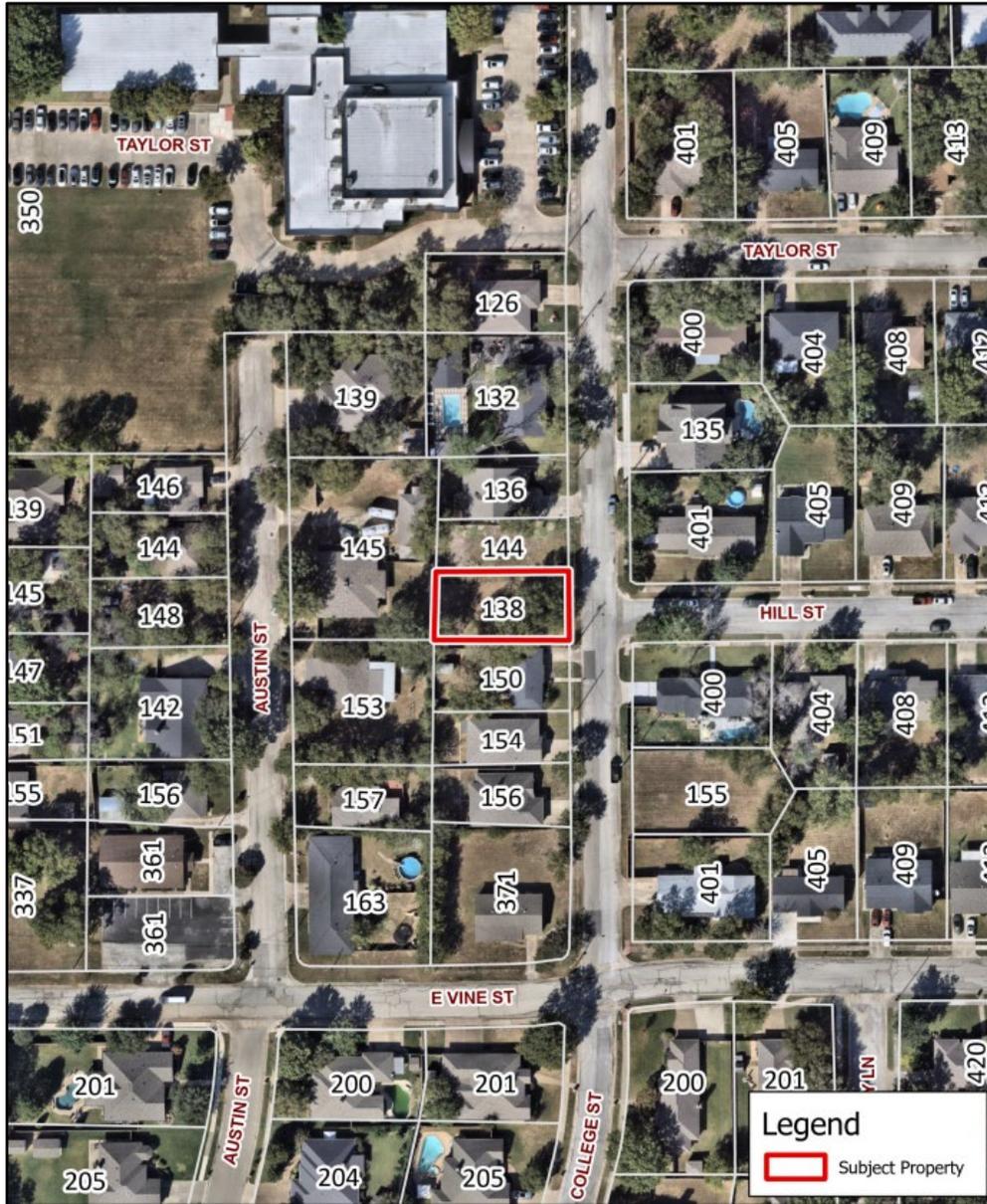


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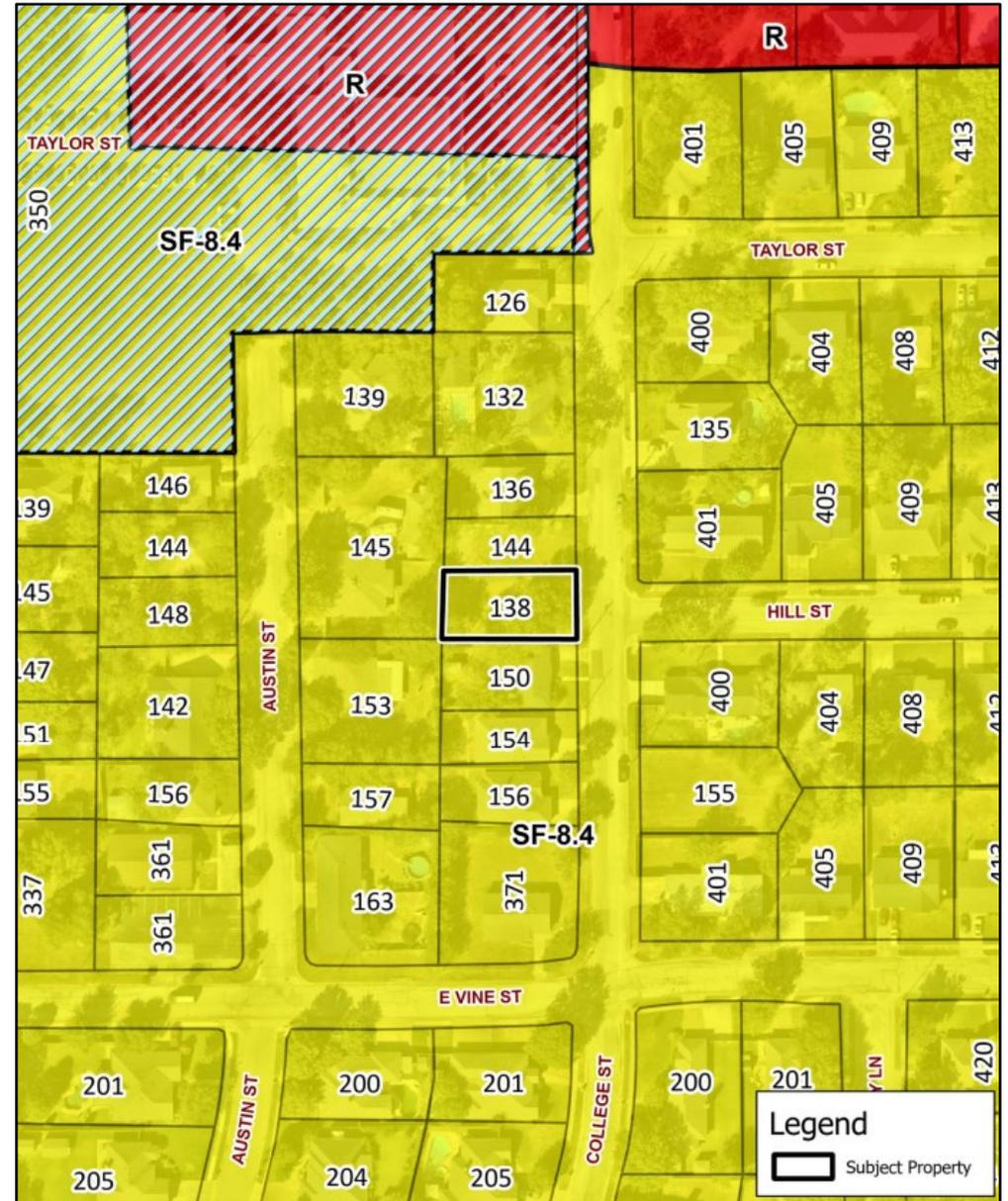
Consider a resolution approving a variance request related to maximum main building lot coverage for one lot in the Mays & Sweet Addition, on the property legally described as Lot 19, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 600 feet south from the intersection of Keller Parkway and College Street, zoned Single-Family 8,400 square-foot lots or greater (SF-8.4), and addressed as 138 College Street. Frank Atherton, Applicant. Keller Main Street Depot LLC, Owner. (UDC-2601-0001)

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Aerial Map



Zoning Map



Zoned:
SF-8.4

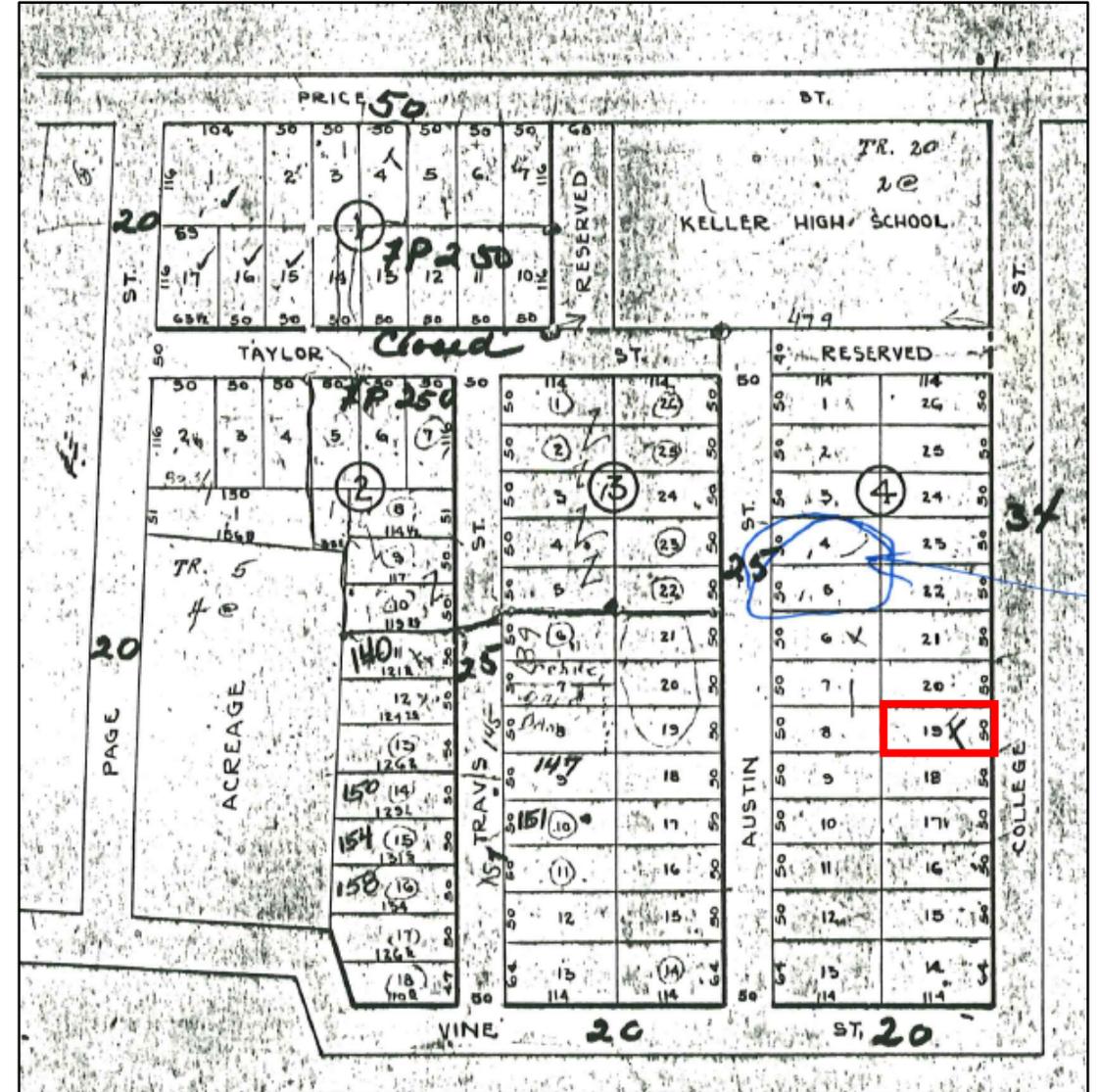
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Background:

Mays & Sweet Addition was originally platted in 1913. According to historical aerials, the property has been vacant since at least 2004.

The subject property is approximately 5,700 square feet. Under SF-8.4 zoning, the maximum lot coverage for the main building on a lot is 35%.

This limits the maximum building footprint allowed for the main home to 1,995 square feet.



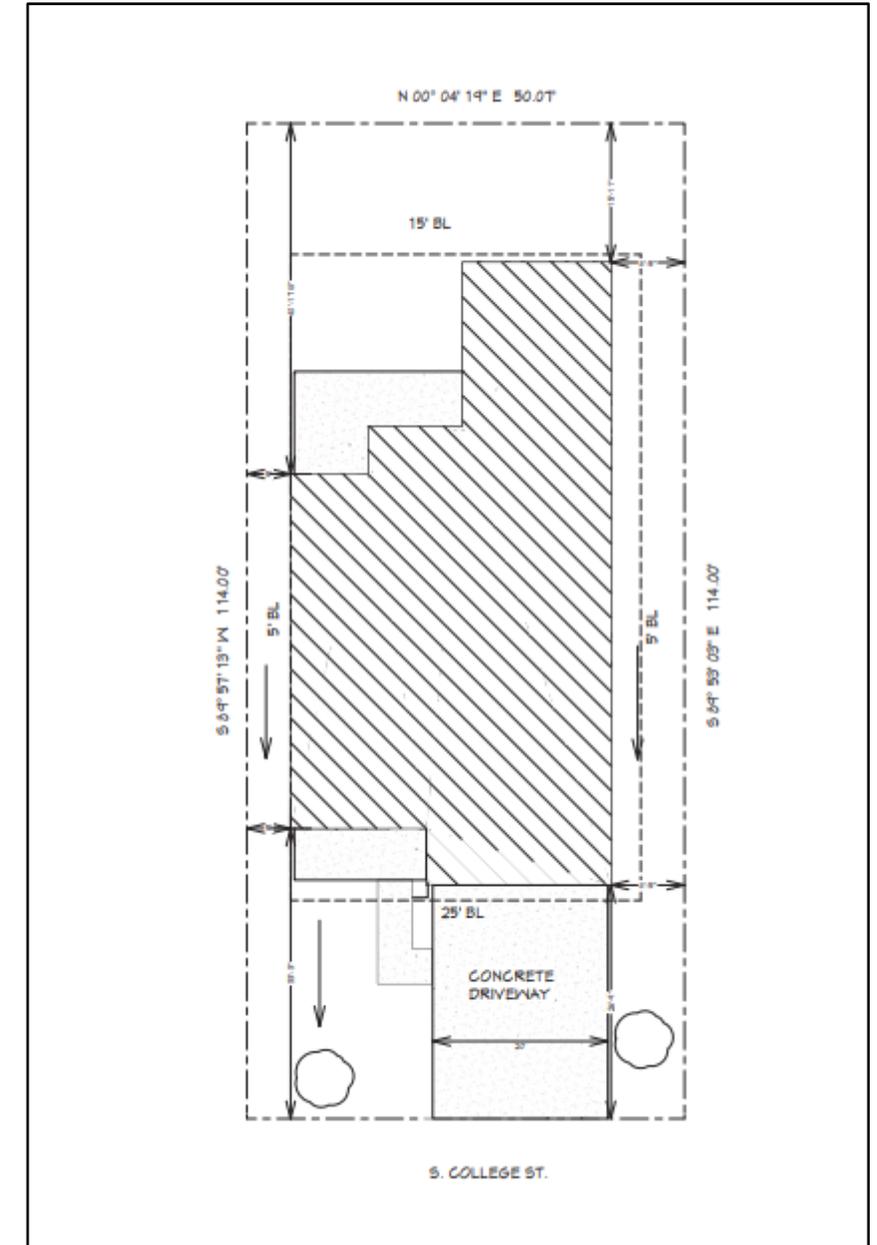
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Site Plan:

The applicant has included a site plan showing the proposed home with details on square footage and lot coverage.

It is indicated that the proposed home will be approximately 2,349 square feet (41.2% of the total lot coverage).

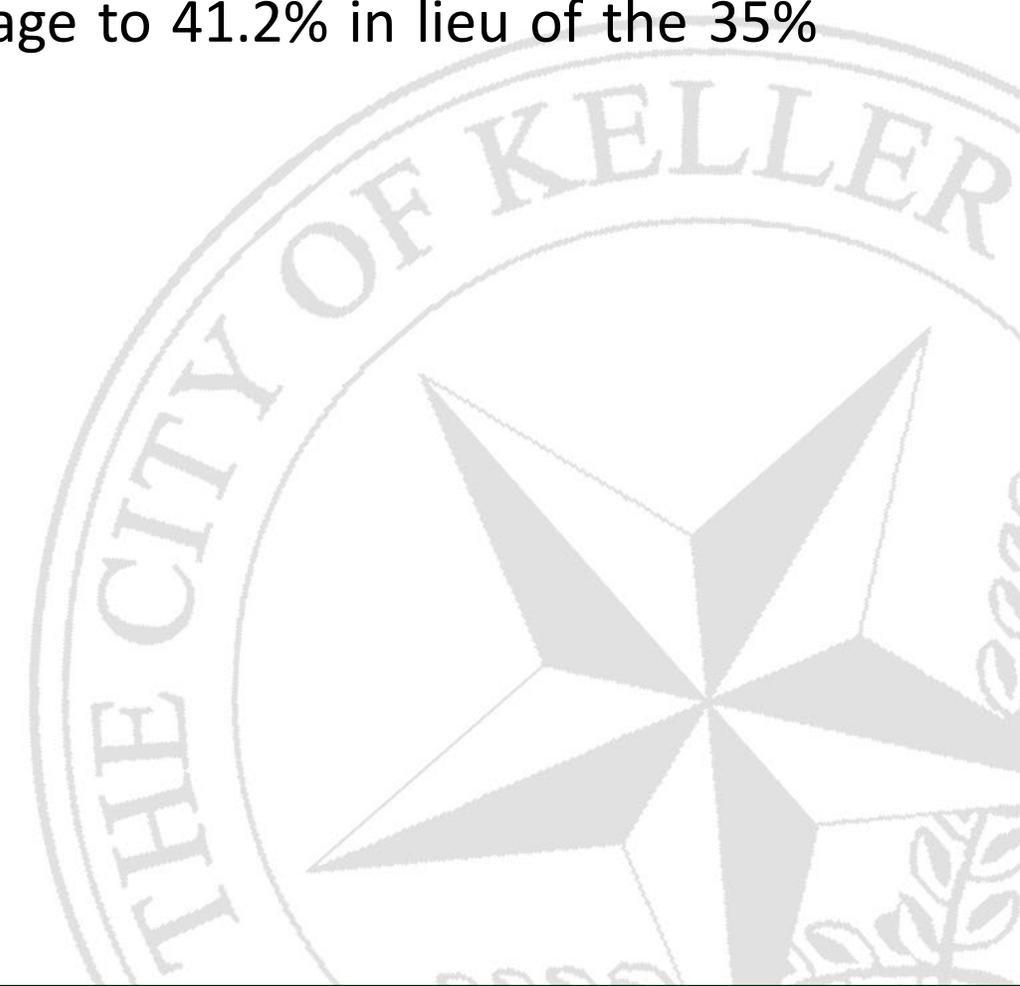
- Lot Size: 5,700 SF
- Maximum Allowed Coverage (35%): 1,995 SF
- Proposed Main Building Footprint: 2,349 SF
- Proposed Coverage: ~41%
- Variance Requested: +354 SF
- UDC Reference: Section 8.11(4)(c)



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Request:

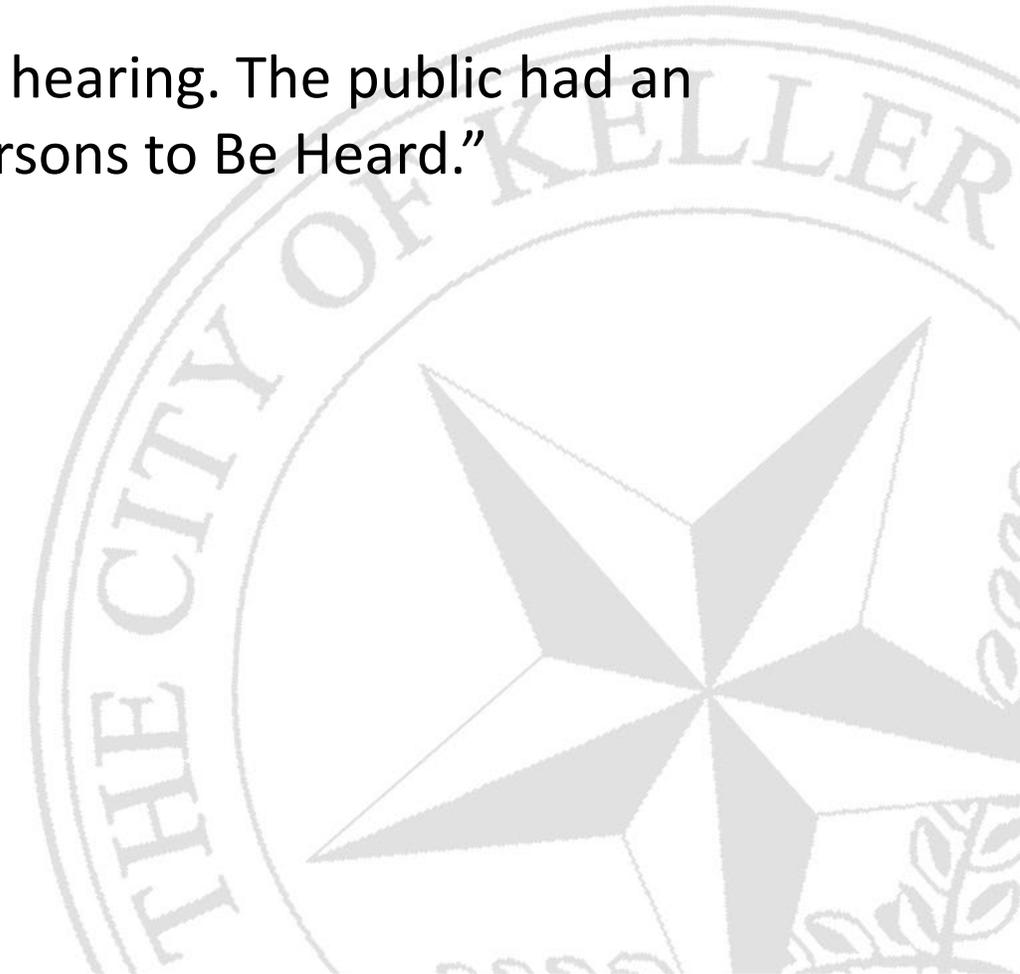
A variance to increase the main building lot coverage to 41.2% in lieu of the 35% requirement in the SF-8.4 zoning district.



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Citizen Input:

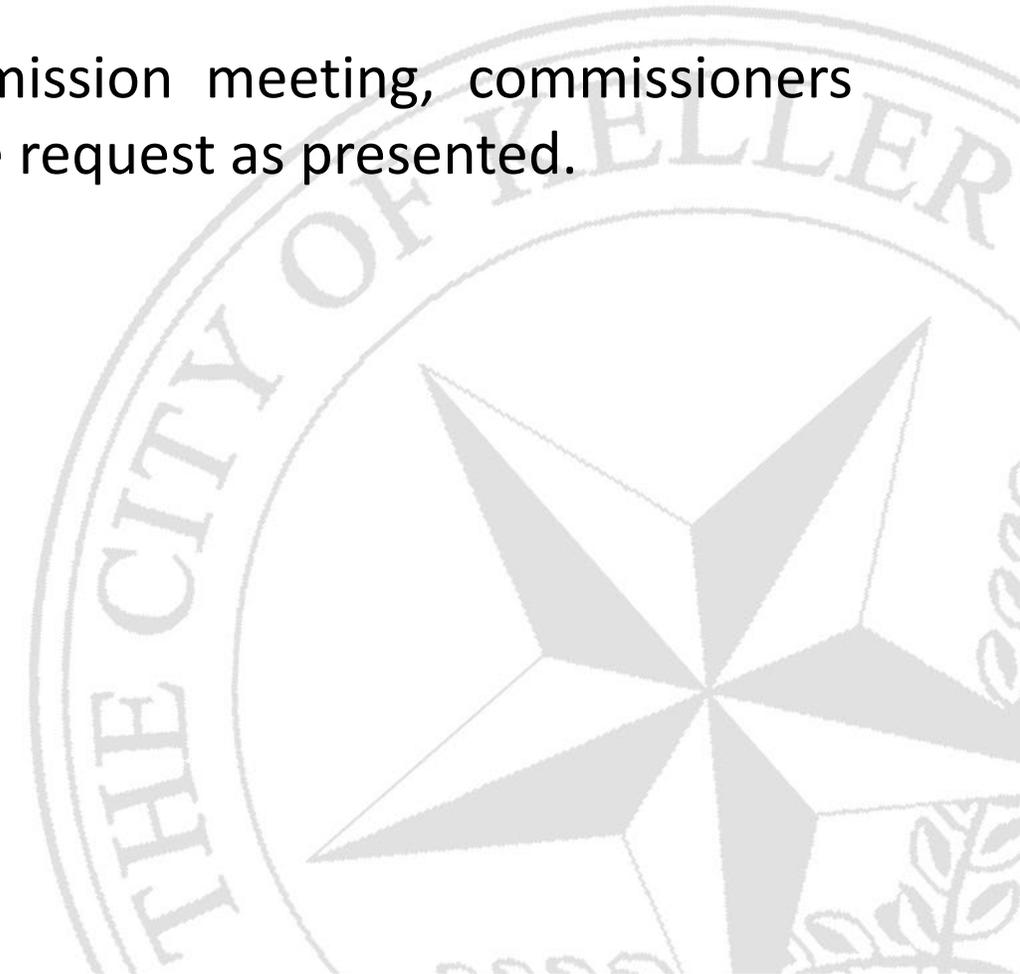
A UDC variance application does not require a public hearing. The public had an opportunity to speak on this agenda item during “Persons to Be Heard.”



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Planning and Zoning Commission Recommendation:

At the Jan. 27, 2026, Planning and Zoning Commission meeting, commissioners unanimously recommended approval of the variance request as presented.



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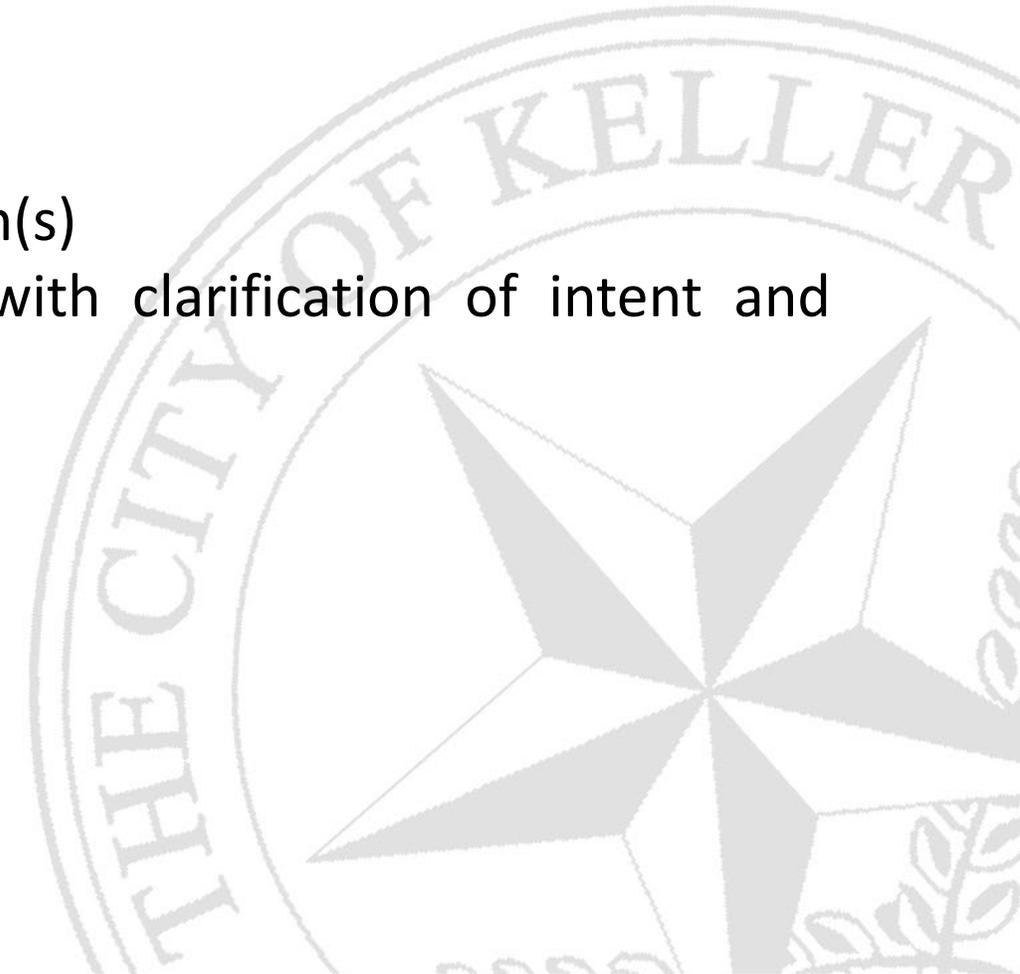
Section 2.07(A)(2) of the UDC lists criteria for approval of a variance, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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 Planning and Zoning Commission has the following options when considering a UDC Variance application :

- 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?
Kalvin Eddleman
817-743-4130

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