

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A FINAL PLAT WITH FOUR VARIANCES FOR THE ROANOKE CHRISTIAN CENTER ADDITION A PROPOSED RESIDENTIAL SUBDIVISION WITH FOUR SINGLE-FAMILY LOTS, ON 2.54 ACRES OF LAND, 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 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Roanoke Christian Center, Owner, and Curt Dubose, Pentavia Custom Homes, Applicant, have submitted a Final Plat application with four variances (PLAT-2503-0007); and

WHEREAS, the City Council does find that the request meets the intent of the 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, a Final Plat with four variances for the Roanoke Christian Center Addition a proposed residential subdivision with four single-family lots, on 2.54 acres of land, 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, is approved with the following variances:

1. Lot 1 shall be allowed to have a minimum lot width of 110' in lieu of the 120' width requirement in Unified Development Code (UDC) Section 8.07(4)(1).
2. Lot 2 shall be allowed to have a minimum lot width of 110' in lieu of the 120' width requirement in Unified Development Code (UDC) Section 8.07(4)(1).
3. Lot 3 shall be allowed to have a minimum lot width of 110' in lieu of the 120' width requirement in Unified Development Code (UDC) Section 8.07(4)(1).

4. Lot 4 shall be allowed to have a minimum lot width of 105' in lieu of the 120' width requirement in Unified Development Code (UDC) Section 8.07(4)(1).

AND IT IS SO RESOLVED.

Passed by a vote of \_ to \_ on this the 15th day of April 2025.

CITY OF KELLER, TEXAS

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

ATTEST:

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

Approved as to Form and Legality:

\_\_\_\_\_  
L. Stanton Lowry, City Attorney