Introduction
We are pleased to submit this updated narrative statement in support of our application for a zoning change to facilitate the redevelopment of the former Roanoke Christian Church site into a new residential community. Our project aims to enrich the neighborhood by offering modern housing options that cater to the evolving needs of the community and align with the City's long-term development goals.

Justification for the Proposed Zoning Change
The requested zoning change will allow for the thoughtful redevelopment of an underutilized site into a vibrant residential area that enhances the neighborhood's overall character. The transition to residential zoning will address the growing demand for quality housing while replacing an outdated structure with a carefully planned development that aligns with the City's vision for responsible growth.

Addressing Prior Concerns
In response to concerns expressed during the previous application review, we have refined our proposal to ensure alignment with the City Council's expectations:

- **FLUP**: This request conforms to the City's future land use plan FLUP.
- **SF20 Zoning Request**: Per the staff's recommendation, SF20 zoning is required with variances to the lot widths. Variance request for UDC- lot size: front lot width minimum is 120'. We are requesting lots 1-3 to have a minimum lot width of 110' and lot 4 to have minimum width to be 105' across vs. 120' requirement. This adjustment will allow for better lot utilization and overall site layout while maintaining neighborhood character as well as maintaining the integrity of the Keller trail system.
- **Compliance with Zoning Standards**: The revised proposal ensures that the plat complies with SF20 zoning standards, addressing prior concerns where only one lot met the SF25 minimums.
- **Community Perception**: While a group of residents has expressed general opposition to downzoning, we have incorporated thoughtful design elements to elevate the project's quality. By delivering our absolute best product, we aim to set a positive example for redevelopment and ensure community support.

Compatibility with Surrounding Land Uses
The proposed residential project is compatible with surrounding neighborhoods, which primarily feature single-family homes. The design and scale of the development have been carefully considered to integrate seamlessly into the existing character of the area. Variances requested for setbacks will allow us to achieve a cohesive layout without compromising the quality or aesthetics of the community.

Alignment with the City's Master Plan
Our proposal remains consistent with the City's Master Plan by:

- Promoting sustainable growth through redevelopment of an underutilized site.
- Improving the housing stock to meet the city's evolving needs.
- Enhancing livability by providing walkable, family-oriented housing close to existing amenities like schools, parks, and commercial areas.

Conclusion
The proposed zoning change is crucial for transforming the former Roanoke Christian Church site into a vibrant residential community. This project represents an opportunity to enrich the neighborhood by providing high-quality housing, improving infrastructure, and revitalizing a key location. By addressing previous concerns and delivering a thoughtfully designed development, we aim to make a meaningful contribution to the City's growth and prosperity. We respectfully request the Planning and Zoning Commission and City Council's approval to move this project forward.

No.	REVISIONS/ SUBMISSIONS	Date

AMORA SURVEY
ABSTRACT NO. 1389

APPROX. LOCATION OF SURVEY LINE

JOSIAH WALKER SURVEY
ABSTRACT NO. 1604

10' UTILITY ESMT.

35' BL

46' BL & DRAINAGE & UTILITY ESMT.

7.5' DRAINAGE ESMT.

7.5' DRAINAGE ESMT.

ZONED: SF-36

46' BL & DRAINAGE & UTILITY ESMT.

30' DRAINAGE & UTILITY ESMT.

10' DRAINAGE ESMT

TEXAS ONE CALL SYSTEM
1-800-344-8377
STOP-CALL BEFORE YOU DIG!

N

0 30 60

STATE PLANE COORDINATES
N = 7,031,001.26
E = 2,369,008.21

POINT OF BEGINNING

PFC

ZONED: SF-36

N 89°00'37" E 268.74'

213.70'

55.04'

IRF

N 89°35'25" E
54.96'

PFC

STATE PLANE COORDINATES
N = 7,031,006.29
E = 2,369,331.87

60.00'

11' SIDE SETBACK

35' FRONT SETBACK

15' REAR SETBACK & DRAINAGE ESMT

LOT 2, BLOCK A
23,479 Sq. Feet
0.54 Acres

LOT 1, BLOCK A
36,126 Sq. Feet
0.83 Acres

15' REAR SETBACK

11' SIDE SETBACK

11' SIDE SETBACK

110.00'

110.00'

S 89°00'32" W 213.22'

11' SIDE SETBACK

35' FRONT SETBACK

15' REAR SETBACK

LOT 3, BLOCK A
23,426 Sq. Feet
0.54 Acres

11' SIDE SETBACK

110.00'

110.00'

N 00°14'09" W 327.75'

11' SIDE SETBACK

N 00°14'09" W 331.03'

11' SIDE SETBACK

JUDGE BLAND ROAD

60' R.O.W.
VOL. 5273, SLD. 273
D.R.T.C.T.

N 00°29'03" W 340.84'

110.00'

S 89°00'27" W 212.74'

S 00°14'11" E 345.03'

ZONED: SF-36

ZONED: SF-36

11' SIDE SETBACK

35' FRONT SETBACK

L=105.13

LOT 4, BLOCK A
22,502 Sq. Feet
0.52 Acres

15' REAR SETBACK

96.48'

107.75'

60' FRONT SETBACK

NOTE:
HOUSE FOOTPRINT SHOWN IS APPROX. 4,000 SF AND IS FOR INFORMATIONAL PURPOSES ONLY.

N 62°17'25" W
17.41'

20' SIDE SETBACK

20' TRAIL EASEMENT

S 89°51'06" W 196.92'

110.00'

24.35'

16'± R.O.W. DEDICATION

16.22'

PFC

PFC

S 89°51'06" W 322.20'

APPROX. LOCATION OF SURVEY LINE

3-LANE COLLECTOR C3U

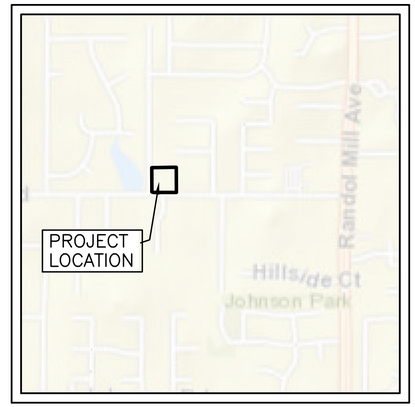
FLORENCE ROAD

STATE PLANE COORDINATES
N = 7,030,660.43
E = 2,369,011.09

STATE PLANE COORDINATES
N = 7,030,661.27
E = 2,369,333.29

439.57'

JOHN J. FRESHOUR SURVEY
ABSTRACT NO. 521



LOCATION MAP
SCALE: 1"=1000'

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493

Date 01-06-25

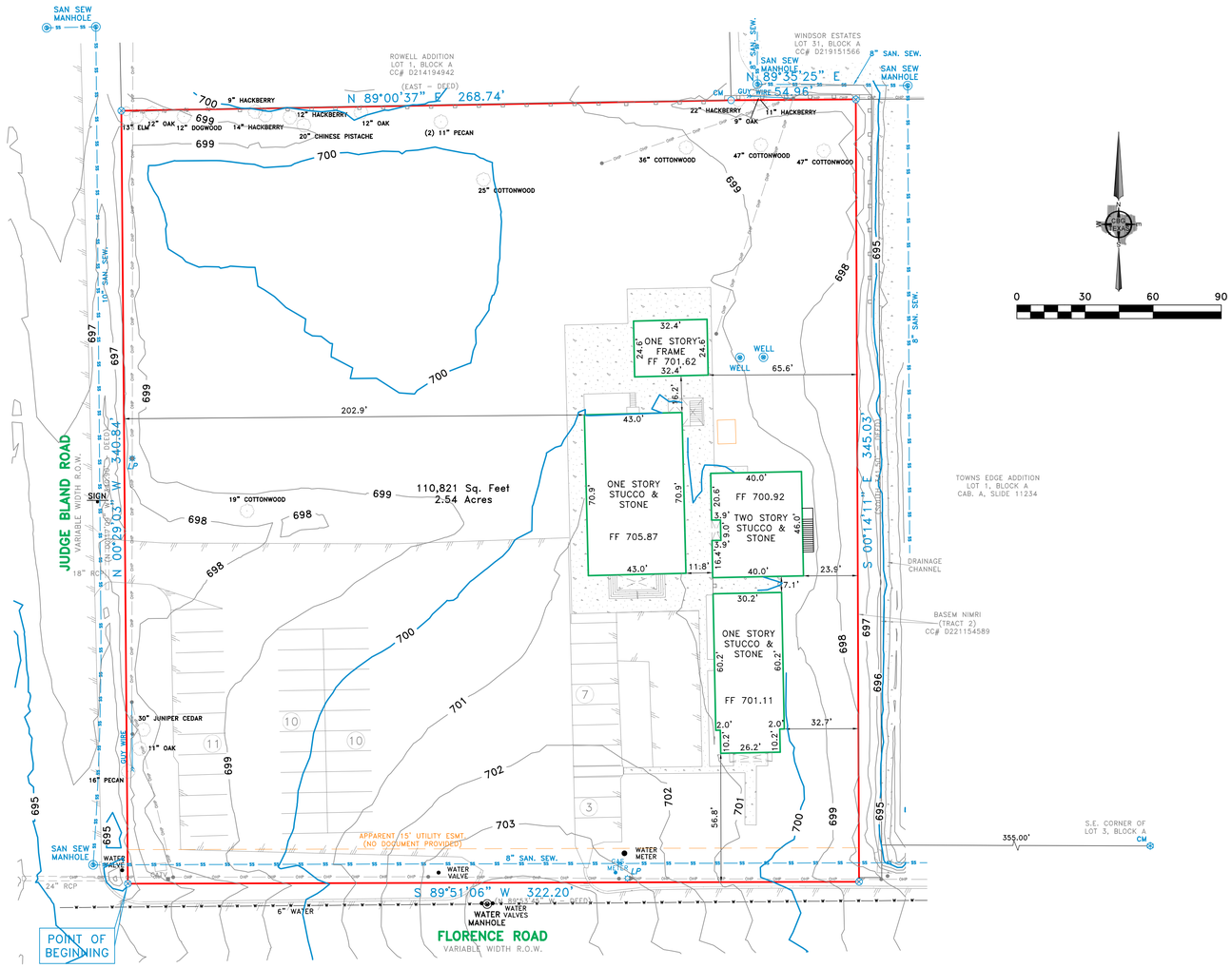
THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

PENTAVIA
LOTS 1 - 4, BLOCK A
ROANOKE CHRISTIAN CENTER ADDITION
JOSIAH WALKER SURVEY, ABSTRACT 1604
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
2.54 ACRES OF LAND
CURRENT ZONING - "SF-36"

SITE PLAN

DESIGNED	TLH	SCALE	1"=30'	PROJECT NO.	SHEET DS-1
DRAWN	SDS	DATE	01-06-25		of
CHECKED	TLH				



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 Basem 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 Sendera 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

STATE OF TEXAS
REGISTERED
BRYAN CONNALLY
5513
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.

SENDERA TITLE

Texas 811 Know what's below. Call 811 Before You Dig

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

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
PE - POOL EQUIPMENT
COLUMN
AC - AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

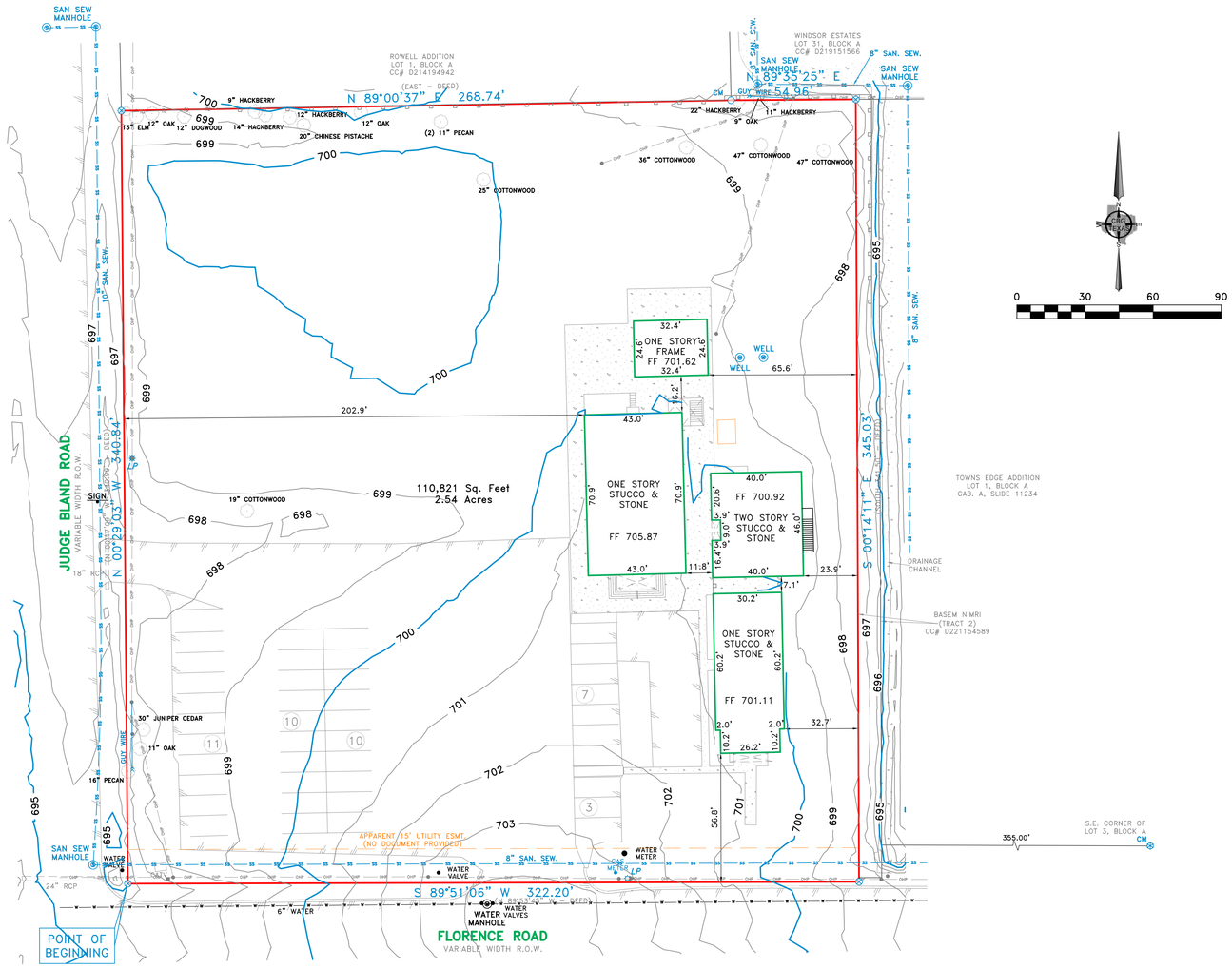
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	6/27/2024	2408389	2400894-WECA	TO

TEXAS LAND TITLE SURVEY

JOSIAH WALKER SURVEY, ABSTRACT NO. 1604

CITY OF KELLER, TARRANT COUNTY, TEXAS

2257 FLORENCE ROAD



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EXECUTED this 27th day of June, 2024.

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