

FUTURE LAND USE PLAN AMENDMENT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: GARABEDIAN PROPERTIES
Street Address: P.O. Box 93984
City: SOUTH LAKE State: TX Zip: 76092
Telephone: 817-748-2669 Fax: _____ E-mail: _____
Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☒

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

Owner: HUYNH & VIYAPON, LLC - ATTN: SARA VIYAPON
Street Address: 1212 Whitley Road
City: Keller State: TX Zip: 76248
Telephone: 817-602-6775 Fax: _____ E-mail: _____
Signature of Applicant: Marc Garabedian Signature of Owner: Sam Printed Name of Owner: SAVANNA VIYAPON
Date: 5.14.24 Date: 5.15.24

PLANNER
Engineering Firm: SALE GROUP Contact Name: CURTIS YOUNG
Street Address: 1130 N. Carroll Ave, #200
City: SOUTH LAKE State: TX Zip: 76092
Telephone: 817-424-2626 Fax: _____ E-mail: _____

SECTION 2. FUTURE LAND USE AMENDMENT REQUEST INFORMATION

Property Location: 1212 Whitley Road, Keller, TX
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description: J. Edmunds # 457
Abstract Name & Number: W.V. Holland # 692 Tract Number(s): SEE SURVEY
If property is not platted, please attach a metes and bounds description.
Current Land Use Designation: RTC & PGT Proposed Land Use Designation: PGT
Current Use of Property: vacant
Proposed Use of Property: RESIDENTIAL NEIGHBORHOOD
Justification for Requested Future Land Use Plan Amendment:

A detailed letter of justification and/or exhibits shall accompany this application.

FUTURE LAND USE PLAN AMENDMENT 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 letter justifying the request and why the chosen category better suites the needs of the area. Include information on:

- Compatibility with adjacent developments or Future Land Use Plan designations
- Availability of city services including water, sewer, and roads,
- Anticipated impacts on city services.



A legal description or meets and bounds description of the property.



Exhibit showing to scale the area proposed to be amended on the suture land use plan with adjacent Future Land Use Plan and Zoning Designations labeled.



Evidence of communicating the proposal with the adjacent neighborhood or property owners.



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.

Whitley Springs

Keller, Texas

Garabedian Properties, LLC
Zoning Case #: Z- 24-0001

Sage Group, Inc.
May 15, 2024

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “Whitley Springs” the proposed residential community of luxury patio homes in Keller, Texas.

The Property:

Whitley Springs is located along the west side of Whitley Road, across from the Rapp Road intersection, which the city is proposing be reconstructed into a roundabout. The property is bounded by Whitley Road on its East side; existing residential to the north; a church to the south, and developed/ undeveloped Commercial property to the west. The proposal includes 22 patio home sites and common open space areas on 4.33 acres, a density of 5.08 homes per gross acre. Common Open Space totals 0.65 acres, or 15.01% of the site for the project. The proposed plan takes the proposed roundabout into consideration, and allocates the necessary ROW. It also includes a portion of the existing, unbuilt right-of-way north and west of the project, with the understanding that this will need to be abandoned by the city. (See Concept Plan.)

Existing Zoning/ Land Use Designation/Requested FLUP Amendment

The existing zoning designation attached to the property is C (Commercial), but it is mostly designated as PGT- Patio/Garden/Townhomes on the Future Land Use Plan of the City of Keller. We are requesting an amendment to the Future Land Use Plan for the small portion (approx. 48,699 sf) of the project on the currently designated RTC, to PGT. This proposal will be consistent with that designation.

Proposed Zoning

The property within this submittal will be developed and used in accordance with the PD standards contained within the “Design Standards,” which are a part of this proposal.

Compatibility of Proposed Zoning with surrounding Zoning and Land Uses:

We feel the proposed zoning for this site will act as an effective transitional use between the Commercial Uses along US-377, and the Single-Family Residential uses along the east side of Whitley Road, which it appears was the purpose of the PGT designation.

Important Physical Features

The site generally drains toward the southeast (to Whitley Road), with some drainage sheet-flowing to the north.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for this high-quality single-family housing in the Keller area. The City is becoming increasingly “built out” and development of smaller tracts, of this size, are the next logical step within the City

Limits. We feel the proposed zoning for this site will be very compatible with the surrounding uses, and provide yet another great neighborhood to Keller.

Adequacy of Public Facilities and Services

City water and sewer services are readily available at this site. The proposed subdivision will be served by an existing major water main within Whitley Road and a trunk waste water line located to the east along US-377.

The storm water drainage plan has been submitted with this proposal. All proposed infrastructure (roads, water, sewer, storm drainage) will be designed per City Code.

Home Owners Association

A Home Owners Association will be formed which will be responsible for the maintenance of all entry features, landscaping within Open Space Lots, and Open Space Lot Maintenance

Perimeter Screening, Fencing and Street Trees

As noted on the Concept Plan exhibit, there will be a combination masonry wall and ornamental iron fence built along Whitley Road, adjacent to the lots and behind the open space lots along Whitley. (Please see attached Concept Sketch of the frontage.)

Perimeter fencing shall be as follows:

- Along the south side of the southern entry road (where the ROW runs along the southern boundary adjacent to the church property, a 6' ornamental iron fence shall be installed with the development, and maintained by the HOA.
- Along the 35' wide open space area to the rear of Lots 1-4, which are adjacent to a future commercial phase of the project, there shall be a 6' ornamental iron fence installed. There is heavy tree cover in this location, and in addition to the 35' landscape/ open space buffer, an additional landscape buffer will be established on the commercial tract there, to be maintained by the commercial parcel owner/ user.
- Along the remainder of the perimeter of the project, adjacent to residential lots, there shall be a 6' wooden fence, with a top cap, supported by metal poles in concrete foundations.

All fences on Residential Lots, fronting (parallel to) the streets, shall be of ornamental iron, and shall not extend forward of the front building setback line.

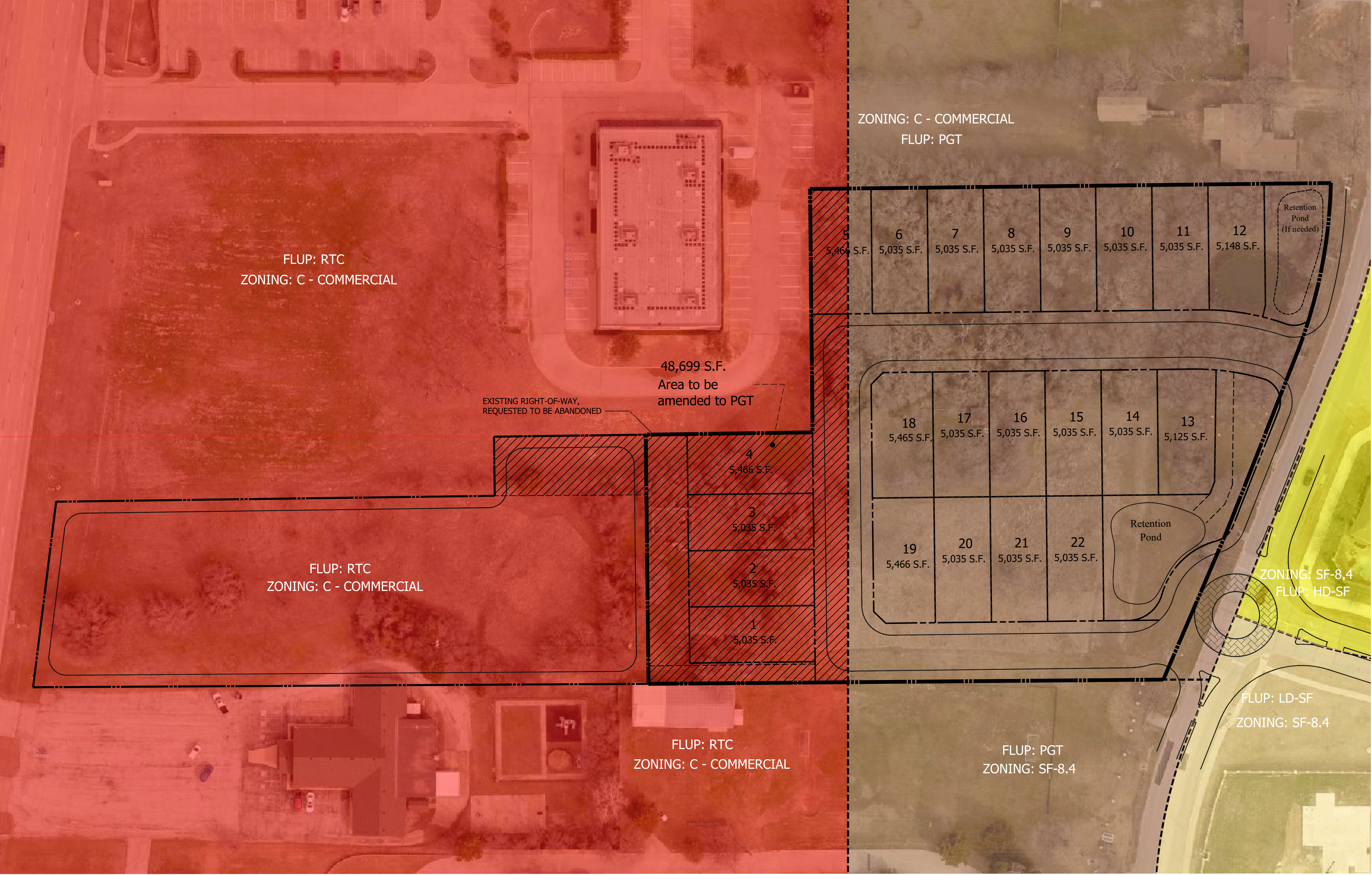
On the residential lots, each lot shall have at least: one (1), minimum 3" caliper Shade Tree, planted within the street parkway, and one (1) additional either Shade or Ornamental tree planted in the front yard.

Sidewalks

A 5' concrete sidewalk shall be installed along all internal residential lot street frontages, as shown on Zoning Concept Plan. The Home Builders shall install sidewalks in front of all residential lots with the construction of the homes; the developer shall install all other sidewalks. In addition, a 6' concrete Trail along the Whitley Road frontage, and accessing the Open Space will be provided, generally as shown on the Zoning Concept Plan.

Project Schedule / Phasing

Assuming zoning is granted, project will proceed immediately to final design, platting and development. It is anticipated that the project will be developed in one phase.



Applicant:
Garabedian Properties
P.O.Box 93984
Southlake, TX. 76092
Mike Garabedian
817-748-2669

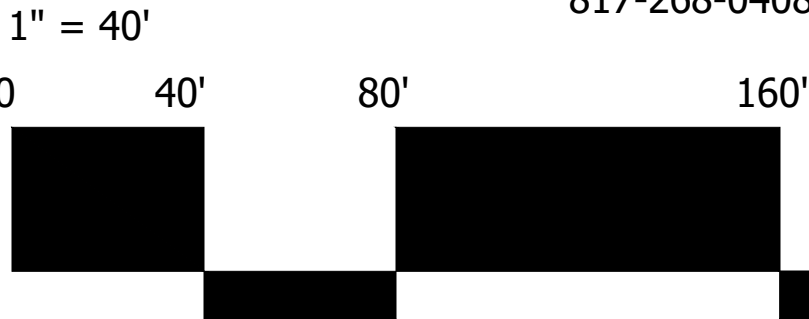
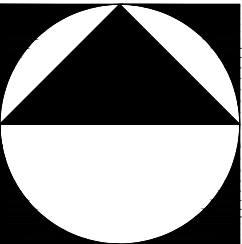
Owner:
HUYNH & VIYAPON LLC
Sara Viyapon
817-602-6775
sivyapon@yahoo.com

Planner: SAGE GROUP, INC.


Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Engineer:
Hamilton Duffy P.C.
8241, Mid-cities Blvd., St. 100
North Richland Hills, TX 76180
Keith Hamilton
817-268-0408

15 MAY 24



FLUP Amendment Exhibit

Case No. Z-24-0001

Whitley Springs

Keller, Tarrant County, Texas