



PLANNED DEVELOPMENT (PD) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Silver Leaf Communities
Street Address: PO Box 2017
City: Grapevine State: TX Zip: 76099
Telephone: 817.348.8500 Fax: _____ E-mail: [REDACTED]
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Hampton Embassy LTD
Street Address: PO Box 5287
City: Culver City State: CA Zip: 90231
Telephone: 817.348.8500 Fax: _____ E-mail: [REDACTED]

[Signature]
Signature of Applicant Date: 12/1/2023
Signature of Owner Printed Name of Owner Date: _____

Engineer/Surveyor: ZECO Enterprises Contact Name(s): Zeke Saavedra
Street Address: 25638 Myrtle Springs
City: Spring State: TX Zip: 77373
Telephone: 832.702.8386 Fax: _____ E-mail: [REDACTED]

SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: NW Corner of Intersection of Wall Price Keller Rd and Chisolm Trail
Legal Description:
Lot(s): 1-4 Block(s): 1 Subdivision Name: Chisolm Oaks Business Park
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Neighborhood Services Proposed Zoning: PD - Single Family
Current Use of Property: Undeveloped
Proposed Use of Property: Single Family Homes

Written Proposal for PD:
A detailed letter of justification and/or exhibits shall accompany this application.

<input checked="" type="checkbox"/>	Existing Conditions Exhibit. This 24" by 36" exhibit shall show the boundary of PD area with metes and bounds labels and important physical features such as existing structures, topography, existing streets, alleys and easements general use, thoroughfares.
<input checked="" type="checkbox"/>	Concept Plan. The plan shall be to scale, 24" by 36" in size, and show the following: <ul style="list-style-type: none">• the boundary of PD area with metes and bounds labels• preliminary lot arrangements,• access, proposed streets and thoroughfares,• size, type and location of buildings with building density, building height,• fire lanes,• screening, landscaped areas/plans,• other pertinent development data.
<input checked="" type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, a Traffic Impact Analysis
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee

PLANNED DEVELOPMENT CHANGE APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)



The application fee



Digital submission to communitydevelopment@cityofkeller.com



A narrative statement that includes:

- Current and proposed base zoning district
- Description of concept plan
- A statement of the need for the proposed zoning change
- Compatibility of proposed zoning with surrounding zoning and land uses.
- Descriptions that show in what ways the proposal is consistent with the City's Master Plan.
- You may also choose to address the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.
 - 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

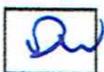


List of proposed development standards including, but not be limited to:

- Permitted uses,
- density, lot area, lot width, lot depth, yard depths and widths,
- building elevations, building material coverage, and building height,
- floor area ratio,
- parking ratios and parking locations,
- access points,
- screening and landscaping,
- accessory buildings,
- signs,
- lighting,
- hours of operation,
- project phasing or scheduling,
- management associations, and
- any other requirements.



A metes and bounds description of the property to be rezoned sealed by a surveyor.



An 24" by 36" aerial exhibit of the subject property showing the locations of trees in accordance with Section 8.19

Chisolm Oaks

Narrative Statement

The subject property is approximately 4.5 acres of undeveloped land that is zoned for Neighborhood Services. It is currently platted as 4 lots that are approximately 200' wide and 240' deep. The proposal is the rezone and replat the property into lots for single family homes to be built. Our plan is to develop the lots and build homes that are of a high quality and inspired by significant architectural styles compatible with the area. The lots are to be oriented to front on the existing paving and right of way of Chisolm Trail. The shape and characteristics of the site are not conducive to fit the typical lot width and depth for the standard residential zoning classifications. Due to the depth of the property, a narrower and deeper than standard lot would provide the best layout of the property. The property has a significant slope from west to east and the lot configuration in the exhibit would be best to deal with this slope. It would allow for less grading work on the site and for the preservation of the tree canopy that exists on the western side of this property. This would result in nice, wooded back yards for the new lots and would maintain the majority of the tree buffer between the existing homes to the west and the new homes.

The property has access to a water line in Chisolm Trail and an adjacent sewer line with capacity to serve the project as proposed. There is an existing overhead power line adjacent to Chisolm Trail and we are in coordination with the utility company with options to convert the power from overhead to underground.

We propose for a Planned Development that would meet all of the requirements of SF-8.4 Zoning with the following exceptions:

- Lot width allowed to be as narrow as 40' but still meet 8400 square foot minimum. There would be variation in lot sizes that would create some larger, premium lots.
- Minimum dwelling size will be 1750 sq ft
- Minimum side yard of 5'
- Building facades, excluding doors, windows and glass wall construction, shall be constructed with a minimum of eighty percent (80%) masonry materials. A combination of stone, brick, painted brick and portland cement stucco shall be allowed.
- Garage door orientation shall be one of the following methods:
 - Front facing garage door must be recessed at least 10' behind another wall or architectural feature and at least 70' behind front property line
 - J swing

*A combination of these methods may be used to create a diverse streetscape. There will not be a maximum number of front facing garage requirement. See attached examples of garage door configurations.

- Garage doors for front facing and j-swing orientations will be decorative in a style to match the architecture of the home. They will have at least one of the following decorative elements:
 - Constructed of wood
 - Stained wood trim details
 - Painted trim details
 - Decorative hardware
 - Decorative windows

We are also proposing a narrowed driveway(12') at the connection to Chisolm Trail to reduce the visual of a large concrete section from the street and help with the percentage of lot coverage of impermeable materials. We plan to provide a larger driveway section closer to the homes to allow for the maneuverability of vehicles and off-street parking.

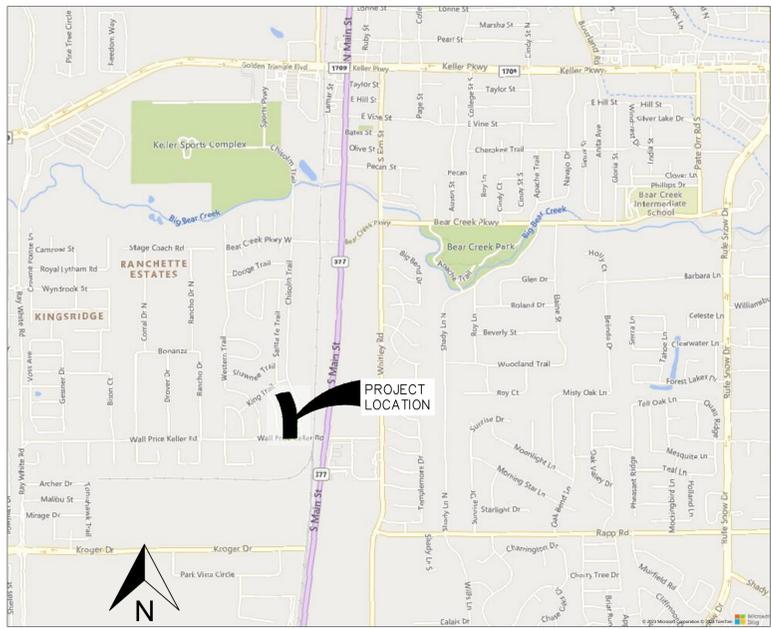
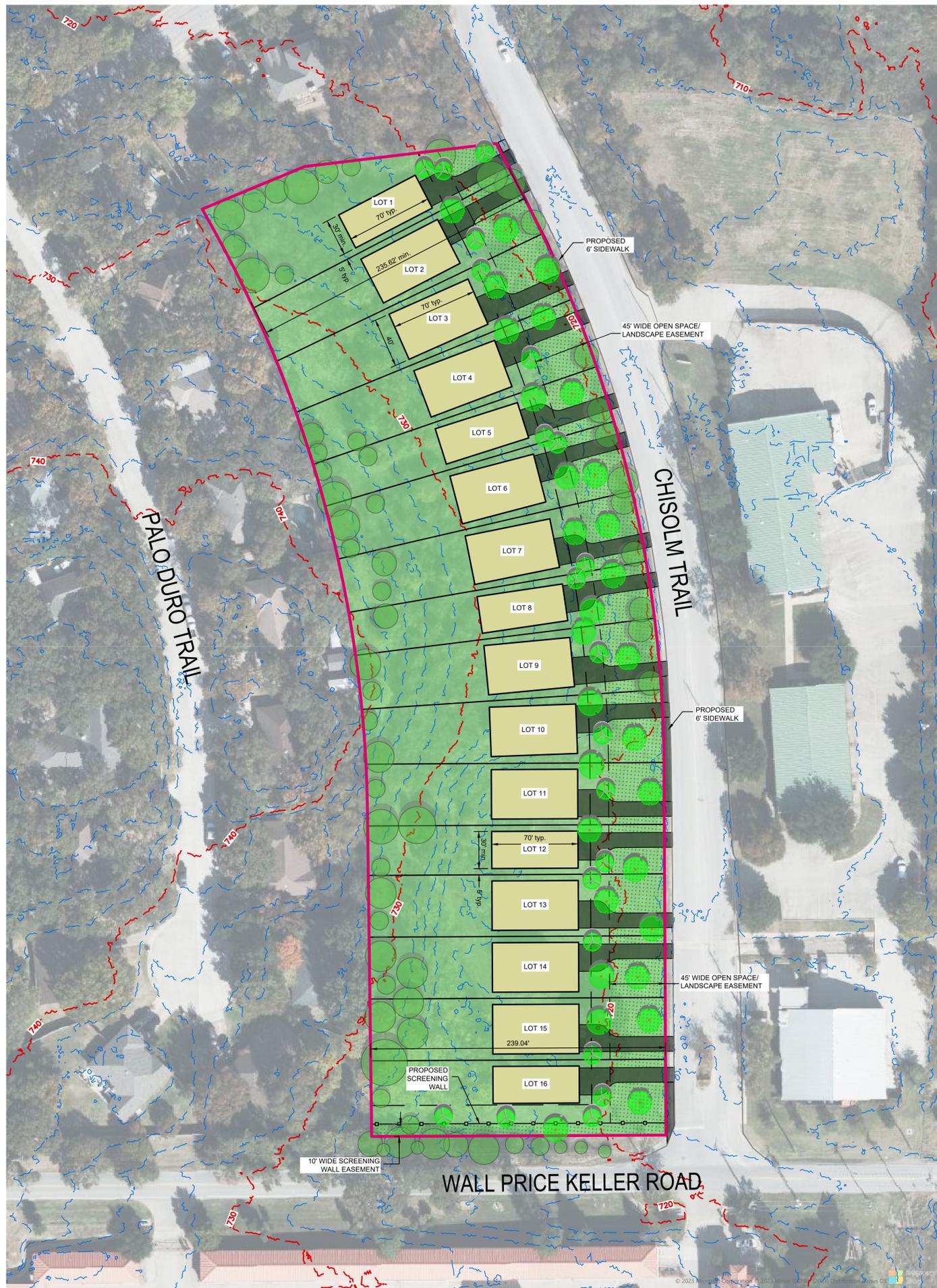
No special exceptions are requested for fencing requirements.

An open area of 15% of the total project area will be established in a landscaping/public access easement along Chisolm Trail and Wall Price Keller Rd. The open area along Chisolm Trail will include trees and landscaping to create a linear park along the front of the lots. The calculation of open space on the associated concept plan is exclusive of the driveways that pass through the open space. This amenity will serve as a buffer between Chisolm Trail and the homes as well as adding curb appeal to the community. The open area along Wall Keller Price Road will contain a screening wall, landscaping and at least 2 large canopy trees with 3" minimum caliper. The open areas will be maintained by the Homeowners Association.

This lot size will be the same total square footage or greater than the adjacent, existing residential community to the west. The change of zoning would eliminate the possibility of a less compatible use that could have a negative effect on the adjacent homes. The current zoning of Neighborhood Services would allow for some uses that are open to the public and that could create more traffic, noise and disruption.

Garage Configuration Exhibit





VICINITY MAP
NOT TO SCALE

PROJECT DATA	
SITE AREA:	4.49 ACRES
DWELLING UNITS:	16
DENSITY:	3.56 DU/AC
AVERAGE LOT AREA:	12,156.06 SF

OPEN SPACE CALCULATION	
OPEN SPACE REQUIRED:	15%
TOTAL AREA:	4.49 ACRES X 43,560 SF/AC = 195,584.4 SF
REQUIRED AREA:	TOTAL AREA X 0.15 = 29,338 SF
OPEN SPACE PROVIDED:	15%
CHISOLM TRAIL FRONTAGE:	
AVERAGE LENGTH:	823.61 FT
WIDTH:	45 FT
GROSS AREA:	37,062.45 SF
DRIVEWAY AREA:	8,767.80 SF
NET AREA:	28,294.65 SF
WALL PRICE KELLER ROAD FRONTAGE:	
LENGTH:	193.58 FT
WIDTH:	10 FT
AREA:	1,935.80 SF
OPEN SPACE TOTAL:	30,230.45 SF
OPEN SPACE PERCENT:	30,230.45 SF / 195,584.4 SF = 15.45%

LEGEND	
	PROJECT BOUNDARY
	PROPOSED LOT LINE
	EXISTING CONTOUR 10' INTERVAL
	EXISTING CONTOUR 2' INTERVAL
	PROPOSED BUILDING FOOTPRINT
	PROPOSED TREES (3" CALIPER)
	EXISTING TREES (SEE NOTES)

- Tree Notes
- Existing trees shown for illustration purposes only. The exact location and total number of trees have not been determined.
 - Existing trees are to be preserved to the maximum extent practicable.
 - Existing trees along Chisolm Trail right of way are to remain, except where removal is necessary to construct driveways, sidewalks and utilities.
 - No work is proposed within Wall Price Keller Road right of way.
 - Each lot to include a minimum of three (3), three-inch (3") caliper trees as follows:
 - 2 trees in front yard outside of open space/landscape easement
 - 1 tree in open space/landscape easement
 - Lot 16 to include three (3) additional, three-inch (3") caliper trees as follows:
 - 2 trees in side yard along Wall-Price Keller Road outside of wall easement
 - 1 tree in screening wall easement



Silver Leaf Communities
101 Nursery Lane
Suite 244
Fort Worth, TX 76114

PREPARED BY:



© 2024 ZECO ENTERPRISES, LLC.
25638 MYRTLE SPGS.
SPRING, TX 77373
832.702.6386
TBPELS ENGINEERING
FIRM REGISTRATION F-18317

PROJECT NAME:
Chisolm Oaks
Keller, TX 76248

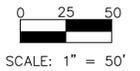
This document is released for the purpose of interim review under the authority of Ezequiel Saavedra, P.E. Texas License #123928 on 05-02-24, it is not to be used for construction, bidding or permit purposes.

ISSUE / REVISION:

NO.	DATE	DESCRIPTION
-	-	-

DRAWING TITLE:

CONCEPT



DATE: MAY 02, 2024

SHEET:

EXH 2.0

May 24, 2024

Subject: Zoning Change Application

To Whom It May Concern,

This letter is to facilitate communication and provide you with information regarding a zoning change request on property adjacent to yours.

We are a home builder and are under contract to purchase the property at the intersection of Chisolm Trail and Wall Price Rd. We are reaching out to you because your property is adjacent to this property and your feedback and input are important to us. We hope to develop the property in a way that has minimal impact on you and is a benefit to the general area. The property is approximately 4.5 acres and is currently zoned for "Neighborhood Services". The current zoning would allow for a number of retail uses. These uses include offices, retail sales, bars, building material sales, convenience stores, dry cleaning, nursing home, religious institution, drive-through restaurants, and a number of other similar uses. We propose to change the zoning to a residential use to build single family homes. We believe single family homes on this property would be more compatible with your property and would be less intrusive and disruptive than the uses allowed under the current "Neighborhood Services" zoning.

We plan to develop the lots to be similar in size to those in your neighborhood but with a different shape and configuration. We plan to make them less wide but much deeper than your lots due to the shape of the property. This will allow the homes to be closer to Chisolm Trail and further away from your property. It will also allow for the preservation of the maximum number of trees between your property and our new construction. There will be approximately 16 lots. We will also be the builder that will sell and manage the construction of the homes. The homes will be of a very high quality and will be designed using high architectural standards. If this change in zoning is approved, it will require us to meet the standards spelled out in the zoning ordinance.

It is important to us to communicate well with you and hopefully gain your support for our project. Please feel free to reach out to us at 817.348.8500 or at info@silverlc.com.

Sincerely,

Silver Leaf Homes

December 12, 2013

Subject: Zoning Change Application

To Whom It May Concern,

This letter is to facilitate communication and provide you with information regarding a zoning change request on property adjacent to yours.

We are a home builder and are under contract to purchase the property at the intersection of Chisolm Trail and Wall Price Rd. We are reaching out to you because your property is adjacent to this property and your feedback and input are important to us. We hope to develop the property in a way that has minimal impact on you and is a benefit to the general area. The property is approximately 4.5 acres and is currently zoned for "Neighborhood Services". The current zoning would allow for a number of retail uses. These uses include offices, retail sales, bars, building material sales, convenience stores, dry cleaning, nursing home, religious institution, drive-through restaurants, and a number of other similar uses. We propose to change the zoning to a residential use to build single family homes. We believe single family homes on this property would more compatible with your property and would be less intrusive and disruptive than the uses allowed under the current "Neighborhood Services" zoning.

We plan to develop the lots to be similar in size to those in your neighborhood but with a different shape and configuration. We plan to make them less wide but much deeper than your lots due to the shape of the property. This will allow the homes to be closer to Chisolm Trail and further away from your property. It will also allow for the preservation of the maximum number of trees between your property and our new construction. There will be approximately 15 lots. We will also be the builder that will sell and manage the construction of the homes. The homes will be of a very high quality and will be designed using high architectural standards. If this change in zoning is approved, it will require us to meet the standards spelled out in the zoning ordinance.

It is important to us to communicate well with you and hopefully gain your support for our project. Please feel free to reach out to us at 817.348.8500 or at info@silverlc.com.

Sincerely,

Silver Leaf Homes