

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A VARIANCE REQUEST RELATED TO MAXIMUM MAIN BUILDING LOT COVERAGE FOR ONE LOT IN THE MAYS & SWEET ADDITION, ON PROPERTY LEGALLY DESCRIBED AS LOT 20, BLOCK 4, MAYS & SWEET ADDITION, BEING APPROXIMATELY 0.13 ACRES, LOCATED ON THE WEST SIDE OF COLLEGE STREET, APPROXIMATELY 568 FEET SOUTHWEST OF THE INTERSECTION OF KELLER PARKWAY AND COLLEGE STREET, ZONED SINGLE-FAMILY 8,400 SQUARE-FOOT LOTS OR GREATER (SF-8.4), AND ADDRESSED AS 144 COLLEGE STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Frank Atherton, Applicant, and Keller Main Street Depot, LLC, Owner, have submitted a Unified Development Code application for a variance request related to maximum main building lot coverage for 144 College Street in the Mays & Sweet Addition (UDC-2511-0013); and

WHEREAS, the Unified Development Code does not require public hearings for Unified Development Code variance requests; and

WHEREAS, the City Council does find that the request meets the criteria to grant variances per Section 2.07 of Unified Development Code (UDC).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, one variance to the Unified Development Code, Article 8 – Zoning Districts, Section 8.11 – Single-Family Residential 8,400 Square-Foot Lots, for one lot in the Mays & Sweet Addition, to increase the maximum main building lot coverage to 41.4% in lieu of the required 35%, on property legally described as Lot 20, Block 4, Mays & Sweet Addition, being approximately 0.13 acres, located on the west side of College Street, approximately 568 feet southwest of the intersection of Keller Parkway and College Street, zoned Single-Family 8,400 Square-Foot Lots or Greater (SF-8.4), and addressed as 144 College Street, is hereby approved.

AND IT IS SO RESOLVED.

Passed by a vote of \_\_\_ to \_\_\_ on this the 6th day of January 2026.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney