

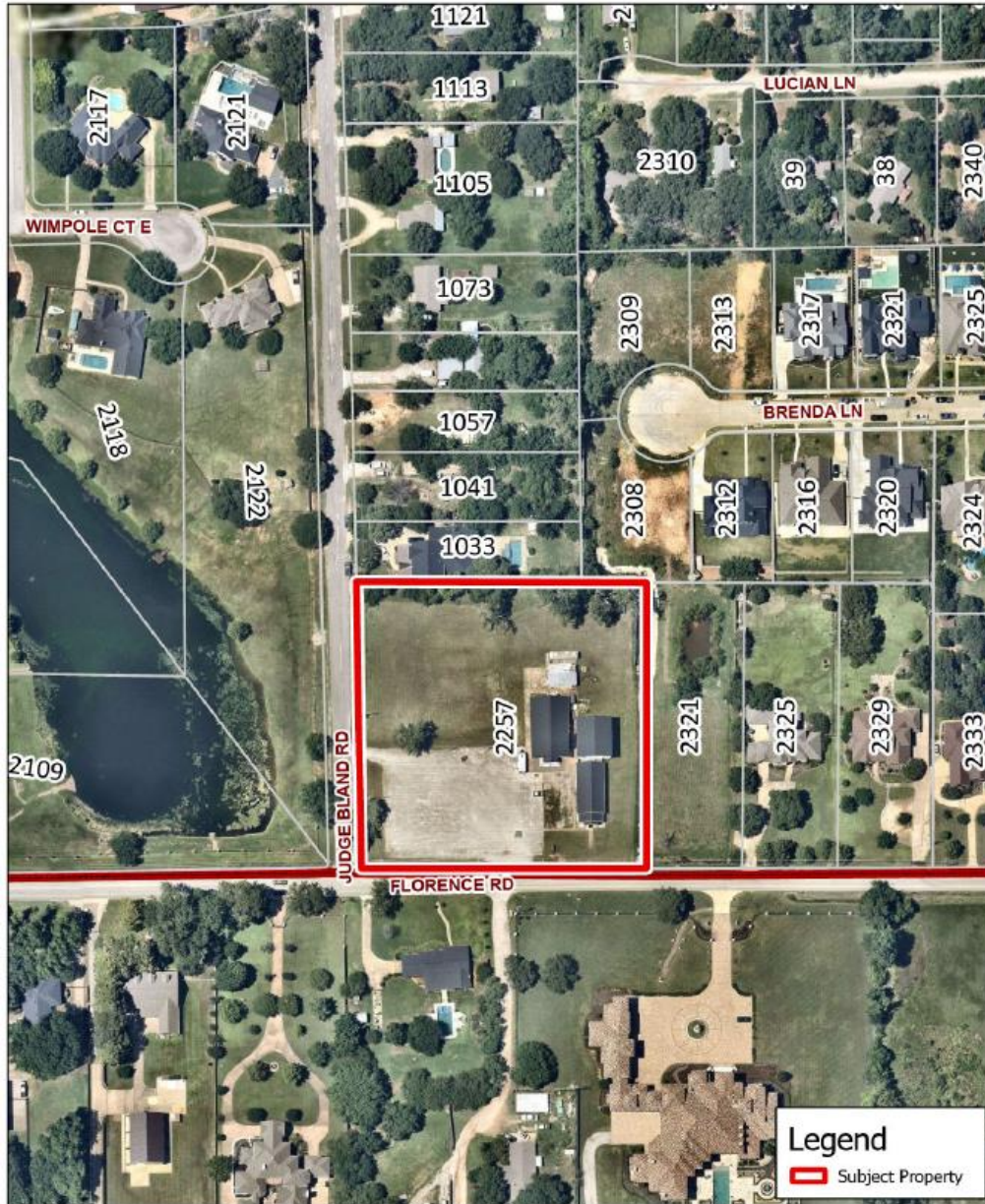
## Item H-6

Consider a resolution approving a Final Plat with 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. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (PLAT-2503-0007)



# Item H-6

## Aerial Map



## Zoning Map

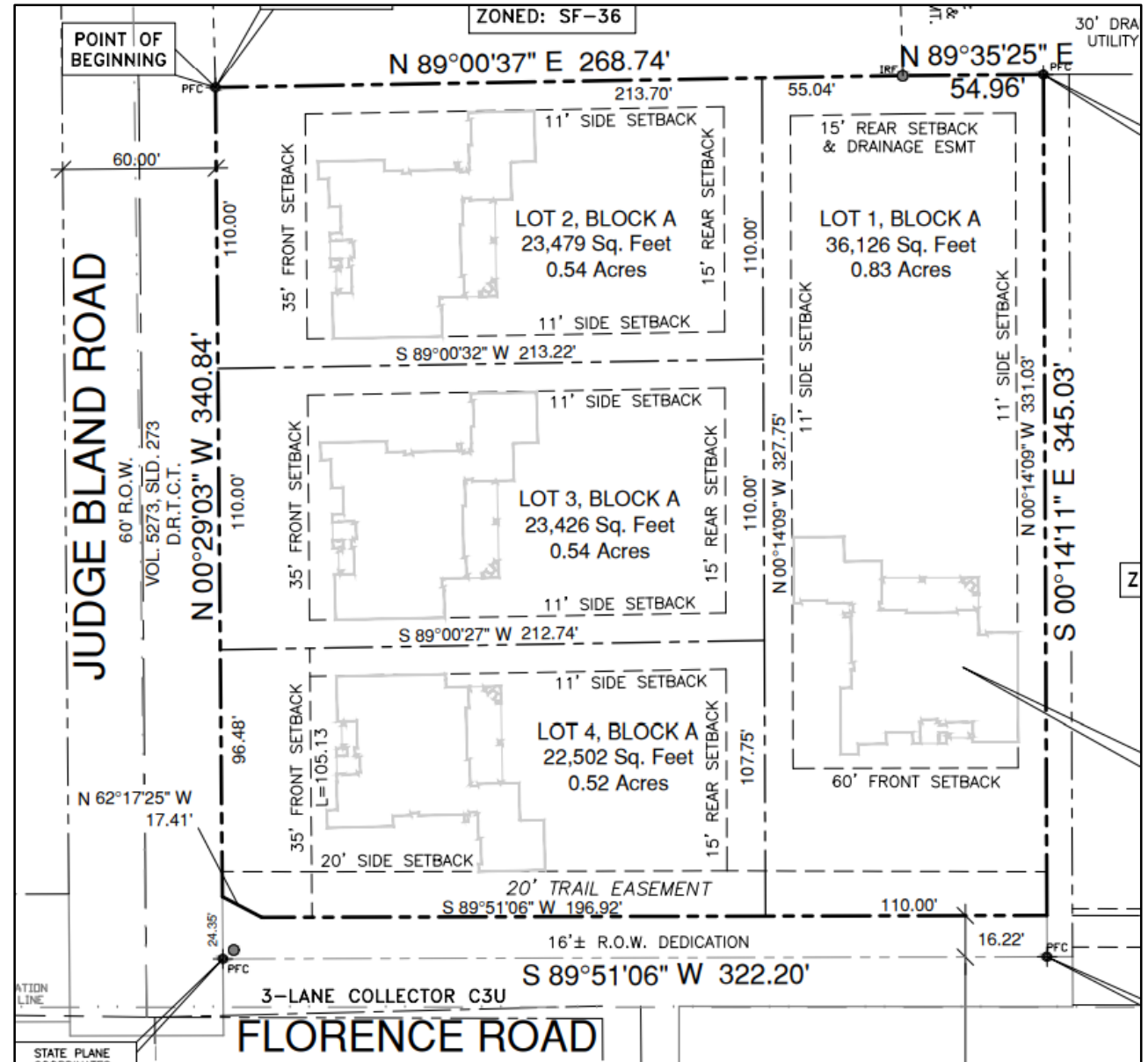




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## Background:

- In September 2024, City Council denied the Applicant's request to rezone the property from SF-36 to SF-25.
- In February 2025, City Council denied the Applicant's request to rezone the property from SF-36 to SF-20. The second request included a four-lot plat with variances for lot width.
- The Applicant has since resubmitted with a request for reconsideration for the rezone and plat with variances.



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## Zoning:

The Applicant's request to rezone the property from SF-36 to SF-20 is on the agenda as a separate item.



## Surrounding Zoning:

North: SF-36

South: Single-Family Residential in City of Southlake

East: SF-36

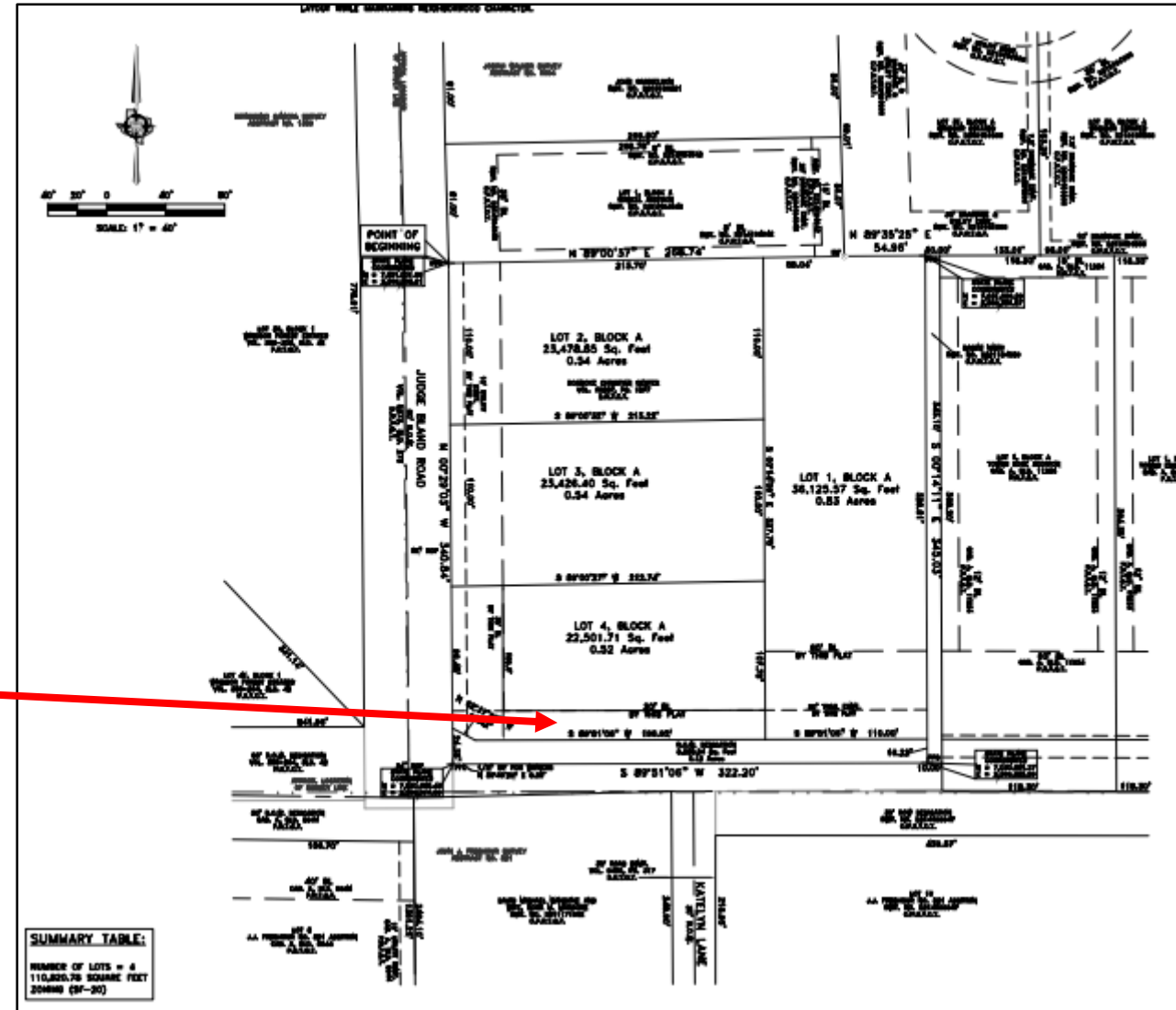
West: SF-36



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### Site Design:

- The Applicant requests a variance to allow Lots 1, 2 and 3 to have a minimum lot width of 110' in lieu of the 120' width requirement in UDC Section 8.07(4)(1).
- The Applicant also requests a variance to allow Lot 4 to have a minimum lot width of 105' in lieu of the 120' width requirement.
- The Applicant also proposes a 20' side yard setback for Lot 4. UDC Section 9.11(A)(1) states "On all corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless approved specifically otherwise on a final plat."
- The Applicant meets all other requirements in the SF-20 Zoning District guidelines.



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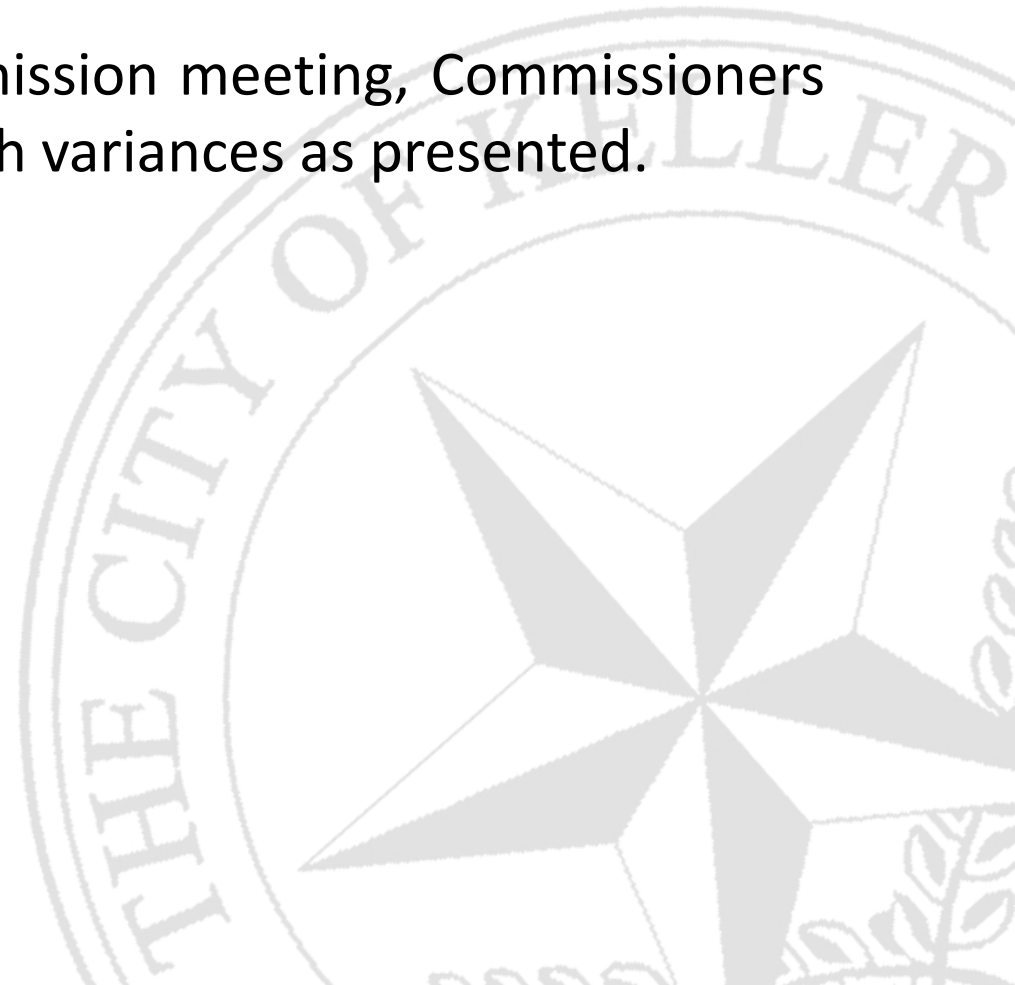
### **Citizen Input:**

A Minor Subdivision Final Plat application with variances does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. There has been no response from the public to this application. The public will have an opportunity to speak on this agenda item during “Persons To Be Heard.”

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

At the March 25, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the plat with variances as presented.





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Section 2.07 (A)(2) of the UDC states that when considering a Final Plat with variances, the 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 modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
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