

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.

UDC Max Coverage: 35% = 1,995 SF
Proposed Main Building Coverage: 2,358 SF
Variance Requested: +363 SF over (41.4%)

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CAUTION: IF THIS PRINT IS NOT 24"x36" THEN IT IS A REDUCED PRINT

Lot Size: 5,700 SF
UDC Max Coverage: 35% = 1,995 SF

Proposed Main Building Coverage: 2,358 SF

Variance Requested: +363 SF over (41.4%)

UDC Reference: UDC 8.11(4)(c)

PLOT & GRADING PLAN

Level-1 =	1,653 SF
Level-2 =	652 SF
Total	= 2,305 SF

Garages =	410 SF
Patio	= 179 SF
Porches =	115 SF

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

PLOT PLAN & GRADING PLAN

A 2.0

1.5% MIN SLOPE
AC UNITS MOST NOT STOP
OR ALTER DRAINAGE

Project 251

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
 - Main Allowed: 1,995 sf
 - Main: 2,358 sf
- Lot Size: 5,700 sf
Lot Coverage Allowed: 2,850 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.

1. Specifications for all engineered products must be rendered to inspector.
2. 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)
- 7) 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

1100 BEAR CREEK PKWY • P. O. BOX 770 • KELLER, TEXAS 76244 • (817)743-4110 • FAX (817)743-4195
Web: <http://www.cityofkeller.com> E-mail: buildingservices@cityofkeller.com

Exhibit C

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

