

//DCG ENGINEERING

August 29, 2024

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

The Mountain Blue Project is single family development of approximately **XXX** 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 3.
- 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.

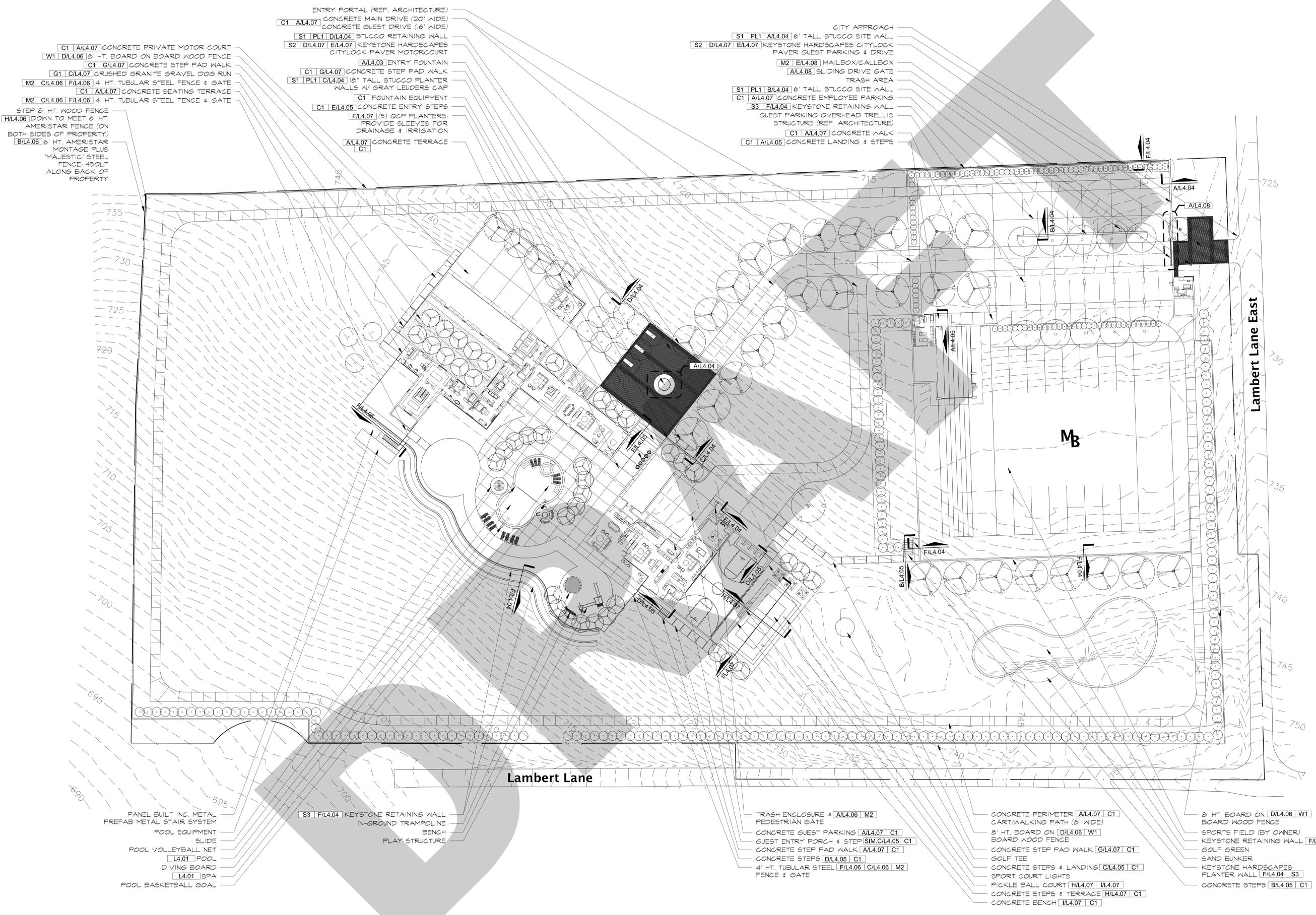
C. UDC Section #9.01 A) Exterior Construction Requirements (1)(f).

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 constructin 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 (2) location
- Carport to be located in front area of property per attached Site Plan.



- C1 | A/L4.07 | CONCRETE PRIVATE MOTOR COURT
- W1 | D/L4.06 | 8' HT. BOARD ON BOARD WOOD FENCE
- C1 | G/L4.07 | CONCRETE STEP PAD WALK
- G1 | C/L4.07 | CRUSHED GRANITE GRAVEL DOG RUN
- M2 | C/L4.06 | F/L4.06 | 4' HT. TUBULAR STEEL FENCE & GATE
- C1 | A/L4.07 | CONCRETE SEATING TERRACE
- M2 | C/L4.06 | F/L4.06 | 4' HT. TUBULAR STEEL FENCE & GATE
- STEP 8' HT. WOOD FENCE
- H/L4.06 | DOWN TO MEET 6' HT. AMERISTAR FENCE (ON BOTH SIDES OF PROPERTY)
- B/L4.06 | 6' HT. AMERISTAR MONTAGE PLUS MAJESTIC STEEL FENCE, 45OLF ALONG BACK OF PROPERTY

- ENTRY PORTAL (REF. ARCHITECTURE)
- C1 | A/L4.07 | CONCRETE MAIN DRIVE (20' WIDE)
- CONCRETE GUEST DRIVE (16' WIDE)
- S1 | P/L1 | D/L4.04 | STUCCO RETAINING WALL
- S2 | D/L4.07 | E/L4.07 | KEYSTONE HARDSCAPES CITYLOCK PAVER MOTORCOURT
- A/L4.03 | ENTRY FOUNTAIN
- C1 | G/L4.07 | CONCRETE STEP PAD WALK
- S1 | P/L1 | C/L4.04 | 18" TALL STUCCO PLANTER WALLS W/ GRAY LEUDERS CAP
- C1 | FOUNTAIN EQUIPMENT
- C1 | E/L4.05 | CONCRETE ENTRY STEPS
- F/L4.07 | (5) GCP PLANTERS; PROVIDE SLEEVES FOR DRAINAGE & IRRIGATION
- A/L4.07 | CONCRETE TERRACE
- C1

- CITY APPROACH
- S1 | P/L1 | A/L4.04 | 6' TALL STUCCO SITE WALL
- S2 | D/L4.07 | E/L4.07 | KEYSTONE HARDSCAPES CITYLOCK PAVER GUEST PARKING & DRIVE
- M2 | E/L4.08 | MAILBOX/CALLBOX
- A/L4.08 | SLIDING DRIVE GATE
- TRASH AREA
- S1 | P/L1 | B/L4.04 | 6' TALL STUCCO SITE WALL
- C1 | A/L4.07 | CONCRETE EMPLOYEE PARKING
- S3 | F/L4.04 | KEYSTONE RETAINING WALL
- GUEST PARKING OVERHEAD TRELLIS STRUCTURE (REF. ARCHITECTURE)
- C1 | A/L4.07 | CONCRETE WALK
- C1 | A/L4.05 | CONCRETE LANDING & STEPS

- PANEL BUILT INC. METAL PREFAB METAL STAIR SYSTEM
- POOL EQUIPMENT
- SLIDE
- POOL VOLLEYBALL NET
- L4.01 | POOL
- DIVING BOARD
- L4.01 | SPA
- POOL BASKETBALL GOAL

- S3 | F/L4.04 | KEYSTONE RETAINING WALL
- IN-GROUND TRAMPOLINE
- BENCH
- PLAY STRUCTURE

- TRASH ENCLOSURE | A/L4.06 | M2
- PEDESTRIAN GATE
- CONCRETE GUEST PARKING | A/L4.07 | C1
- GUEST ENTRY PORCH & STEP | S/M.C/L4.05 | C1
- CONCRETE STEP PAD WALK | A/L4.07 | C1
- CONCRETE STEPS | D/L4.05 | C1
- 4' HT. TUBULAR STEEL | F/L4.06 | C/L4.06 | M2
- FENCE & GATE

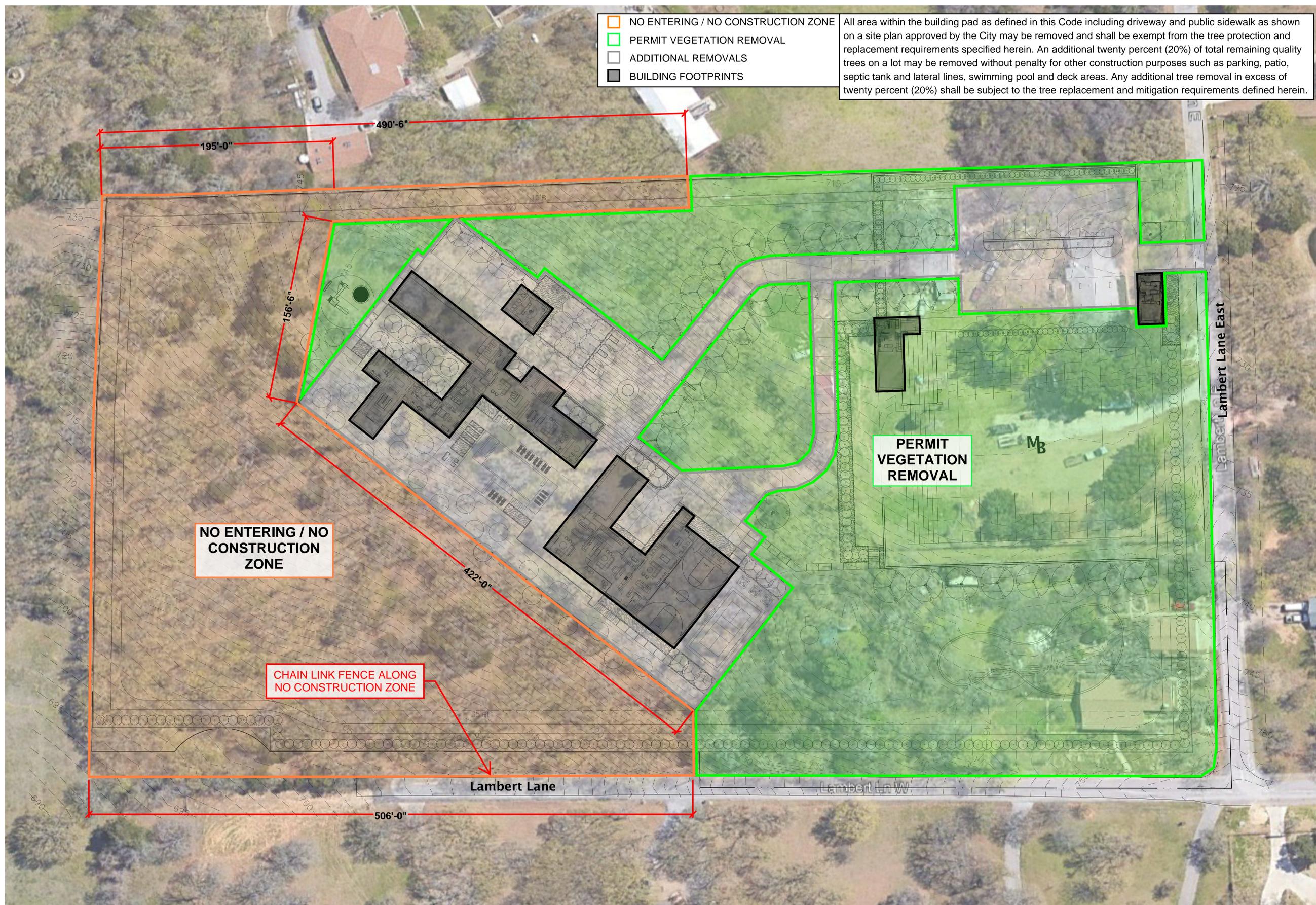
- CONCRETE PERIMETER | A/L4.07 | C1
- CART/WALKING PATH (8' WIDE)
- 8' HT. BOARD ON | D/L4.06 | W1
- BOARD WOOD FENCE
- CONCRETE STEP PAD WALK | G/L4.07 | C1
- GOLF TEE
- CONCRETE STEPS & LANDING | C/L4.05 | C1
- SPORT COURT LIGHTS
- PICKLE BALL COURT | H/L4.07 | W/L4.07
- CONCRETE STEPS & TERRACE | H/L4.07 | C1
- CONCRETE BENCH | W/L4.07 | C1

- 8' HT. BOARD ON | D/L4.06 | W1
- BOARD WOOD FENCE
- SPORTS FIELD (BY OWNER)
- KEYSTONE RETAINING WALL | F/L4.04 | S3
- GOLF GREEN
- SAND BUNKER
- KEYSTONE HARDSCAPES PLANTER WALL | F/L4.04 | S3
- CONCRETE STEPS | B/L4.05 | C1



Site Plan **A**

Scale: 1"=30'



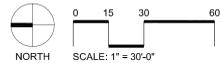
- NO ENTERING / NO CONSTRUCTION ZONE
- PERMIT VEGETATION REMOVAL
- ADDITIONAL REMOVALS
- BUILDING FOOTPRINTS

All area within the building pad as defined in this Code including driveway and public sidewalk as shown on a site plan approved by the City may be removed and shall be exempt from the tree protection and replacement requirements specified herein. An additional twenty percent (20%) of total remaining quality trees on a lot may be removed without penalty for other construction purposes such as parking, patio, septic tank and lateral lines, swimming pool and deck areas. Any additional tree removal in excess of twenty percent (20%) shall be subject to the tree replacement and mitigation requirements defined herein.

NO ENTERING / NO CONSTRUCTION ZONE

CHAIN LINK FENCE ALONG NO CONSTRUCTION ZONE

PERMIT VEGETATION REMOVAL



Tree Removal Plan | **A**
Scale: 1" = 30'

smitharc
ARCHITECTURE
+ INTERIORS
smitharc.com

DESIGN CONSULTANTS

MESA

LANDSCAPE
MESA Design Group
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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 REMOVAL PLAN

SHEET NUMBER

L1.01

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PROJECT DIRECTORY

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PROFESSIONAL SEAL

PROJECT

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

SHEET ISSUES

2024 AUG 21 : DD PRICING

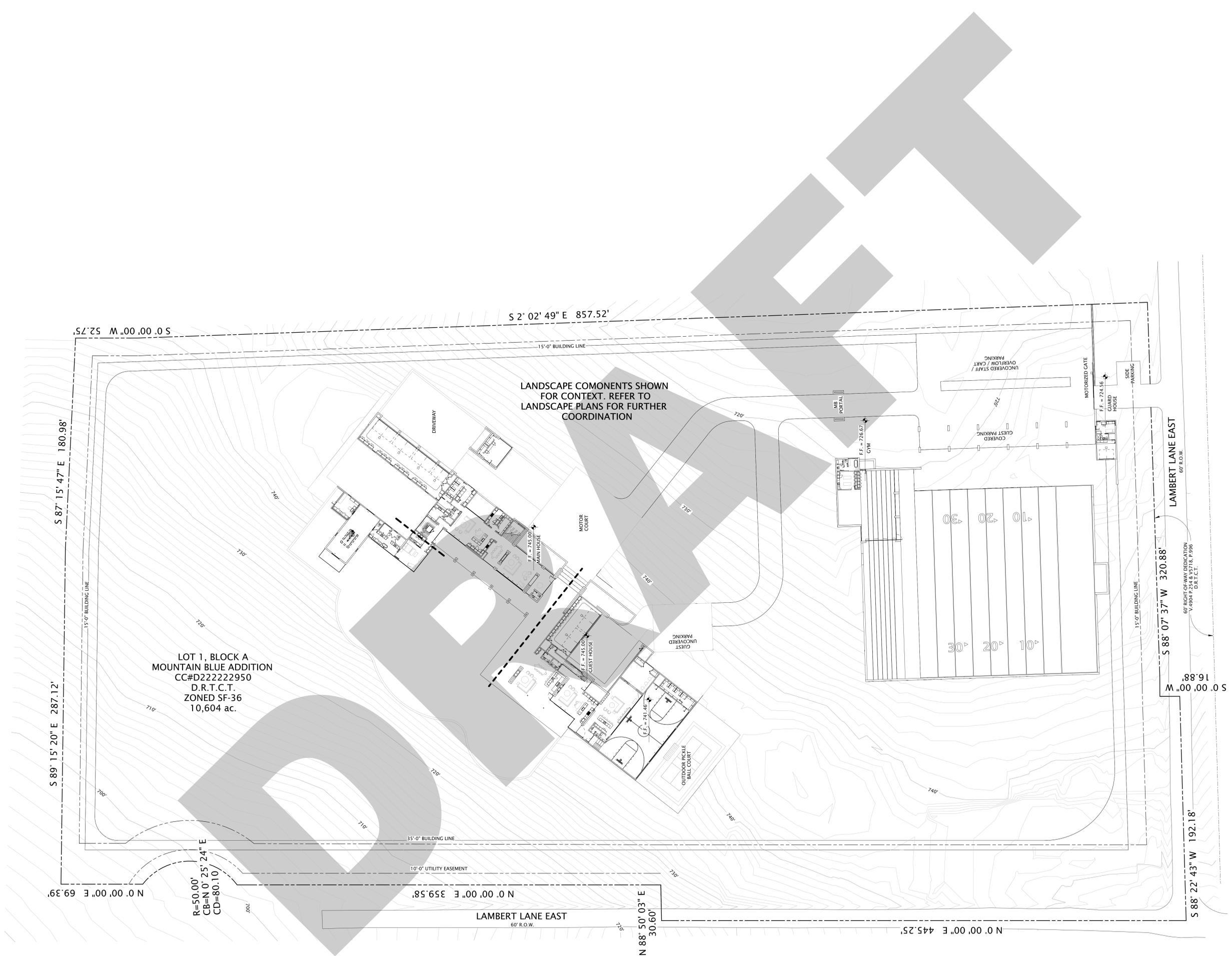
**NOT FOR REGULATORY
APPROVAL PERMITTING
OR CONSTRUCTION**

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.01

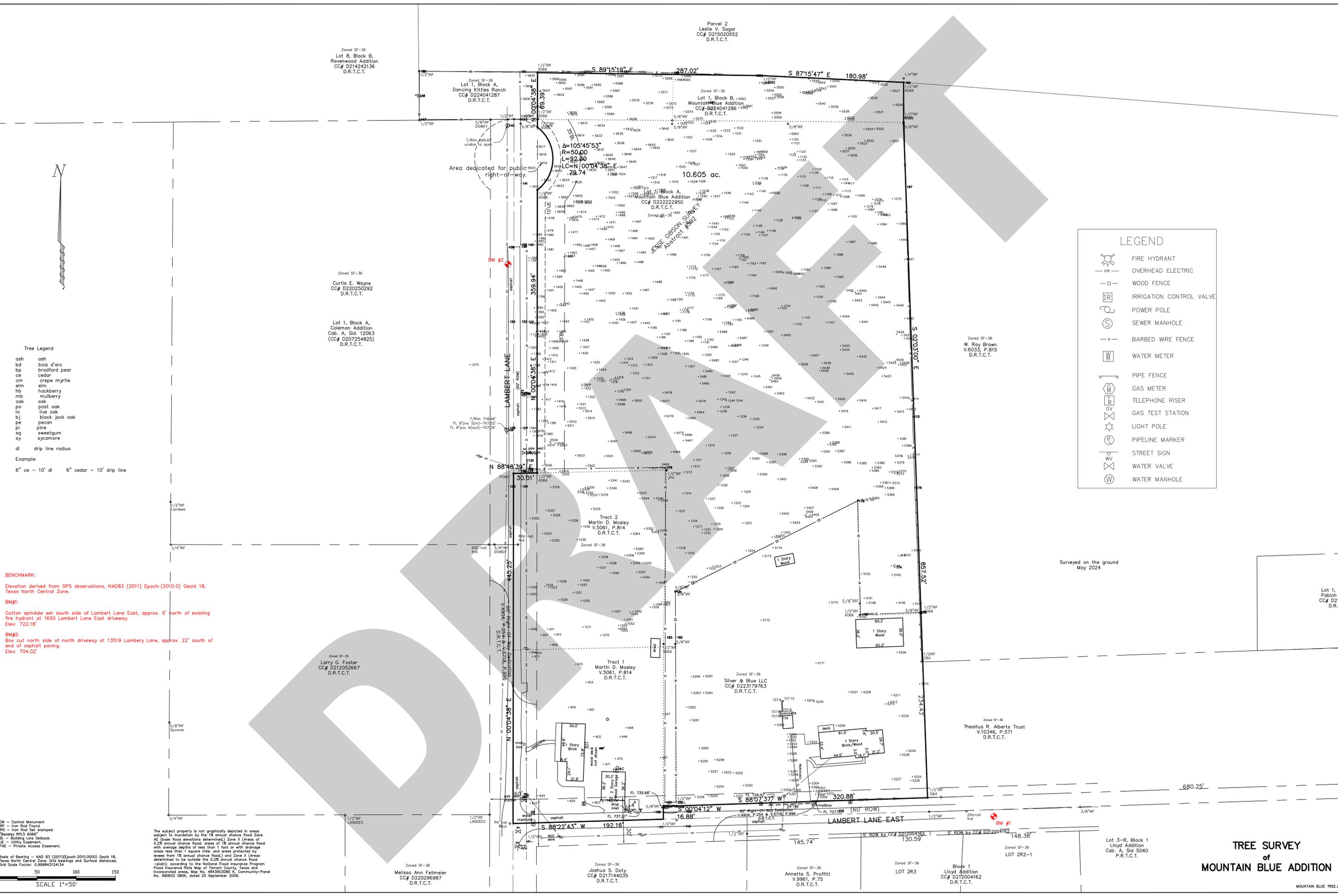


LOT 1, BLOCK A
MOUNTAIN BLUE ADDITION
CC#D22222950
D.R.T.C.T.
ZONED SF-36
10,604 ac.

LANDSCAPE COMONETS SHOWN
FOR CONTEXT. REFER TO
LANDSCAPE PLANS FOR FURTHER
COORDINATION

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
pl	pecan
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
BS - Building Line Setback
UE - Utility Easement
PAE - Private Access Easement

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.

0 50 100 150
SCALE 1"=50'

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