

Item H-3

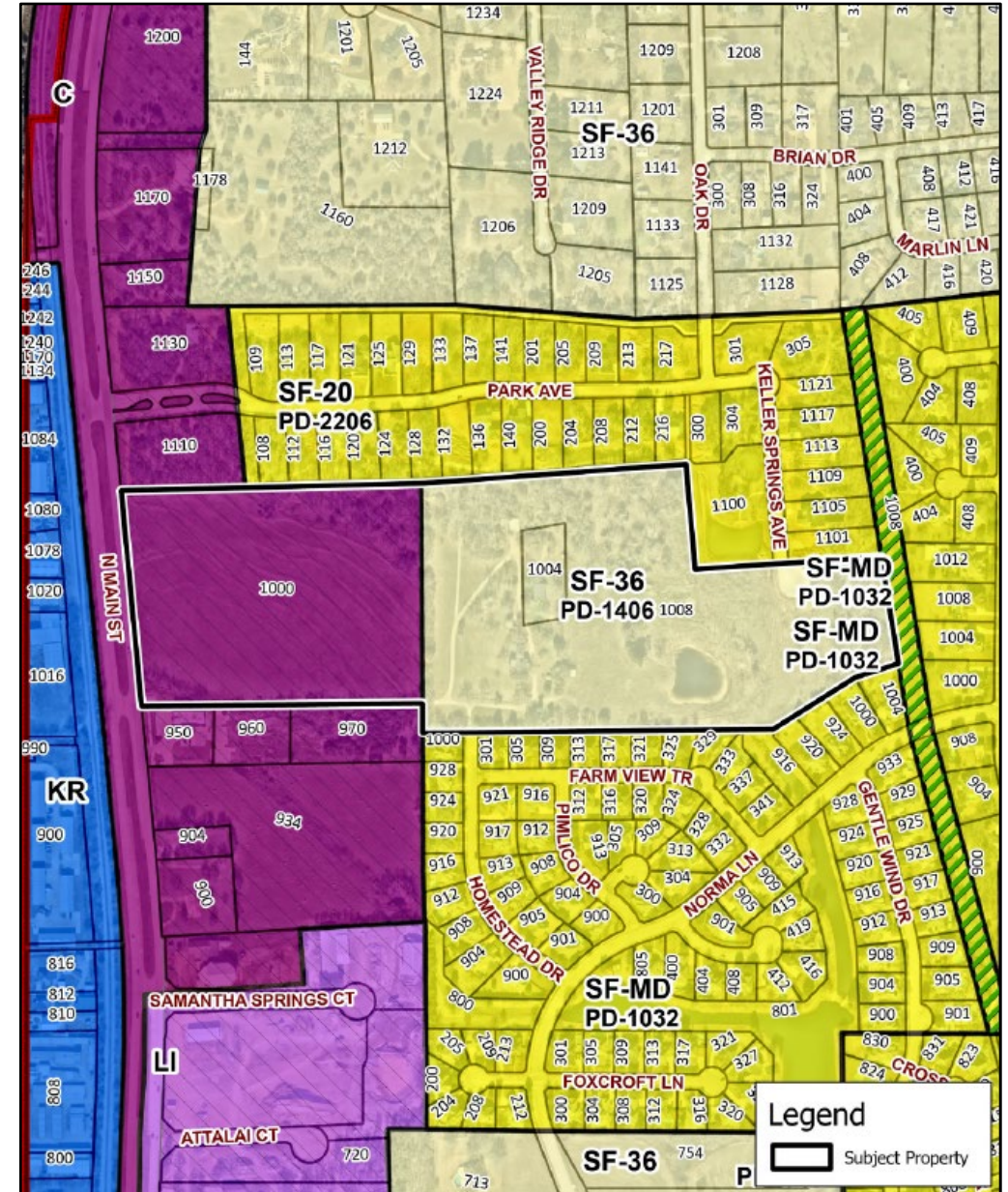
PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 59 residential lots, 2 commercial lots, and approximately 5.57 acres of open space, on approximately 39.38 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (ZONE-2602-0001)

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Aerial Map



Zoning Map



Zoned:
SF-36 and
Commercial

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LOT SUMMARY TABLE

Lot	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Pad Size Width	Front Yard Setback	Side Yard Setback	Side Yard Setback (next to a street)	Rear Yard Setback	Lot Count	Average Lot Size	Density	Open Space Acreage	Open Space Percentage
	15,000 SF	96'	145'	80'	30'	8'	15'	15'	20	18,177	1.65 du/ac	5.57	15%
	15,000 SF	106'	145'	90'	30'	8'	15'	15'	39				

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Current Zoning:

Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots

Proposed Zoning:

Planned Development - Single Family 15,000 square-foot lots (SF-15) and Commercial.

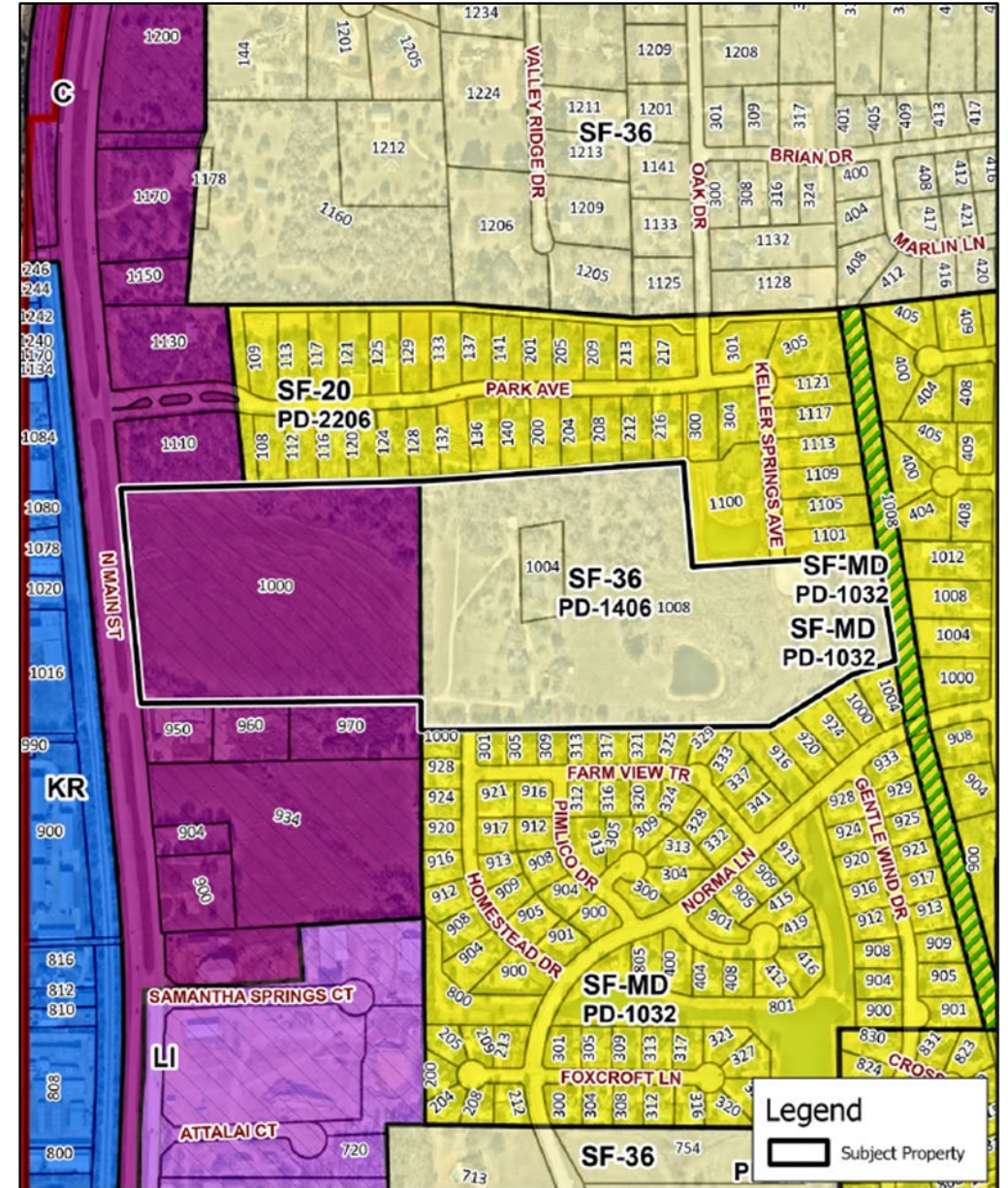
Surrounding Zoning:

North: Commercial and PD-2206-SF-20 (Greenway Park subdivision)

East: PD-1032-SF-MD (Harmonson Farms subdivision)

South: Commercial and PD-1032-SF-MD (Harmonson Farms subdivision)

West: Katy Road



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FLUP Amendment:

The Applicant requests a FLUP amendment to change the land use designation from Mixed-Use (MU), Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF), to Medium Density Single Family 15,000 - 35,999 square-foot lots (MD-SF) and Retail/Commercial (RTC).

Surrounding FLUP

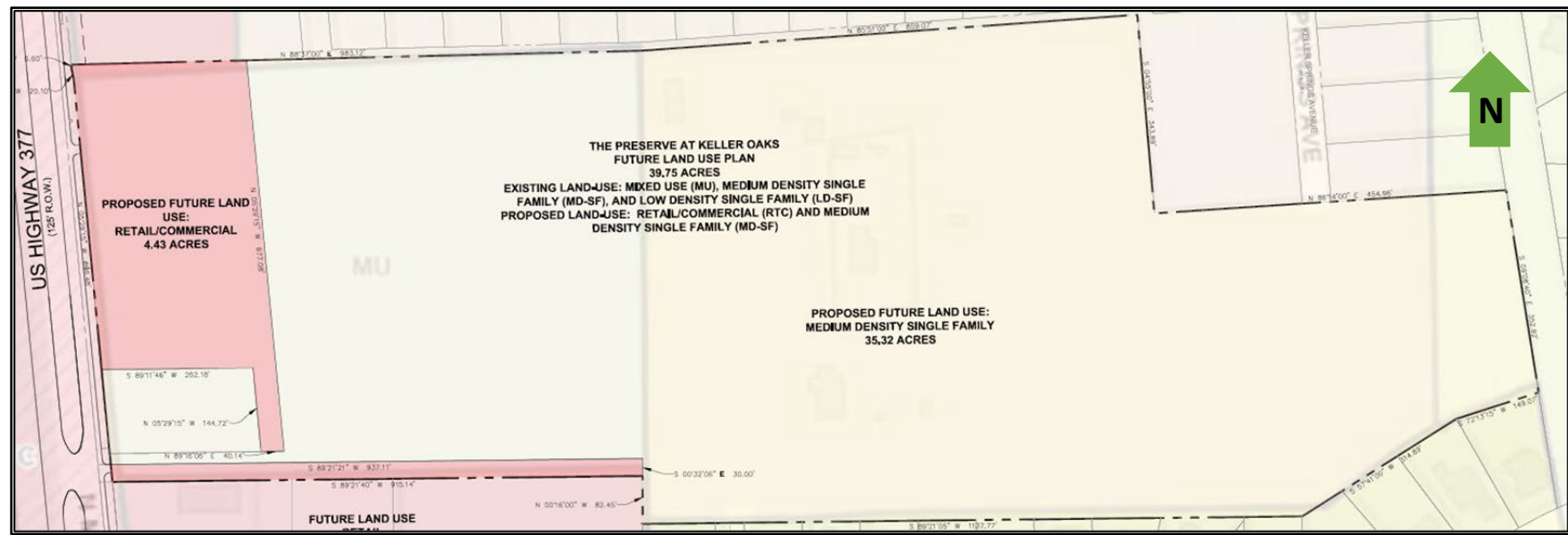
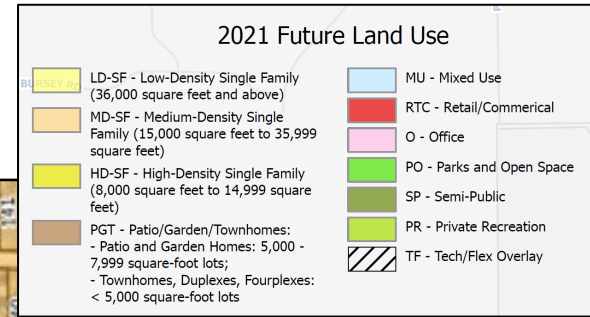
Designations:

North: Retail/Commercial (RTC), and MD-SF

South: RTC and HD-SF

East: MD-SF and LD-SF

West: RTC with Tech/Flex Overlay



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PD-SF-15 proposed criteria: Lots

Development Standard	Proposed	UDC Requirement
Minimum Lot Size	15,000 SF	15,000 SF
Average Lot Size	18,177 SF	-
Minimum Lot Width (Typical)	96'	105'
Minimum Lot Width (Curve/Cul-de-sac)	80'	90'
Minimum Lot Depth	145'	125'
Lot Coverage-Main Building	45%	35%
Lot Coverage-Total	55%	50%

 Indicates exception to UDC

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Setback and Dwelling Size

Development Standard	Proposed	UDC Requirement
Front yard setback	30'	30', 40' with frontage along a cul-de-sac.
Side yard setback	8' Minimum separation between structures shall be 16'. Minimum side yard on a corner lot adjacent to a street shall be 15'.	10% lot width not to exceed 15'
Rear yard setback	15', except along the southern boundary (Lots 41-50) where it shall be 40'	15'
Minimum dwelling size	2,600 SF for one-story dwellings, 3,200 SF for two-story	2,000 SF

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Elevations:

- The Applicant proposes 100% masonry, to include brick, stone or cementitious siding on the front elevation.
- All other elevations will comprise a minimum of 80% masonry, aligning with the requirements of the UDC.
- Additional standards related to roofing, garage and driveway materials were included in the proposed Development Standards.

Landscaping: Exception to UDC requirements

- All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree and 10 shrubs.
- Canopy Trees shall be a minimum of 3" caliper at installation, and shall be chosen from the list of tree species in the UDC.

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Maximum height:

The Applicant proposes a maximum height of 2 ½ story/ 35' for the main building. Homes on Lots 41-50 of the Concept Plan shall be restricted to one story in height.



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Open Space:

Multiple areas of open space are proposed. The open space totals 5.57 acres, or 16.71% of the residential gross acreage.

Sidewalks:

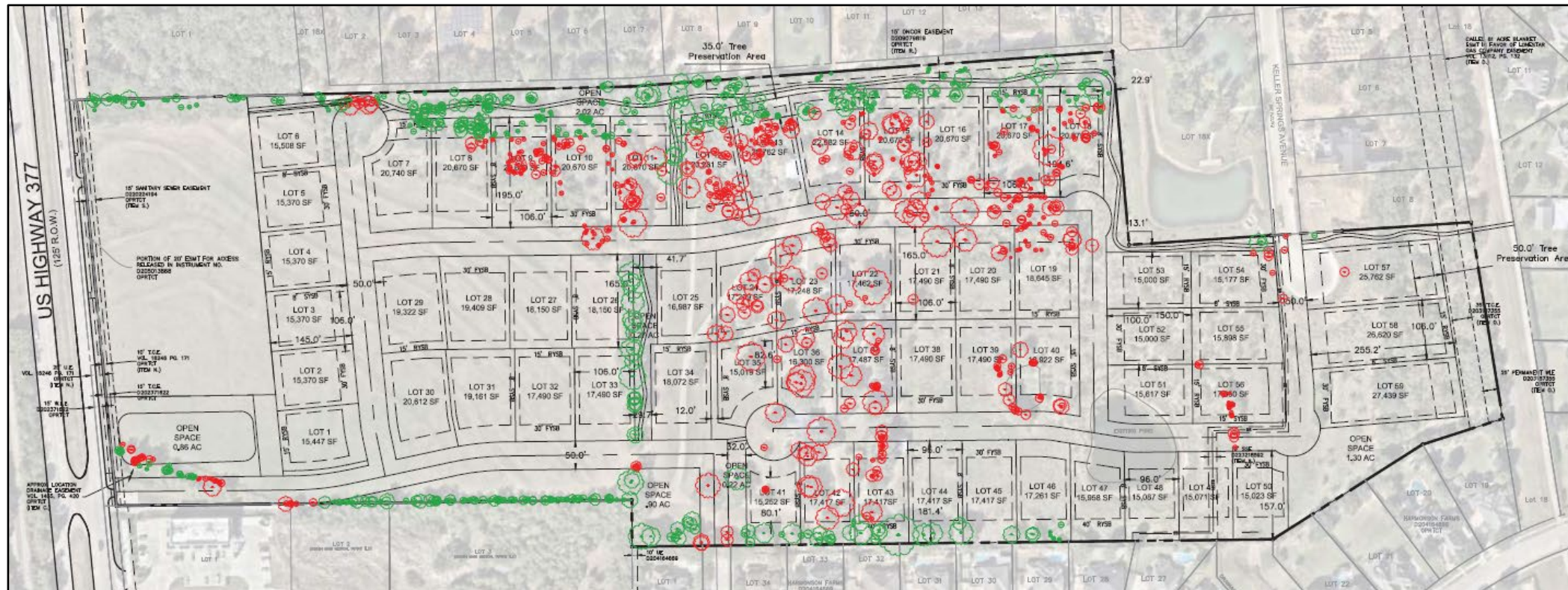
A 5' sidewalk shall be built along the street frontage of each lot by the home builder or developer, as well as within the open space corridor, as shown on the Concept Plan.



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Tree Preservation:

Per the Development Standards, there shall be a 35' Tree Preservation Easement along the back of lots 7-18 and a 50' Tree Preservation Easement along the back of lots 57-59, which shall be reflected on the Final Plat. Within this easement, the developer, homebuilder, or future homeowners and assigns shall not be permitted to remove protected trees.



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Proposed Commercial Lots:

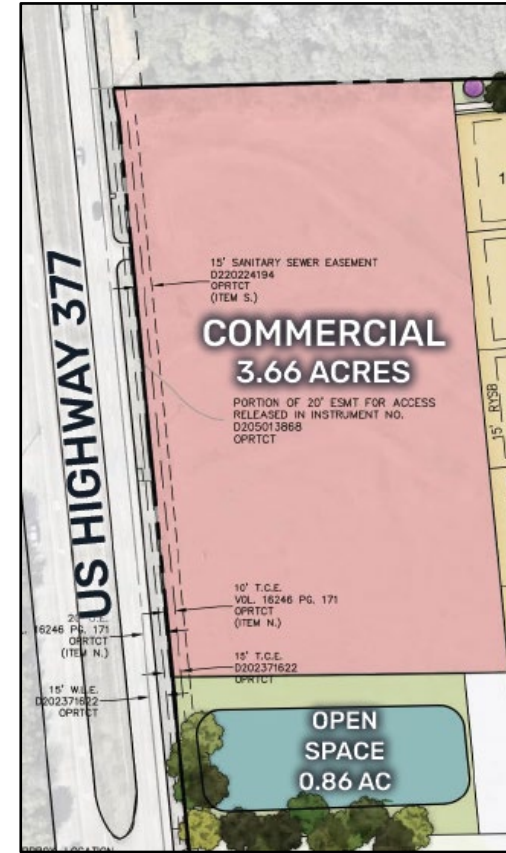
The concept plan shows two Commercial zoned lots: a 3.66-acre lot, and a 0.63-acre open space.

3.66-acre lot

The Applicant proposes that most uses that are allowed in the Commercial and Retail zoning districts zoning classification in the UDC shall be allowed, subject to SUP approval. An additional list of prohibited uses was included in the proposed Development Standards.

0.63-acre open space

According to the Applicant, the purpose of this strip is to provide a landscape buffer between commercial and residential uses. The UDC requires a minimum 60' side yard setback on Commercial lots adjacent to a lot zoned single-family. Due to this, the lot will not be developed and will only be used as open space.



- Prohibited uses:
1. Manufacturing Facilities
 2. Automotive Sales – New
 3. Automotive Sales - Used
 4. Contractor’s Shop and/or Storage Yard
 5. Landfill
 6. Laundromat
 7. Concrete/ Asphalt Batching Plant, Permanent
 8. Sexually-Oriented Business
 9. Cemeteries
 10. Concrete Batch Plant or Construction Yards
 11. Automotive Repair
 12. Car Wash
 13. Assisted Living
 14. Recycling Center
 15. Electrical Power Plant
 16. Sewage Treatment Plant/Pumping Station
 17. Funeral Parlor
 18. Trailer Rental
 19. Water Treatment Plant



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Screening and Fencing: Exception to UDC requirements

All fence styles and locations are shown on the Wall/Fence Diagram on the proposed concept plan.

- An 8' masonry screening wall with columns every 50', adjacent to the future Commercial tract (behind Lots 1-6) and wrapping along the south side of Lot 1, to the front setback line; and
- A 6' masonry wall with columns every 50', along the Commercial lot open space and adjacent residential open space; and
- A 6' iron open-style fence adjacent to open spaces; and
- The fence design along the southern boundary shall be determined in concert with the adjacent existing homeowners, to either retain/repair the existing fence, or build a new fence; up to 8' pre-stained cedar.



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Drainage and Utilities:

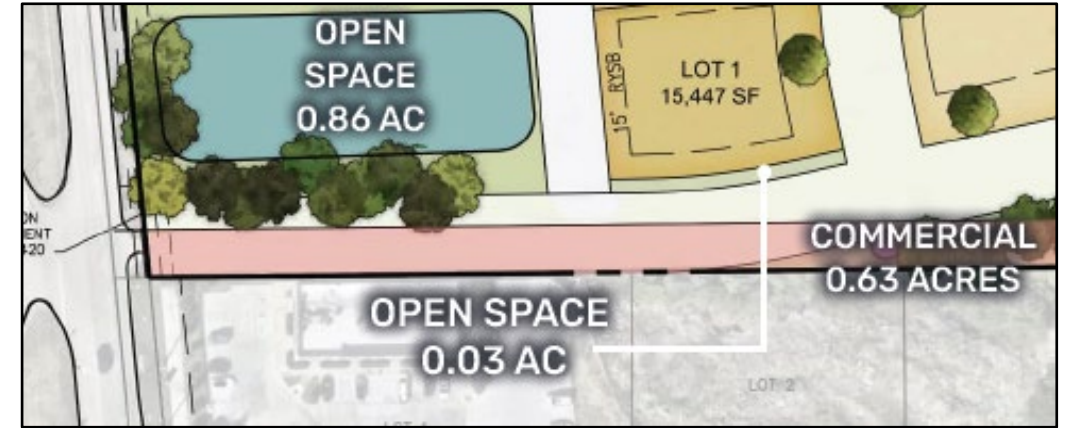
A preliminary drainage and utility plan was provided; the Applicant will be required to provide a full set of civil plans that meets UDC requirements.

Trip Generation:

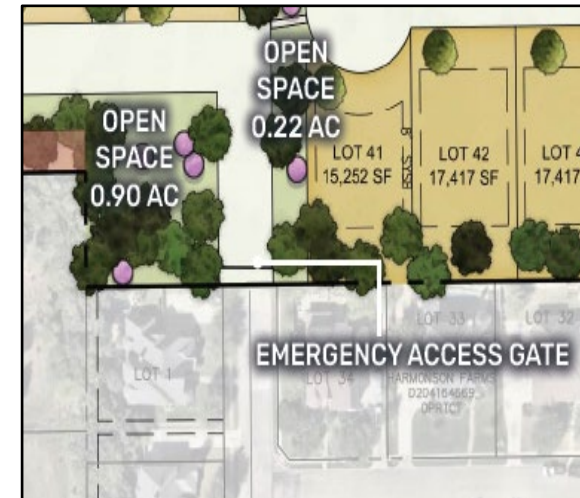
A Trip Generation form was provided by the Applicant. A Traffic Impact Analysis will also be required later in the development process.

Ingress and Egress:

The Applicant is proposing a main entrance off North Main Street, with a connection to Keller Springs Avenue to the north. They are also proposing an additional connection to Homestead Drive to the south that will be gated for emergency access only.



US-377 Connection



Homestead Drive Connection



Keller Springs Connection

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Summary of Proposed PD Standards that Differ from UDC

	PD Request	UDC Requirement
Lot coverage	45% by main buildings and 55% including accessory buildings, driveways and parking areas.	35% by main buildings and not more than 50% including accessory buildings, driveways and parking areas in the base zoning of SF-15
Minimum Lot Width (Typical)	96', although no more than 20 lots shall be less than 106' lot width.	SF-15 requires 105', and UDC Section 5.13(C) allows width at the front and rear building setback lines to be averaged but requires lot width at the front building setback line and frontage of the public/private street to not be less than require by the zoning district.
Minimum Lot Width (Cul-de-sac Lot)	80' measured from building line on curves/cul-de-sacs	UDC Section 9.11(A) requires a minimum lot width of 90' on all lots with predominate frontage on the curved radius of a dedicated cul-de-sac street.
Landscaping	All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree and 10 shrubs.	UDC Section 9.03(G). A minimum of two large canopy trees with a minimum 3" caliper shall be planted in the required front yard of all new single-family uses.

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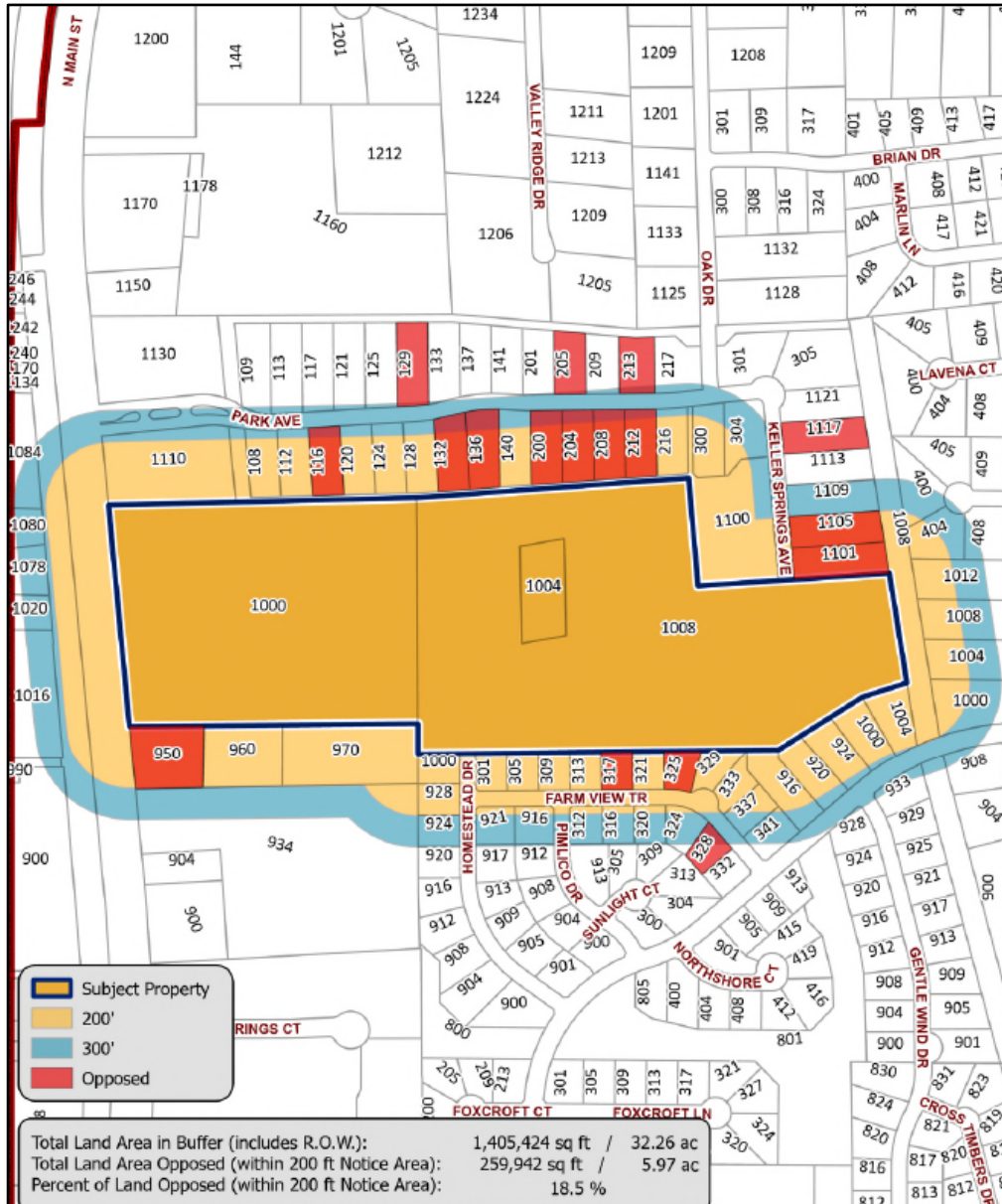
Summary of Proposed PD Standards that Differ from UDC

	PD Request	UDC Requirement
Front Setback	30'	UDC Section 8.08. SF-15 requires front yards to be a minimum of 30'. UDC Section 9.11. SF-15 requires 40' minimum front yard for lots with predominate frontage on the curved radius of a dedicated cul-de-sac.
Side Setback	8'. Minimum separation between structures shall be 16'. Minimum side yard on a corner lot adjacent to a street shall be 15'.	UDC Section 8.08. SF-15 requires side yards to be 10% of lot width but no more than 15'
Minimum Dwelling Size	2,600 square-feet for one-story dwellings and 3,200 square-feet for two-story	UDC Section 8.08. SF-15 requires a minimum dwelling size of 2,000 square-feet.
Fencing	A 8' masonry screening wall wrapping along the south side of Lot 1, to the front setback line.	UDC Section 9.07(G) requires open style fencing when adjacent to open space.

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On April 2, 2026, the city mailed 67 letters of notification for this Public Hearing to all property owners within 300' of the site, as well as a letter to the school district. A public hearing notice sign was also posted.

Staff has received multiple letters of public opinion in response to this request. Letters of opposition have been received from 12 properties within the 200' buffer. All written public feedback received by staff related to this item has been included in the agenda packet.



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Planning and Zoning Commission Recommendation:

At the April 14, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Planned Development zoning change request with the following conditions:

- No points of ingress/egress shown on the proposed Concept plan shall have an emergency access gate; and
- 75% of the proposed lots shall meet the UDC standard for minimum lot width in SF-15 zoning.

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Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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Summary:

Consider a request for a Planned Development zoning change for approximately 39.38 acres from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 59 residential lots, 2 commercial lots, and approximately 5.57 acres of open space.

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The City Council has the following options when considering a Planned Development Zoning Change application:

- Approve as submitted
- Approve with modifications or additional amendment(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Alexis Zimmerman
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