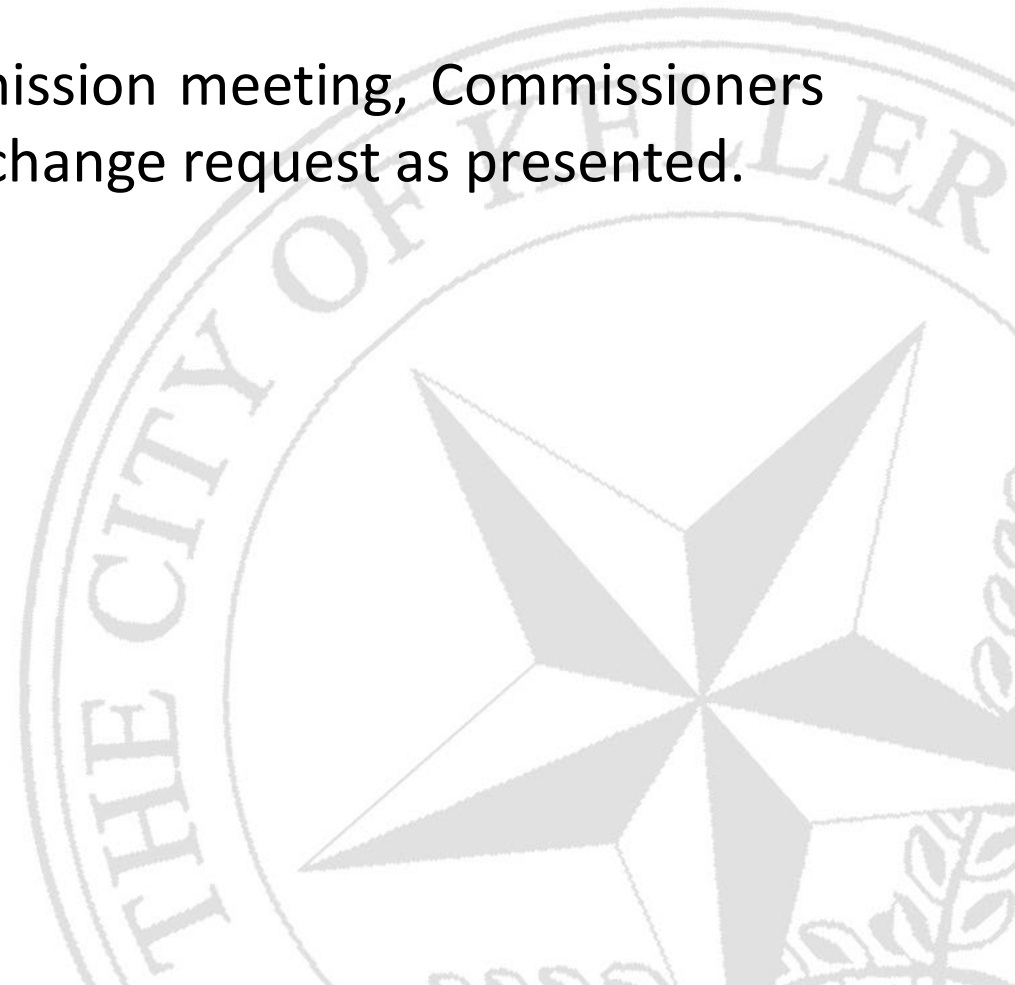




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### **Planning and Zoning Commission Recommendation:**

At the March 25, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the zoning change request as presented.



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Section 4.03 (A) of the UDC states that when considering an amendment to the zoning regulations or zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

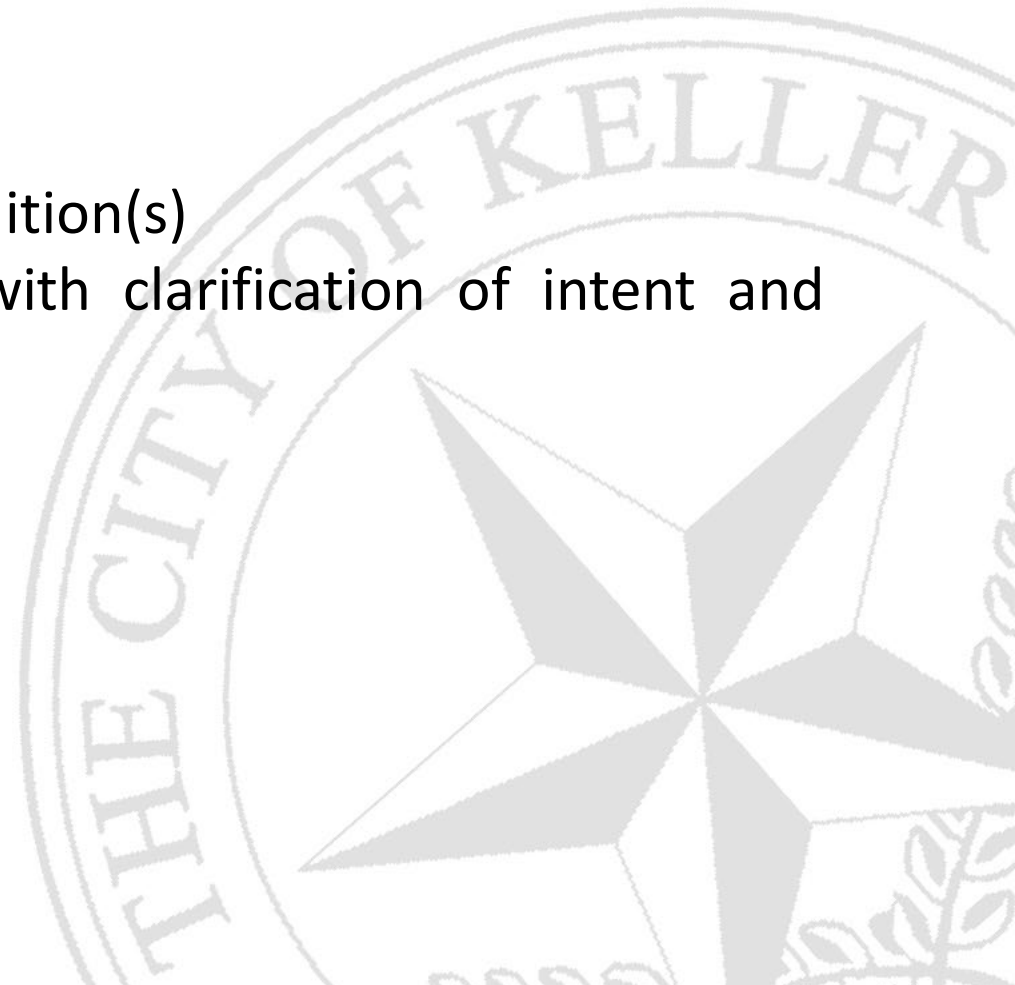
1. Appropriateness of all the uses permitted by the proposed change for the immediate area concerned, and the relationship of the proposed uses to the general area and to the City as a whole.
2. Agreement of the proposed change with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area.
3. The amount of vacant land currently classified for similar development in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
4. The rate at which land in the same zoning classification has recently been developed, particularly in the vicinity of the proposed change.
5. Effect on other areas designated for similar development if the proposed amendment is approved.
6. Conformity with the goals and objectives for future developments within the Future Land Use Plan for the City of Keller.
7. Any other factors which will substantially affect the health, safety, morals or general welfare of the citizens of the City of Keller.



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The City Council has the following options when considering a zoning change request:

- 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?**  
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**817-743-4130**

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