

# **//DCG ENGINEERING**

October 18, 2024

PD Zoning Request  
Mountain Blue Development  
Location: 5899 Lambert Lane East, Keller, TX

The Mountain Blue Project is single family development of approximately 10.6 acres. Development is further seen in the attached exhibits.

We request a PD Zoning for Mountain Blue Project. The proposed PD will adhere to the base zoning regulation of SF-36 with the following amendments.

Development Standards to be altered.

A. UDC #8.04 Accessory Structures.

- A maximum of two (2) detached accessory buildings are permitted on any lot/track.
- All accessory buildings greater than one thousand two-hundred (1,200) square feet require a Specific Use Permit (SUP)

Request:

- Increase maximum allowable structures from 2 to up to a total of 6.
- SUP not required.
- Three structures proposed as follows:
  1. Guest house and club house (Up to 9500 SF)
  2. Gymnasium next to football field (up to 3000 SF)
  3. Gate House and Storage (up to 600 SF)

B. UDC #9.07 Fencing

- For properties which are located in SF-20, SF-25, SF-30, and SF-36 zoning districts, fence shall not exceed a height of six feet (6') when located in front of the main structure and the property is a half-acre or greater.
- Ten feet (10') in height for athletic enclosures on residential properties which cannot be seen from the street or adjacent properties.
- If a side or rear fence for a property is located in front of the main structure of an adjacent property a solid fence may be located no closer than twenty-five (25') from the side property line facing the street.

Request:

1. Fence will be allowed 5' from front property line subject to any/all visibility easements.
2. All perimeter fencing will be allowed to be a maximum height of 8 feet.
3. Request for the frontage along West Lambert Road to be treated as a side yard. All visibility triangles will be honored.
4. Screened chain link fence will be allowed to be installed and maintained during construction of the project and will be removed at or before issuance of building final.

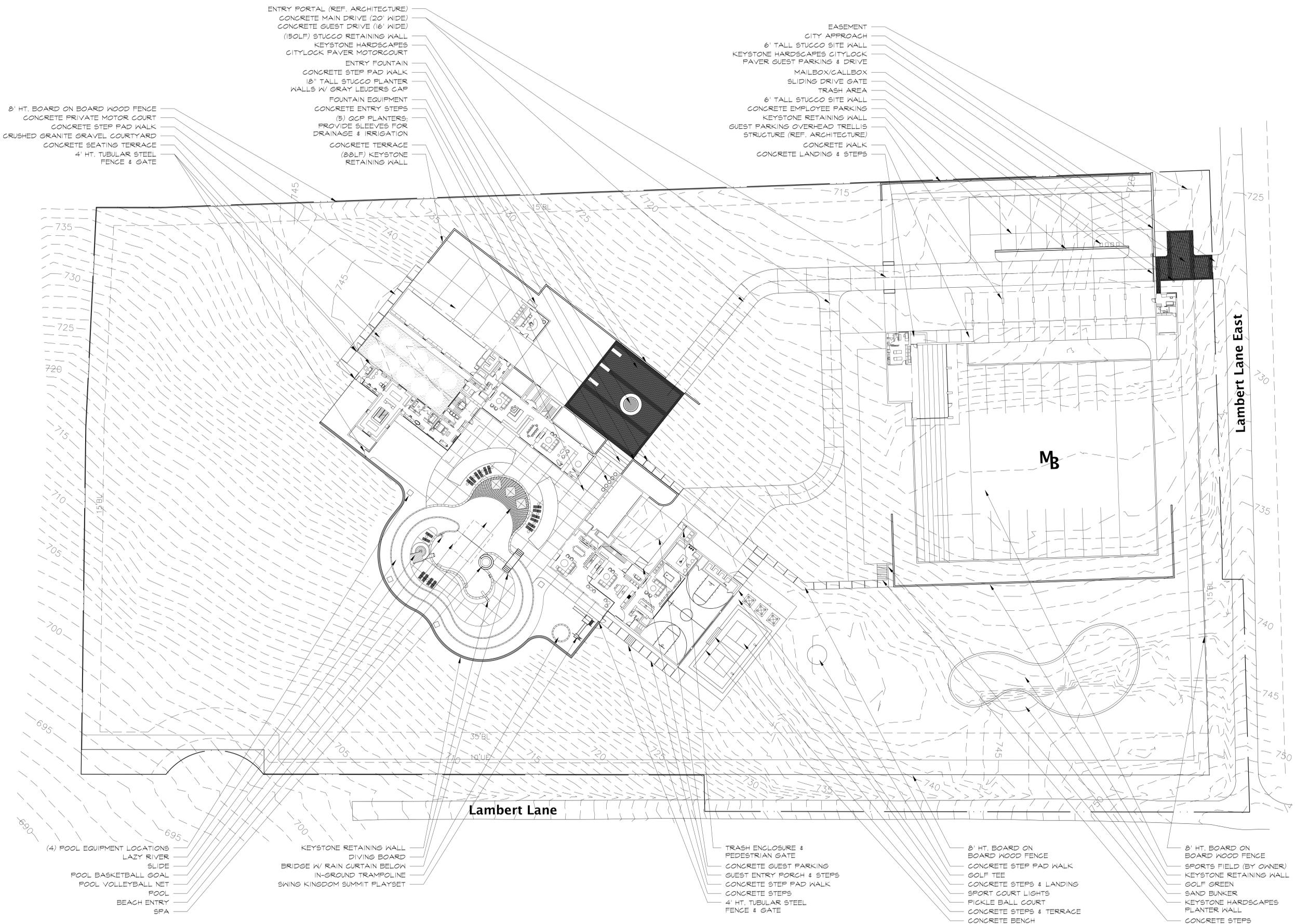
C. UDC Section #9.01 A) Exterior Construction Requirements (1)( f).

Detached carports shall adhere to the following standards:

In all residential zoning districts ( SF – 36, SF – 30, SF – 25, SF – 20, SF – 15, SF – 12, SF – 10 and SF – 8.4) a Specific Use Permit (SUP is required. The construction of one carport per lot is permitted; a building permit is required for the construction of a carport regardless of size. Columns and roof structure must be compatible both in design and materials with the main structure. Detached carports shall be located at the rear of the property and observe all building setback requirements.

Request:

- Allowance of single carport as part of PD zoning in lieu of SUP. Request is for up to two carport locations.
- Carport to be located in front area of property per attached Site Plan.



ENTRY PORTAL (REF. ARCHITECTURE)  
CONCRETE MAIN DRIVE (20' WIDE)  
CONCRETE GUEST DRIVE (16' WIDE)  
(15'BLF) STUCCO RETAINING WALL  
KEYSTONE HARDSCAPES  
CITYLOCK PAVER MOTORCOURT  
ENTRY FOUNTAIN  
CONCRETE STEP PAD WALK  
18" TALL STUCCO PLANTER  
WALLS W/ GRAY LEUDERS CAP  
FOUNTAIN EQUIPMENT  
CONCRETE ENTRY STEPS  
(5) OCP PLANTERS;  
PROVIDE SLEEVES FOR  
DRAINAGE & IRRIGATION  
CONCRETE TERRACE  
(8&8LF) KEYSTONE  
RETAINING WALL

8' HT. BOARD ON BOARD WOOD FENCE  
CONCRETE PRIVATE MOTOR COURT  
CONCRETE STEP PAD WALK  
CRUSHED GRANITE GRAVEL COURTYARD  
CONCRETE SEATING TERRACE  
4' HT. TUBULAR STEEL  
FENCE & GATE

EASEMENT  
CITY APPROACH  
6' TALL STUCCO SITE WALL  
KEYSTONE HARDSCAPES CITYLOCK  
PAVER GUEST PARKING & DRIVE  
MAILBOX/CALLBOX  
SLIDING DRIVE GATE  
TRASH AREA  
6' TALL STUCCO SITE WALL  
CONCRETE EMPLOYEE PARKING  
KEYSTONE RETAINING WALL  
GUEST PARKING OVERHEAD TRELLIS  
STRUCTURE (REF. ARCHITECTURE)  
CONCRETE WALK  
CONCRETE LANDING & STEPS

(4) POOL EQUIPMENT LOCATIONS  
LAZY RIVER  
SLIDE  
POOL BASKETBALL GOAL  
POOL VOLLEYBALL NET  
POOL  
BEACH ENTRY  
SPA

KEYSTONE RETAINING WALL  
DIVING BOARD  
BRIDGE W/ RAIN CURTAIN BELOW  
IN-GROUND TRAMPOLINE  
SWING KINGDOM SUMMIT PLAYSET

TRASH ENCLOSURE &  
PEDESTRIAN GATE  
CONCRETE GUEST PARKING  
GUEST ENTRY PORCH & STEPS  
CONCRETE STEP PAD WALK  
CONCRETE STEPS  
4' HT. TUBULAR STEEL  
FENCE & GATE

8' HT. BOARD ON  
BOARD WOOD FENCE  
CONCRETE STEP PAD WALK  
GOLF TEE  
CONCRETE STEPS & LANDING  
SPORT COURT LIGHTS  
PICKLE BALL COURT  
CONCRETE STEPS & TERRACE  
CONCRETE BENCH

8' HT. BOARD ON  
BOARD WOOD FENCE  
SPORTS FIELD (BY OWNER)  
KEYSTONE RETAINING WALL  
GOLF GREEN  
SAND BUNKER  
KEYSTONE HARDSCAPES  
PLANTER WALL  
CONCRETE STEPS



PROJECT DIRECTORY

ARCHITECT  
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GENERAL CONTRACTOR  
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STRUCTURAL ENGINEER  
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CIVIL ENGINEER  
**DCG ENGINEERING, INC.**  
DAVID GREGORY  
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PH: 817.874.2941

LANDSCAPE  
**MESA DESIGN GROUP**  
MARY ELLEN COWAN  
2001 N. LAMAR STREET, SUITE 100  
DALLAS, TEXAS 75202  
PH: 214.871.4433

INTERIOR DESIGN  
**ERIN SANDER DESIGN**  
1812 MARKET CENTER BLVD.  
DALLAS, TEXAS 75207  
PH: 469.600.1323

PROFESSIONAL SEAL

PROJECT

**MOUNTAIN BLUE RESIDENCE**  
LAMBERT LANE  
KELLER, TEXAS 76262

SHEET ISSUES

2024 AUG 21 : DD PRICING

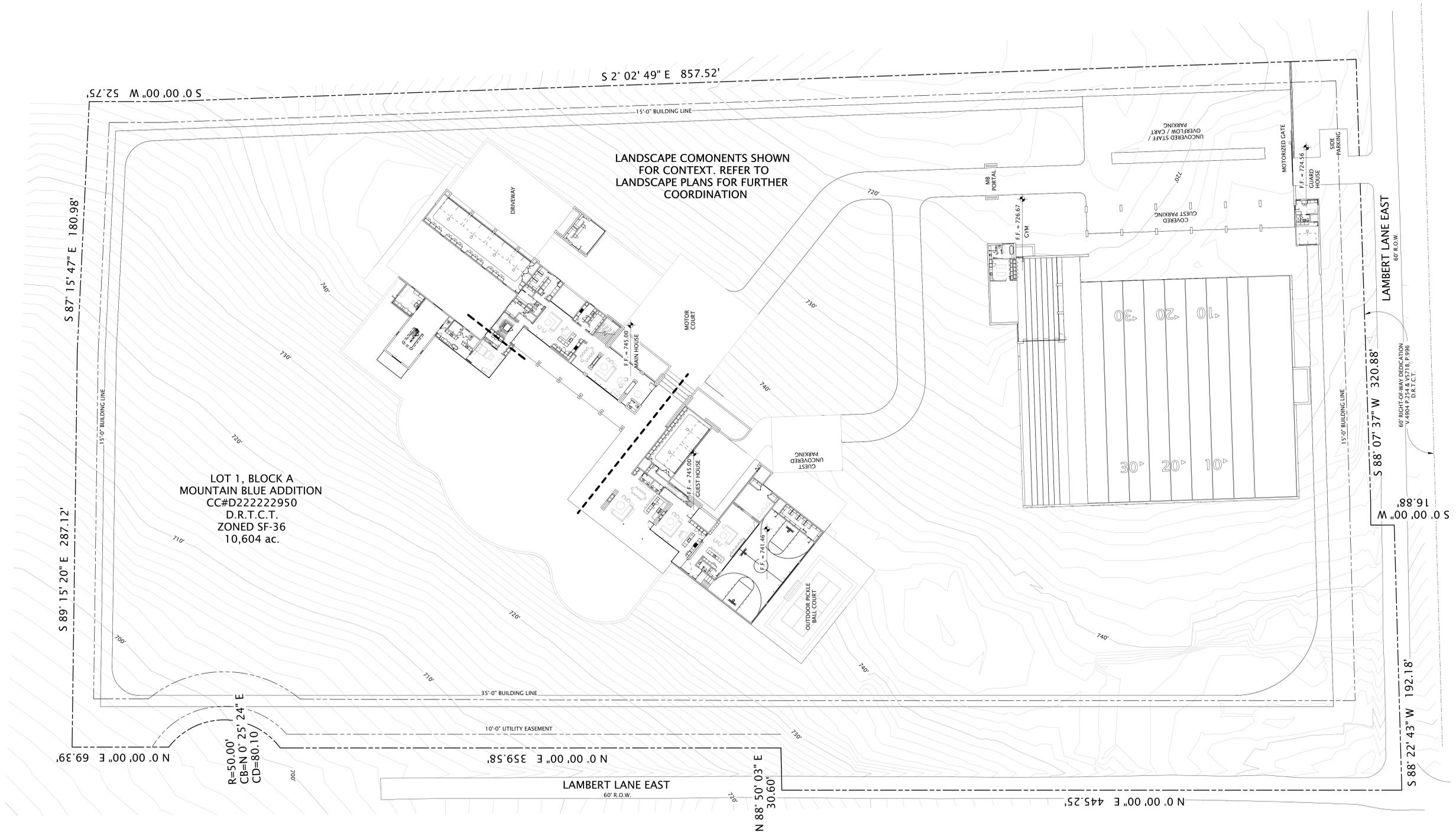
**NOT FOR REGULATORY  
APPROVAL PERMITTING  
OR CONSTRUCTION**

SHEET TITLE

SITE PLAN

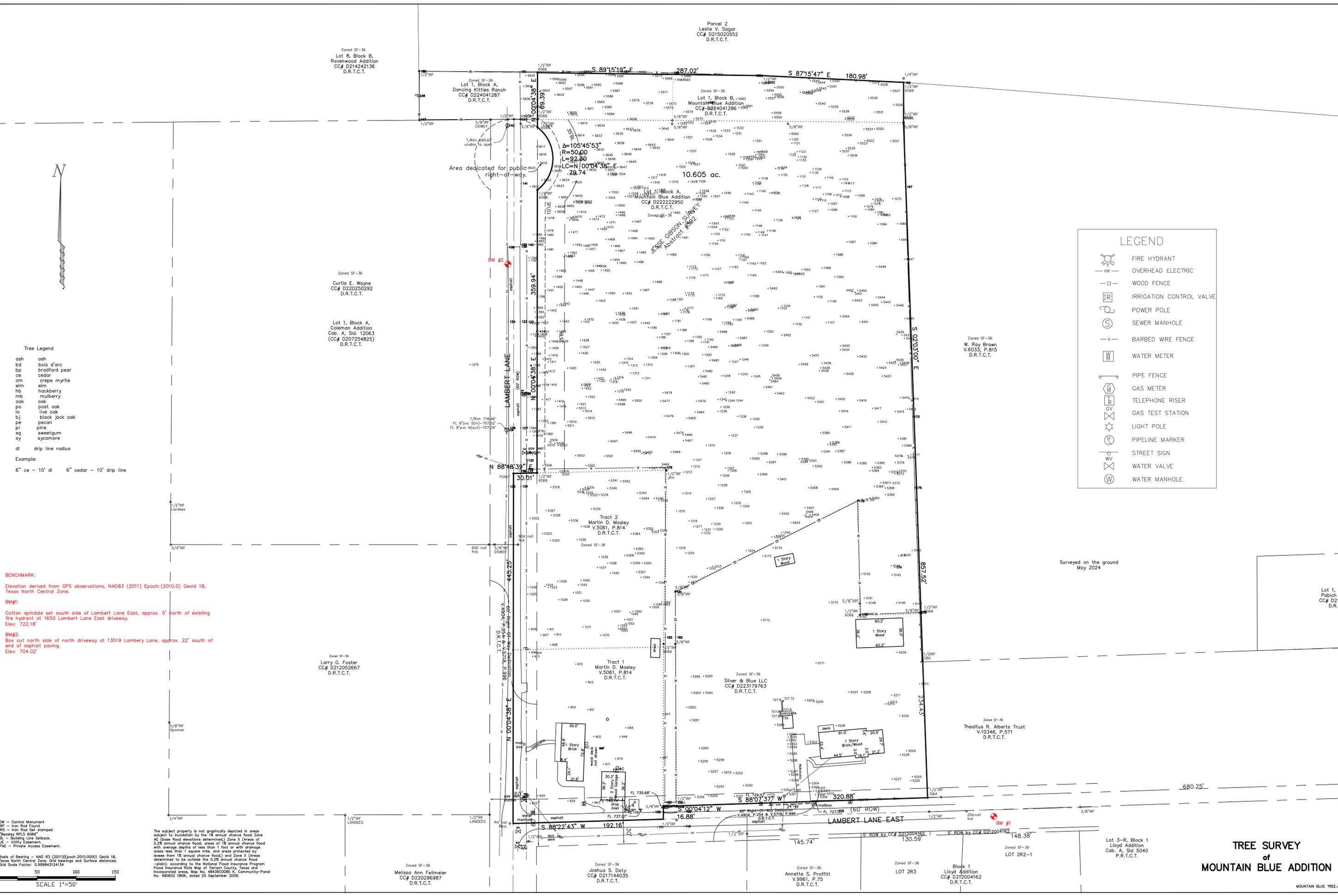
SHEET NUMBER

**A1.01**



REFER TO LANDSCAPE FOR FURTHER COORDINATION

SITE PLAN 01  
1" = 30'-0"



- Tree Legend**
- ash ash
  - bd bois d'arc
  - bp bradford pear
  - ce cedar
  - cm crepe myrtle
  - elm elm
  - hb hackberry
  - mb mulberry
  - oak oak
  - po post oak
  - lo live oak
  - bj black jack oak
  - pe pecan
  - pl pine
  - sg sweetgum
  - sy sycamore
- Example:**  
6" ce - 10' di 6" cedar - 10' drip line

**BENCHMARK:**  
Elevation derived from GPS observations, NAD83 (2011) Epoch:(2010.0) Geoid 18, Texas North Central Zone.

**BM#1:**  
Cotton spindale set south side of Lambert Lane East, approx. 5' north of existing fire hydrant at 1650 Lambert Lane East driveway.  
Elev: 722.15'

**BM#2:**  
Box cut north side of north driveway at 13519 Lambery Lane, approx. 22' south of end of asphalt paving.  
Elev: 704.02'

CM - Control Monument  
IRF - Iron Rod Found  
RS - Iron Rod Set stamped  
\*Beasley RPLS 6066  
BL - Building Line Setback  
UE - Utility Easement  
PAE - Private Access Easement

Beals of Bearing - NAD 83 (2011) Epoch:2010.0000 Geoid 18, Texas North Central Zone. Grid bearings and Surface distances. Grid Scale Factor: 0.999843124134

0 50 100 150  
SCALE 1"=50'

The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood zone AE (base flood elevations determined), Zone X (Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain), according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and incorporated areas. Map No. 48439C0080 K, Community-Panel No. 480602 080K, dated 25 September 2009.

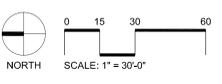
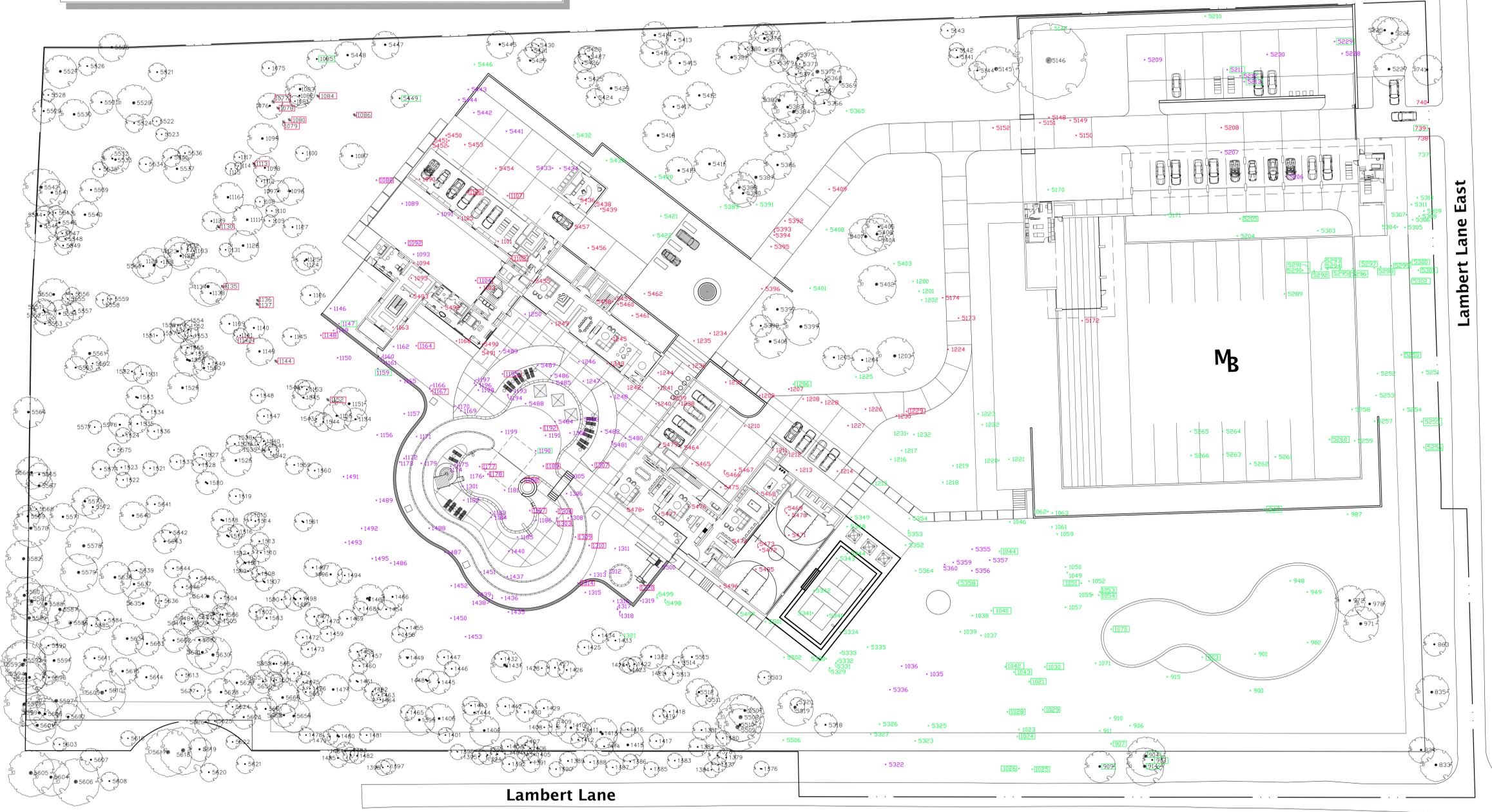
- LEGEND**
- FIRE HYDRANT
  - OVERHEAD ELECTRIC
  - WOOD FENCE
  - IRRIGATION CONTROL VALVE
  - POWER POLE
  - SEWER MANHOLE
  - BARBED WIRE FENCE
  - WATER METER
  - PIPE FENCE
  - GAS METER
  - TELEPHONE RISER
  - GAS TEST STATION
  - LIGHT POLE
  - PIPELINE MARKER
  - STREET SIGN
  - WATER VALVE
  - WATER MANHOLE

Surveyed on the ground  
May 2024

**TREE SURVEY  
of  
MOUNTAIN BLUE ADDITION**

LEGEND

- X 0000 EXISTING TREES TO BE PRESERVED
- X 0000 EXISTING TREES TO BE REMOVED (EXEMPT FROM MITIGATION REQUIREMENTS DUE TO LOCATION)
- X 0000 EXISTING TREES TO BE REMOVED (EXEMPT FROM MITIGATION REQUIREMENTS BASED ON BEING WITHIN 20% OF REMAINING TREES)
- X 0000 EXISTING TREES TO BE REMOVED (TO BE MITIGATED VIA ON-SITE REPLACEMENT TREES OR PAYMENT TO THE TREE REFORESTATION FUND)
- EXISTING NONVIABLE TREES
- EXISTING NON-QUALIFIED SPECIES TREES
- DEAD TREE TO BE REMOVED



Tree Mitigation Plan **A**

Scale: 1" = 30'

DESIGN CONSULTANTS



**LANDSCAPE**  
MESA Design Group  
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Dallas Texas 75202  
T 214.871.4433

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GENERAL CONTRACTOR

PROFESSIONAL SEAL

PROJECT  
**MOUNTAIN BLUE residence**  
LAMBERT LANE  
Keller, Texas . 76262

ISSUE DATE  
10 APRIL 2024  
SCHEMATIC DESIGN #1

REVISIONS

SHEET TITLE  
**TREE MITIGATION PLAN**

SHEET NUMBER

**L1.01**