Variance Request – 144 S. College Street Keller, Texas 76248

UDC Section 8.11(4)(c) – Maximum Lot Coverage for Main Buildings (SF-8.4)

Date: November 21, 2025

Owner/Applicant:

Keller Main Street Depot, LLC Frank Atherton, General Contractor Texas License #: CON-2507-0667

Request:

The Owner/Applicant is submitting a Unified Development Code (UDC) variance request for the property located at 144 S. College Street, Lot 20, Mays & Sweet Addition, in the City of Keller, Texas. The specific variance requested is to allow main building lot coverage of 41.4% in lieu of the 35% maximum permitted under SF-8.4 zoning, per UDC Section 8.11(4)(c).

Existing Conditions:

The lot contains approximately 5,700 square feet. Under SF-8.4, the maximum main building coverage of 35% limits the building footprint to 1,995 square feet. The proposed home footprint is approximately 2,358 square feet (41.4%), as confirmed by the City's permit review. This includes the primary structure, attached garage, and covered porch areas counted toward main building coverage.

Hardship:

The hardship arises from the relatively small lot size and its proportional imbalance with the SF-8.4 coverage standard. Strict compliance with the 35% limit would require substantial redesign, including removal of necessary covered areas and reduction or relocation of major functional spaces. The hardship is not self-created; it results from the existing lot size and configuration.

Neighborhood Character and Intent of the UDC:

The requested variance will allow construction of a home consistent with surrounding development in scale, massing, and character. The home continues to meet all other SF-8.4 standards including height, setbacks, and minimum dwelling size. The increase from 35% to 41.4% does not negatively impact adjacent properties nor impair drainage, light, air, or traffic patterns.

Conclusion:

The Owner/Applicant respectfully requests approval of a variance from UDC Section 8.11(4)(c) to allow main building lot coverage of 41.4% in lieu of 35%. The variance alleviates a hardship created by the lot's size while enabling development consistent with the surrounding neighborhood and aligned with the spirit and intent of the UDC.

Lot Size: 5,700 SF

UDC Max Coverage: 35% = 1,995 SF

MASTERPLAN

DESIGN

ADDRESS: 2916 WODDSIDE ST, DALL CONTACT. ASHINK SHOKKY, RA PHONE: 817.440,4800 EMAIL: WRBI: WMW.MAREWENT

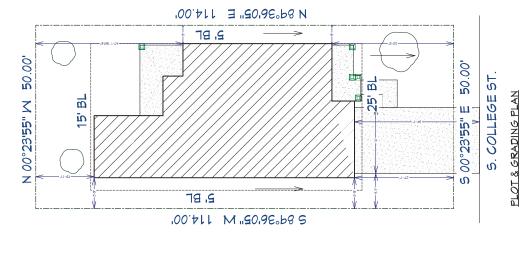
Proposed Main Building Coverage: 2,358 SF Variance Requested: +363 SF over (41.4%)

UDC Reference: UDC 8.11(4)(c)

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LOT

CM FOUND
SW CORNER OF
LOT 19 SM



LOT 21

LOT 20

> 19 19

VACANT LOT

E WATER 0.0 S 00'23'55\$ E, 50.00'

S. COLLEGE STREET

1,72" IPE FOR WITHESS
S 611013" W 3,73")
CK FOUND 0
SE CORRES OF UT 16,00"
S 002355"
S 002355"

sF No.: ROC-25-16354

NOTE: BEARINGS SHOWN ARE BASED N NAD 83 TEXAS NORTH CENTRAL ZON SURVEY SCALE: NTS

awn By: KAD ale: 1" = 20"

Area Analysis

Project Address:
144 S. COLLEGE STREET
KELLER, TX
76248

CUSTOM HOME

OAKSTAR

Level.1 = 1,623 SF Lexel.2 = 623 SF Total = 2,305 SF Garages = 410 SF Patto = 119 SF Porches = 115 SF E GENERAL NOTES 4:1 NAX BLOPE 1:5 MIN BLOFE ACUMITS MOST NOT STOP

PLOT PLAN & GRADING PLAN

Sheet/turinger

A 2 0

PROGRESS SET

A 2.0

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1 of 1



144 College St., Permit RNEW-2510-0053

Mays & Sweet Addition, Block 4, Lot 20

New SFR

Reviewed by: Justin Wilkins Date: November 6, 2025

Zoning: SF-8.4

Lot Coverage

UDC: 35% Main Structure/ 50% Total Lot Coverage
 Lot Size: 5,700 sf

Main Allowed: 1,995 sf Lot Coverage Allowed: 2,850 sf

Main: 2,358 sf Total Lot Coverage= 2,841 sf (Main: 2,358 sf + Driveway: 483 sf)

Setbacks per UDC for

Front: 25' Rear: 15' Side: 5'

Comments:

1. Main footprint exceeds maximum zoning lot coverage of 35%.

Notice:

- · Plans are void without notes attached.
- At least two (2) 3" minimum caliper trees are required in front yard. Corner lots require two (2) additional 3" minimum caliper trees
 in side yard.
- Permits shall conform to City of Keller Building Code and Zoning Requirements
- Separate Permits are required for all accessory structures, pools, or systems, etc.

2021 International Code Council Codes (ICC) & 2018 IECC

All construction is subject to the requirements to City of Keller ICC Adopted Codes.

- Specifications for all engineered products must be rendered to inspector.
- Per adopted NTCOG Amendments, water heaters shall not be installed in unfinished attic areas of 1 & 2 family and multi-family construction with the exception of tank less water heaters.

Order of Inspection and Inspection Code:

- 1) T-Pole
- 2) Plumbing Rough, Rough Grade Inspection, Sewer Tie-In
- 3) Foundation
- 4) All Seconds (Framing, Electrical, Mechanical, & Plumbing)
- 5) Brick Tie
- 6) Perm Power (Electrical & Gas)
- Approach/Sidewalk
- 8) Drainage Final
- 9) CSI Inspection (Provide Result of 3rd Party Inspection)
- 10) Energy Results- Insulation Inspection, Duct Blasting, Blower Door Testing (Provide Result of 3rd Party Inspection)
- 11) Final

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Exhibit C
Neighborhood Aerial & Parcel Context
144 S. College Street, Keller, TX 76248

