

## Item H-3

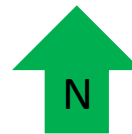
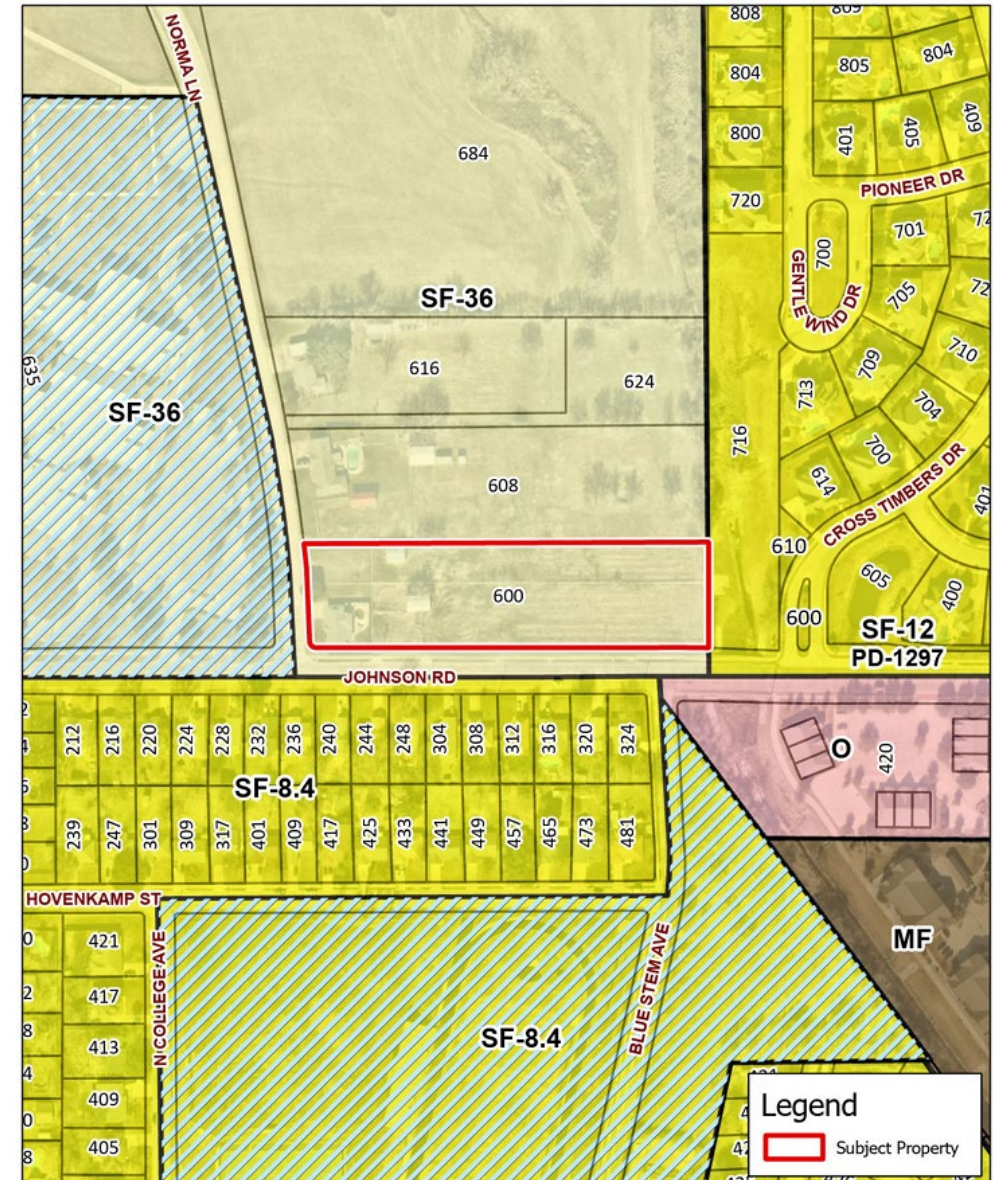
**PUBLIC HEARING:** Consider a resolution approving a Final Plat with variances for Lots 1, 2 and 3, Block A of the Hill Family Addition subdivision, being 2.784 acres, located at the northeast corner of the Norma Lane and Johnson Road intersection, being a replat of Lots 1 and 2, Block 2 of the Harvel's Addition subdivision, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 600 Norma Lane. David Lewis, Applicant. Cody Hill, Owner. (PLAT-2604-0005)

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## Aerial Map



## Zoning Map



Zoned: SF-36

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## Background:

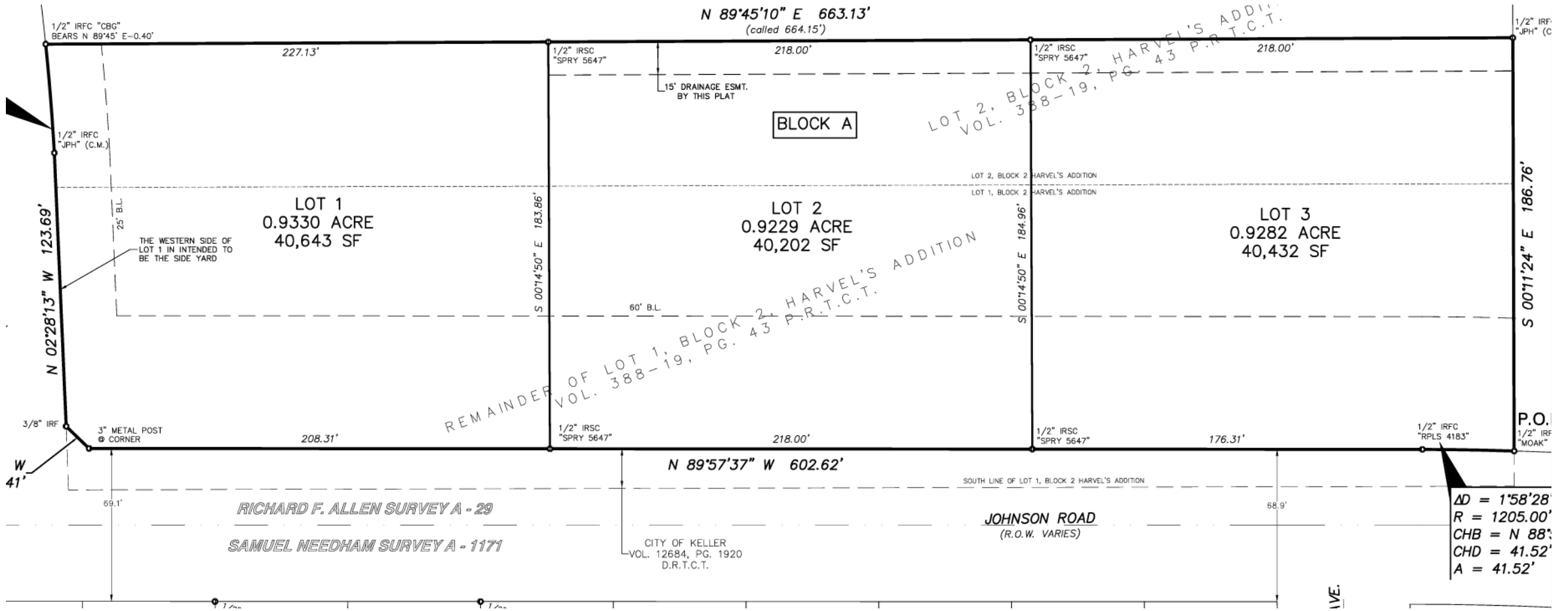
The subject property was platted in 1959. There is currently one single-family home and three accessory structures on the lot.



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## Background:

The purpose of this replat is to subdivide the existing 2.78-acre property into three single-family residential lots. The application includes variance requests to Section 8.04 of the Unified Development Code. All lots meet the minimum lot size of 36,000 square feet.



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## Zoning and Future Land Use Plan (FLUP):

The property is zoned Single-Family 36,000 minimum square-foot lots (SF-36), and designated Medium-Density Single Family (MD-SF) on the Future Land Use Plan (FLUP).

## Surrounding Zoning and FLUP

### Designations:

North: SF-36/MD-SF

South: SF-8.4 & MF/HD-SF & MU

East: SF-12 (PH-3297)/HD-SF

West: SF-36 (KISD overlay)/Semi-Public (SP)



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### **Drainage and Utilities:**

The applicant has provided the drainage plans supporting this application that meet the requirements of the UDC.

A utility plan has not been submitted with this application. The utility plans are to be submitted with the building permits at the time of development. The applicant has provided a written statement indicating that both the property owner and home builder have been made aware of this requirement. A note has been included on the plat sheet stating that “builders will be responsible for extending utilities to the newly created lots.”

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### **Lots: VARIANCE REQUESTED**

Per UDC Section 8.04(4)(a), the minimum lot depth is 200' in the SF-36 zoning district. The applicant has requested the following variances:

1. To allow Lot 1 to have a minimum lot depth of 182.82' in lieu of the 200' depth requirement
2. To allow Lot 2 to have a minimum lot depth of 183.86' in lieu of the 200' depth requirement
3. To allow Lot 3 to have a minimum lot depth of 184.96' in lieu of the 200' depth requirement

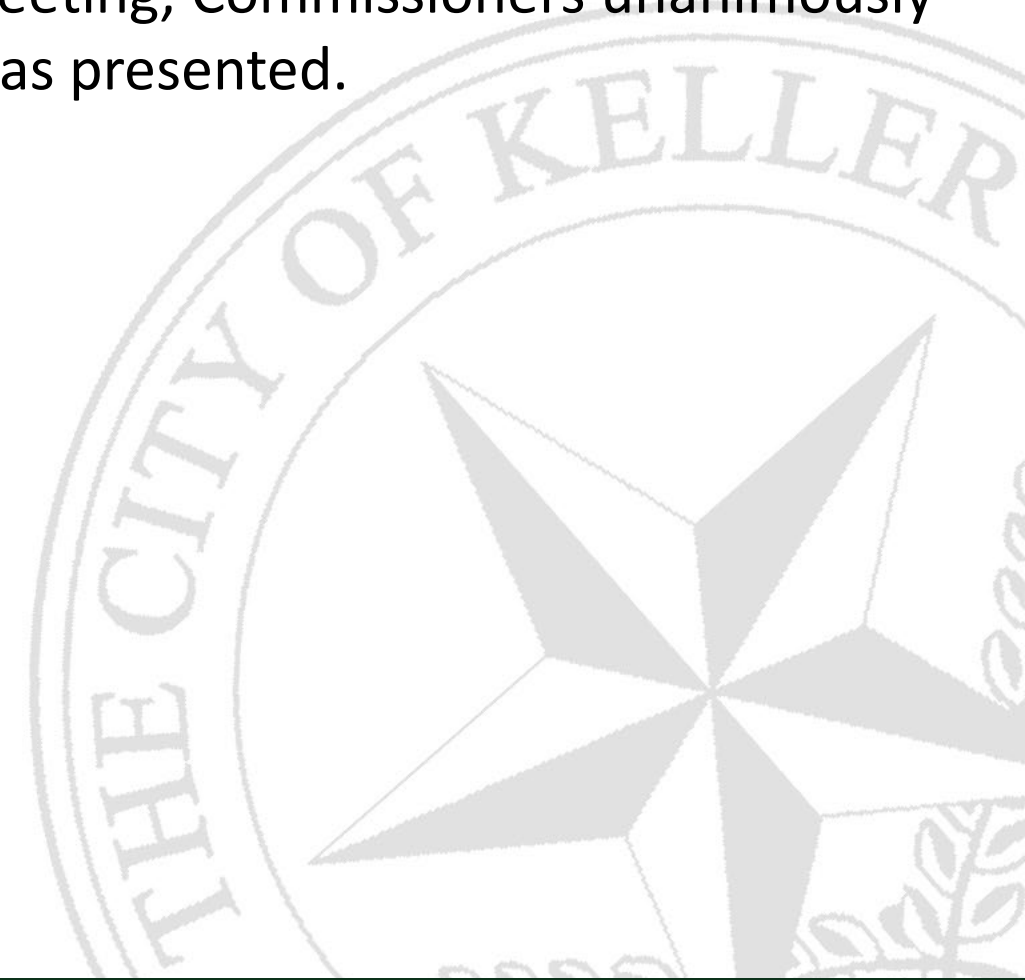
The application meets all other requirements in the SF-36 Zoning District guidelines.



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

At the June 9, 2026 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Final Plat with variances as presented.



## Item E-7

Section 2.07 (A)(2) of the UDC states that when considering a Final Plat with variances, 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 final plat with variances:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
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