

//DCG ENGINEERING

October 22, 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 4.
- SUP not required for the proposed structures below.
- Four 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)
 4. Carport (up to 4,700 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 certificate of occupancy.

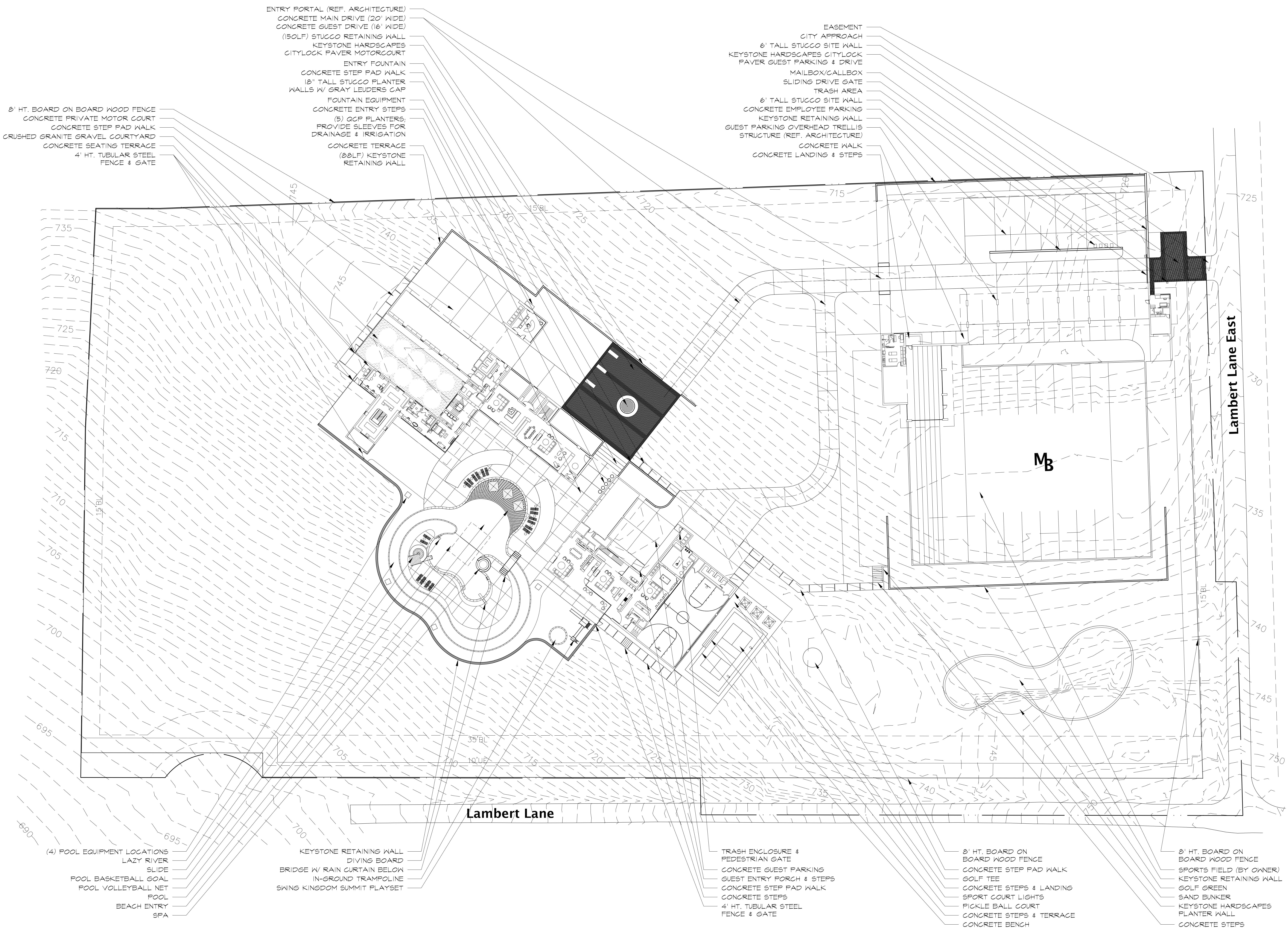
C. UDC Section #9.01 A) Exterior Construction Requirements (1)(f).

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.
- 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

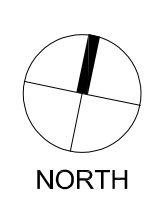
- (4) POOL EQUIPMENT LOCATIONS
- LAZY RIVER
- SLIDE
- POOL BASKETBALL GOAL
- POOL VOLLEYBALL NET
- POOL
- BEACH ENTRY
- SPA

- 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

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LANDSCAPE
MESA DESIGN GROUP
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ERIN SANDER DESIGN
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PROFESSIONAL SEAL

PROJECT

MOUNTAIN BLUE RESIDENCE
LAMBERT LANE
KELLER, TEXAS 76262

SHEET ISSUES

2024 AUG 21 : DD PRICING

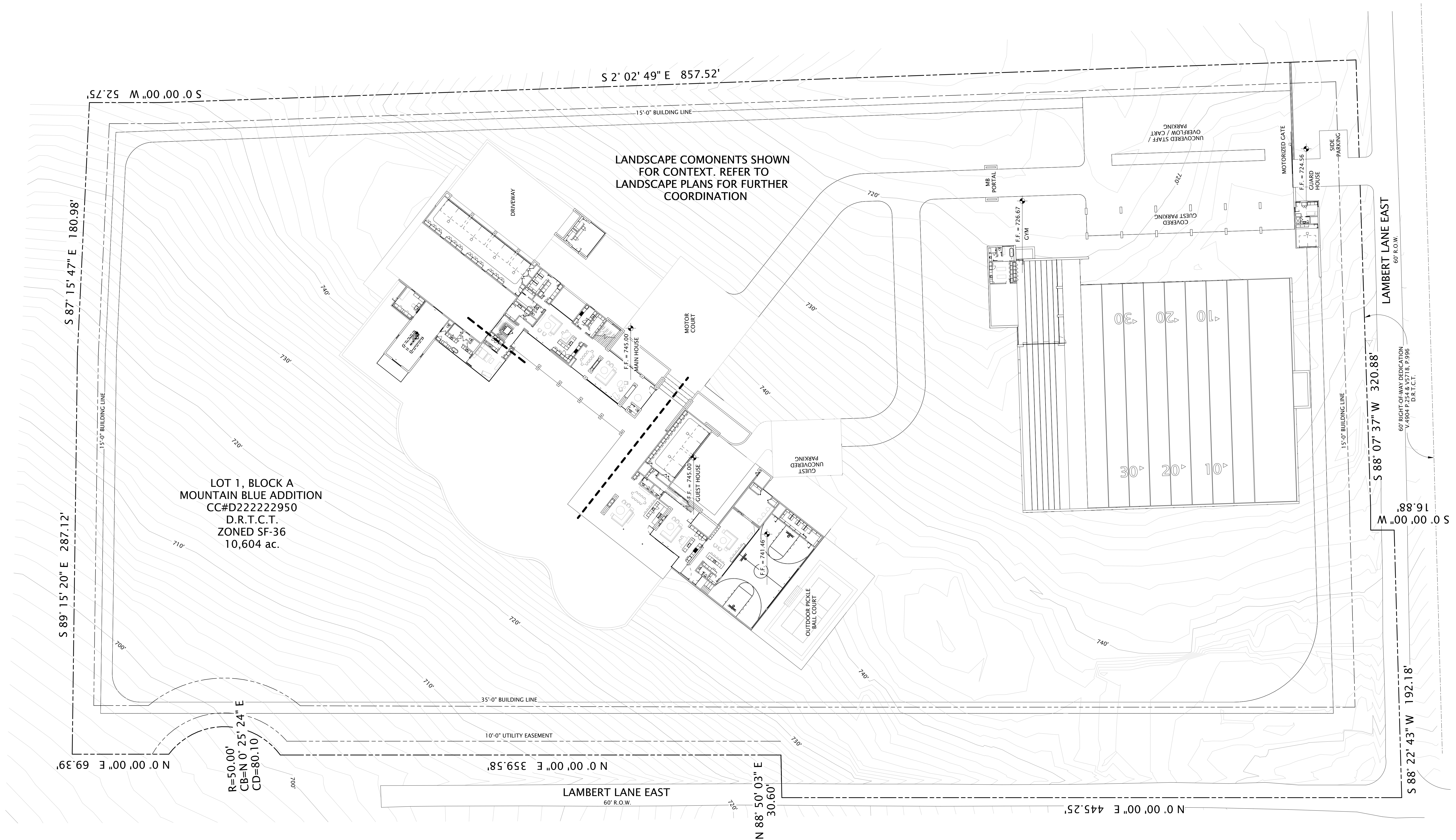
**NOT FOR REGULATORY
APPROVAL PERMITTING
OR CONSTRUCTION**

SHEET TITLE

SITE PLAN

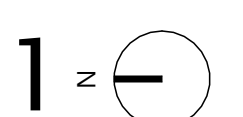
SHEET NUMBER

A1.01



REFER TO LANDSCAPE FOR FURTHER COORDINATION

SITE PLAN 01
1" = 30'-0"





- Tree Legend**
- ash
 - bd bois d'arc
 - bp bradford pear
 - ce cedar
 - cm crepe myrtle
 - elm
 - hb hackberry
 - mb mulberry
 - 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
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.

Basils 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'

- 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

**TREE SURVEY
of
MOUNTAIN BLUE ADDITION**

