

## **Introduction**

We respectfully submit this narrative statement in support of our application for a zoning change to facilitate the redevelopment of the old Roanoke Christian Church site into a new residential development. This project aims to enhance the neighborhood by providing modern housing options that align with the community's needs and the City's long-term vision.

## **Statement of Need for the Proposed Zoning Change**

The proposed zoning change is necessary to transform the underutilized and aging Roanoke Christian Church site into a vibrant residential area. This change will address the increasing demand for housing in the city and revitalize a key location within our community. By converting this site, we will replace a dilapidated structure with high-quality residential units, thus contributing to the overall improvement of the neighborhood.

## **Compatibility with Surrounding Zoning and Land Uses**

The proposed residential zoning is highly compatible with the surrounding areas, which predominantly feature residential and mixed-use developments. The new residential project will seamlessly blend with the existing neighborhood character, promoting a cohesive and attractive urban environment. The design and scale of the new development will respect the architectural style and density of the surrounding properties, ensuring a harmonious integration.

## **Consistency with the City's Master Plan**

Our proposal aligns with the City's Master Plan by fostering sustainable urban growth, enhancing the housing stock, and promoting the efficient use of land within the city. The project supports the Master Plan's goals of increasing residential density in targeted areas, reducing urban sprawl, and creating walkable neighborhoods with accessible amenities. This development will provide high-quality housing options close to schools, parks, and commercial areas, contributing to the overall livability of the city.

## **Decision Criteria**

### **1. Appropriateness of Uses Permitted by the Proposed Change**

The residential uses permitted by the proposed zoning change are appropriate for the immediate area, which is characterized by similar residential developments. This change will enhance the overall quality of life in the neighborhood by providing modern housing options that meet current market demands. The project is in compliance with the Future Land Use Plan, which designates this area for residential growth.

### **2. Provision of Streets, Water Supply, Sanitary Sewers, and Other Utilities**

The proposed change is in accord with the City's plans for infrastructure development. The site is well-served by existing streets, and the proposed development will include

improvements to enhance traffic flow and safety. Adequate water supply and sanitary sewers are already in place, and any necessary upgrades will be integrated into the project, ensuring the availability of essential utilities.

### **3. Vacant Land Availability**

There is a limited amount of vacant land currently classified for similar residential development in the vicinity. This makes our project particularly valuable, as it utilizes a centrally located site that might otherwise remain underdeveloped. The unique location and size of the Roanoke Christian Church site make it an ideal candidate for redevelopment.

### **4. Recent Development Rates**

The rate of land development in the requested zoning classification has been steady, reflecting the ongoing demand for residential properties. This project will contribute to meeting that demand without overwhelming the market, providing a balanced and sustainable addition to the city's housing stock.

### **5. Impact on Other Designated Areas**

Approving this amendment will not adversely affect other areas designated for similar development. Instead, it will set a positive precedent for the thoughtful and strategic redevelopment of underutilized sites within the city. The project will enhance the attractiveness and desirability of the area, potentially stimulating further investment in nearby properties.

### **6. Factors Affecting Health, Safety, Morals, or General Welfare**

The proposed residential development will positively impact the health, safety, morals, and general welfare of the community. By replacing a deteriorating structure with a new, well-designed residential complex, the project will eliminate a potential eyesore and safety hazard. The development will also include features such as green spaces, pedestrian pathways, and enhanced lighting, all of which contribute to a safer and more pleasant environment for residents.

## **Conclusion**

In conclusion, the proposed zoning change is essential for the redevelopment of the old Roanoke Christian Church site into a vibrant residential community. This project will significantly benefit the neighborhood by providing high-quality housing, improving infrastructure, and enhancing the overall urban landscape. We respectfully request the Planning and Zoning Commission and City Council to approve this zoning change, enabling us to contribute positively to the future growth and prosperity of our city.

June 20 2024

City of Keller  
Planning and Zoning Commission  
1100 Bear Creek Parkway  
Keller, TX 76248

Dear Members of the Planning and Zoning Commission,

I am writing to offer my enthusiastic support for the zoning change request submitted by PentaVia for the redevelopment of the old Roanoke Christian Church site at 2257 Florence. As a neighboring property owner on 2321 Florence Rd, I have reviewed the project narrative and believe this development will bring significant benefits to our community.

The thoughtfully planned design and scale of the development will integrate smoothly with the existing residential properties, enhancing our neighborhood's overall aesthetic and cohesion. This project will undoubtedly be a valuable addition to our community.

As a neighbor, I am excited about the positive changes this development will bring. The new residential complex will improve the appearance of our neighborhood and create a safer, more pleasant environment for all residents.

Additionally, this project has the potential to stimulate further investment in our area, promoting economic growth and revitalization. By setting a positive example for the redevelopment of underutilized properties, it will encourage other improvements and benefit the broader Keller community.

I fully support Curt and his team's zoning change request and urge the Planning and Zoning Commission to approve this application. The proposed development at 2257 Florence represents a valuable opportunity to enhance our neighborhood and contribute to Keller's long-term growth and prosperity.

Thank you for considering this letter of recommendation.

Sincerely,

Basem Nimri

8179885121

**2257 Florence Road**

Being a lot, tract or parcel of land situated in the Josiah Walker Survey, Abstract No. 1604, City of Keller, Tarrant County, Texas, and being a tract of land conveyed to Roanoke Christian Church, by deed recorded in Volume 10887, Page 1577, Deed Records, Tarrant County, Texas, less that portion conveyed to Basim Nimri as recorded in Clerk's File No. D221154589, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the intersection of the North right of way line of Florence Road (variable width right of way) and the East right of way line of Judge Bland Road (variable width right of way);

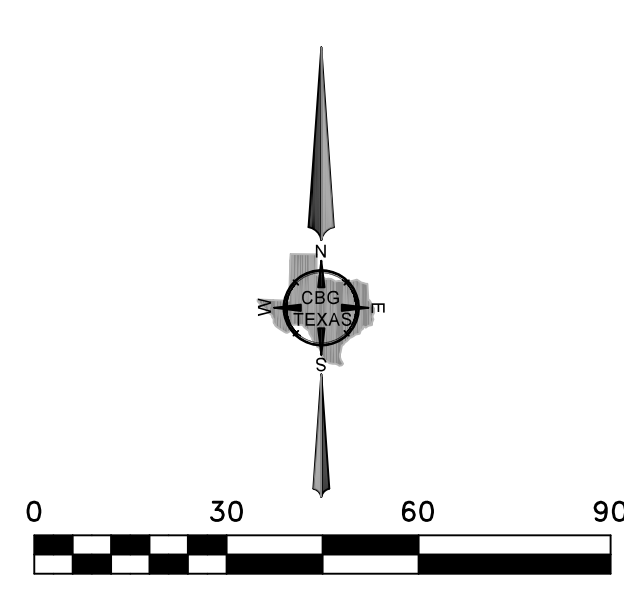
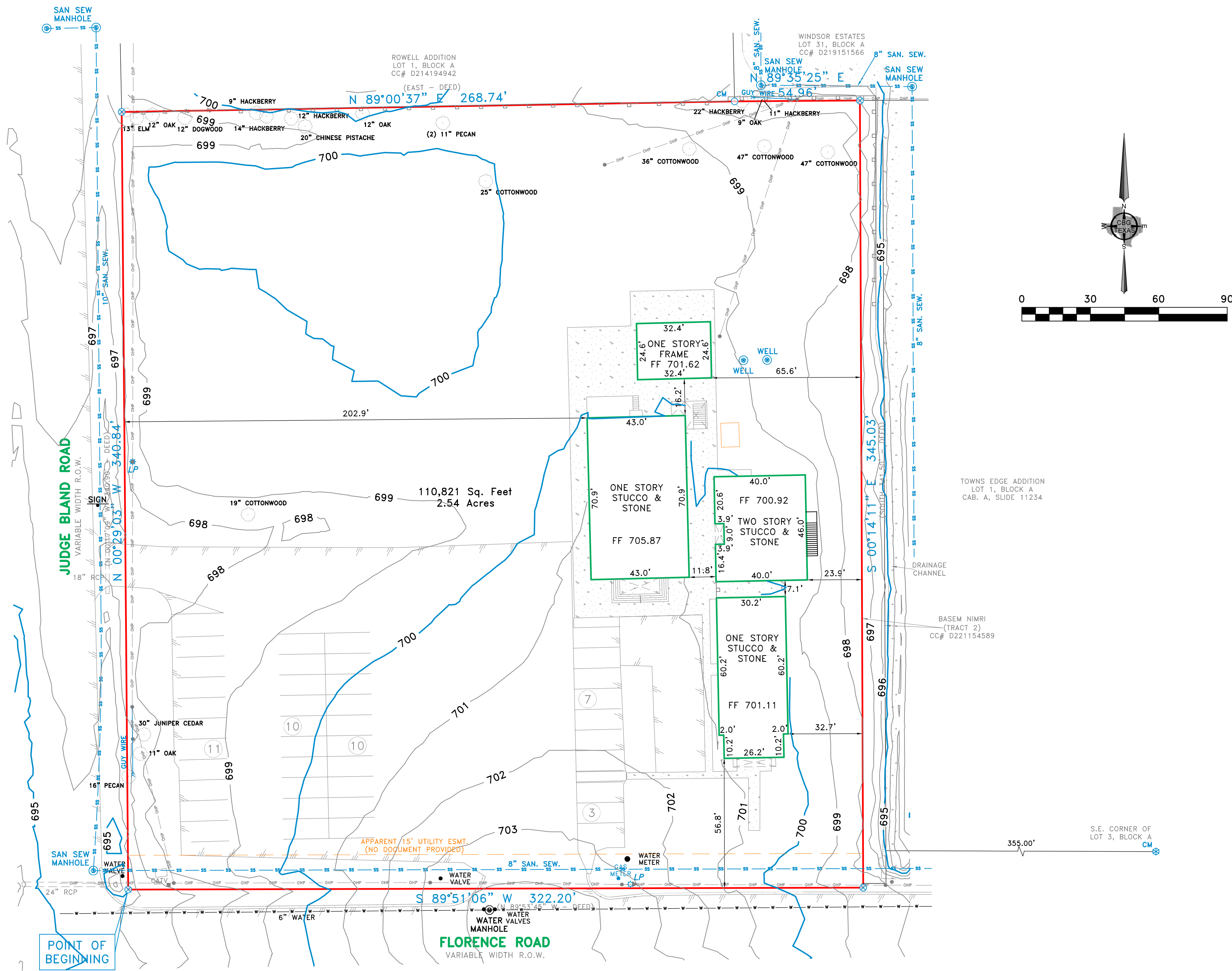
THENCE North 00 degrees 29 minutes 03 seconds West, along the East right of way line of said Judge Bland Road, a distance of 340.84 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of Lot 1, Block A of Rowell Addition, an addition to the City of Keller, Tarrant County, Texas, according to the map thereof recorded in Clerk's File No. D214194942, Map Records, Tarrant County, Texas;

THENCE North 89 degrees 00 minutes 37 seconds East, along the South line of said Rowell Addition, a distance of 268.74 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Lot 31, Block A of Windsor Estates, an addition to the City of Keller, Tarrant County, Texas, according to the map thereof recorded in Clerk's File No. D219151566, Map Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 25 seconds East, along the South line of said Windsor Estates, a distance of 54.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of that tract of land conveyed to Basim Nimri, by deed recorded in Clerk's File No. D221154589, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 14 minutes 11 seconds East, along the West line of said Nimri tract, a distance of 345.03 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of said Florence Road;

THENCE South 89 degrees 51 minutes 06 seconds West, along the North right of way line of said Florence Road, a distance of 322.20 feet to the POINT OF BEGINNING and containing 110,821 square feet or 2.54 acres of land.



**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to PentaVia Custom Homes, LLC and Sendra Title Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property location at 2257 Florence Road described in Volume 10887, Page 1577, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48439C0080K) pursuant to the Flood Disaster Protection Act of 1973 (9/25/2009)

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 27th day of June, 2024.

*Bryan Connally*  
Registered Professional Land Surveyor



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 5791, PG. 526

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE  
NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊙	5/8" ROD FOUND
⊙	FENCE POST CORNER
⊙	"x" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊙	FIRE HYDRANT
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	FIRE FENCE

	1413 E. IH-30, Ste. 7 Garland, TX 75043 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbgtllc.com
SCALE: 1" = 30' DATE: 6/27/2024 JOB NO.: 2408389 G.F. NO.: 2400894-WECA DRAWN: TO	ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

**TEXAS LAND TITLE SURVEY**

JOSIAH WALKER SURVEY, ABSTRACT NO. 1604

CITY OF KELLER, TARRANT COUNTY, TEXAS

2257 FLORENCE ROAD