

//DCG ENGINEERING

October 22, 2024

Amended November 11, 2025

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.

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Firm No. F-21947

Request:

1. Fence will be allowed 5' from front property line subject to any/all visibility easements.
2. All perimeter fencing will be a solid masonry fence and allowed to be a maximum height of 10 feet. Fence adjacent to public right-of-way will have evergreen plantings to soften the appearance.
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.

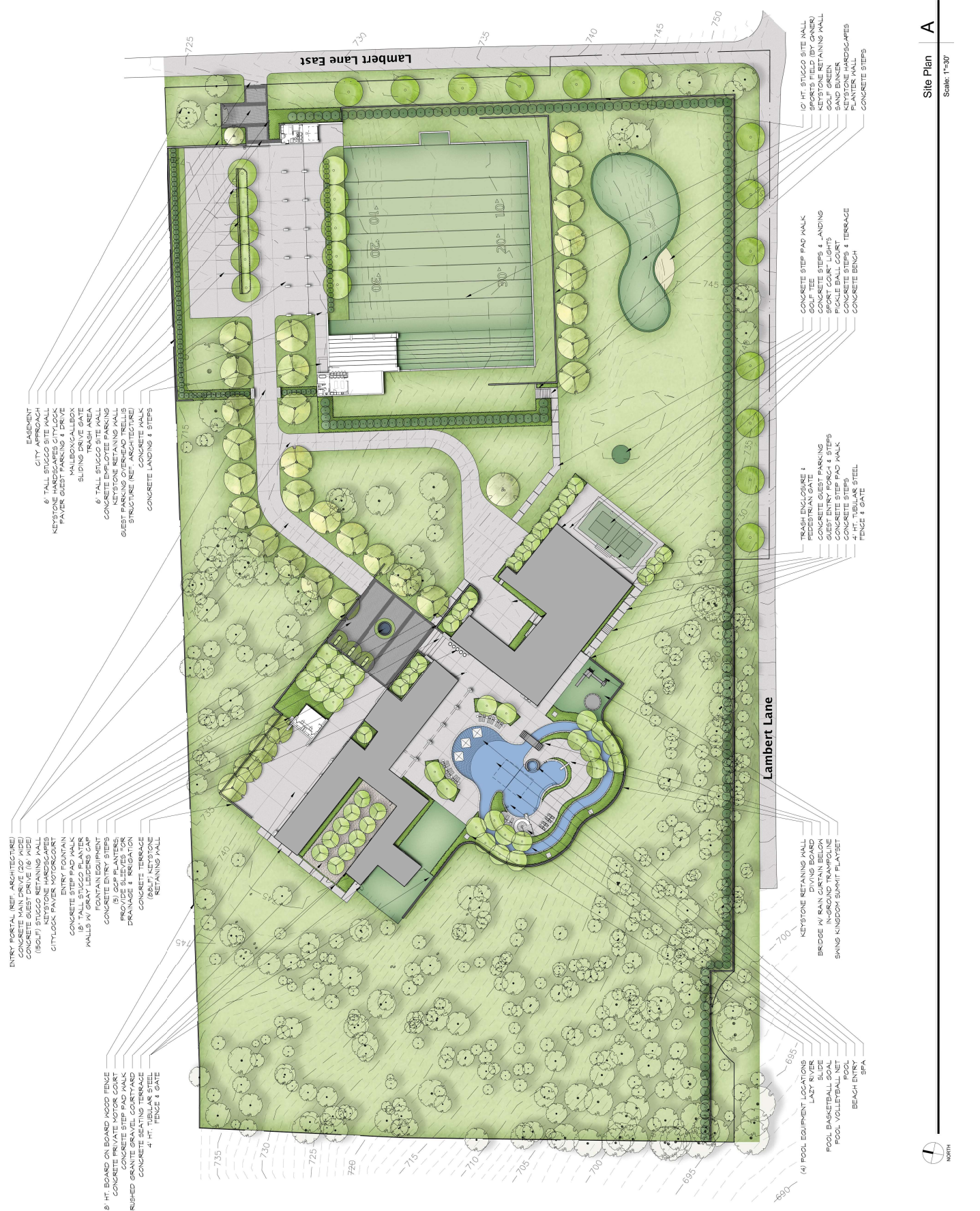
C. UDC Section #9.01 A) Exterior Construction Requirements (1)(f).

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 DRIVE (16' WIDE)
- CONCRETE GUEST DRIVE (16' WIDE)
- (SLOPE) STUCCO RETAINING WALL
- KEYSTONE HARDSCAPES
- CITYLOOK PAVER ENTRY FOUNTAIN
- CONCRETE STEP PAD WALK
- 15" TALL STUCCO PLANTER
- MALLS W/ GRAY LEIDERS CAP
- CONCRETE ENTRY STEPS
- (8) 20" PLANTERS
- PROVIDE SLICES FOR DRAINAGE
- CONCRETE TERRACE
- (SLOPE) KEYSTONE RETAINING WALL
- 8' HT. BOARD ON BOARD FENCE
- CONCRETE STEP PAD WALK
- CRUSHED GRANITE GRAVEL COURTYARD
- CONCRETE TERRACE
- 4' HT. TUBULAR STEEL FENCE & GATE

- EASEMENT
- CITY APPROACH
- 6' TALL STUCCO SITE MALL
- KEYSTONE RETAINING WALL
- PAVER GUEST PARKING & DRIVE
- MAILBOX/CALLBOX
- SLIDING DRIVE GATE
- TRASH AREA
- 6' TALL STUCCO PLANTER
- CONCRETE EMPLOYEE PARKING
- KEYSTONE RETAINING WALL
- GUEST PARKING OVERHEAD TRELLIS STRUCTURE (REF. ARCHITECTURE)
- CONCRETE LANDING & STEPS

- TRASH ENCLOSURE & PEDESTRIAN GATE
- CONCRETE GUEST PARKING
- CONCRETE GUEST STEPS
- CONCRETE STEP PAD WALK
- 4' HT. TUBULAR STEEL FENCE & GATE

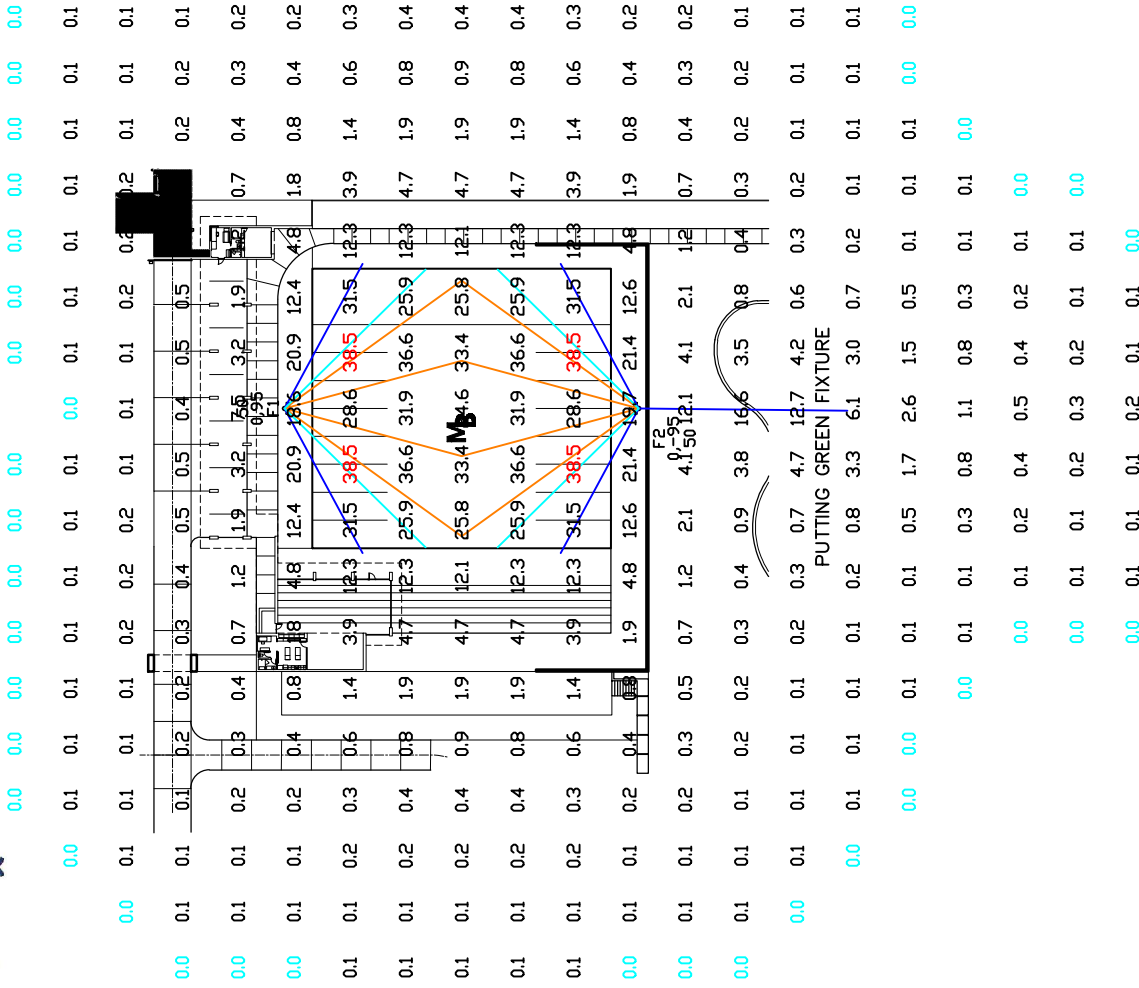
- CONCRETE STEP PAD WALK
- GOLF TEE
- CONCRETE STEPS & LANDING
- CONCRETE GUEST STEPS
- PICKLE BALL COURT
- CONCRETE STEPS & TERRACE
- CONCRETE BENCH

- 10' HT. STUCCO SITE MALL
- SPORTS FIELD (BY OWNER)
- KEYSTONE RETAINING WALL
- CONCRETE GUEST STEPS
- SAND BUNKER
- KEYSTONE HARDSCAPES
- PLANTER MALL
- CONCRETE STEPS





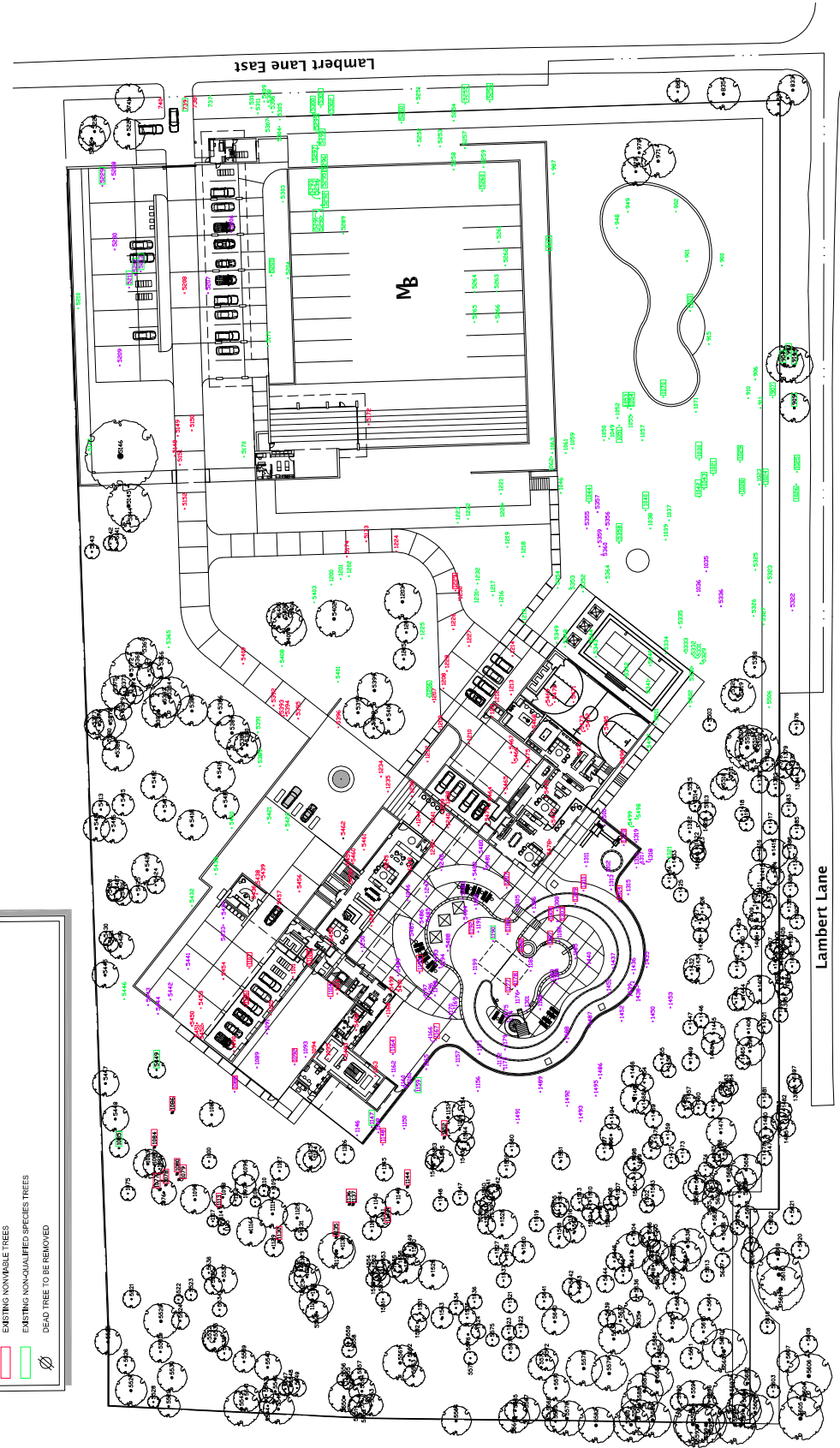




Blanket Grid
3640 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 38.5
Minimum 0.0



LEGEND	
X 0000	EXISTING TREES TO BE PRESERVED
X 0000	EXISTING TREES TO BE REMOVED (EXEMPT FROM MITIGATION REQUIREMENTS DUE TO LOCATION)
X 0000	EXISTING TREES TO BE REMOVED (EXEMPT FROM MITIGATION REQUIREMENTS BASED ON BEING WITHIN 20% OF REMAINING TREES)
X 0000	EXISTING TREES TO BE REMOVED (TO BE MITIGATED VIA ON-SITE REPLACEMENT TREES OR PAYMENT TO THE TREE REFORESTATION FUND)
X 0000	EXISTING NON-QUALIFIED TREES
X 0000	EXISTING NON-QUALIFIED SPECIES TREES
Ø	DEAD TREE TO BE REMOVED



smitharc
ARCHITECTURE
PLANNING
1 . m i t t h a r c . c o m

CONSULTANTS

MANUSCRIPT
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GENERAL CONTRACTOR

PROFESSIONAL SEAL

PROJECT

MOUNTAIN BLUE
residence
LAMBERT LANE
Keller, Texas . 75682

DATE: 10 APRIL 2024
SCHEMATIC DESIGN #1

REVISIONS

SHEET TITLE
TREE
MITIGATION
PLAN

SHEET NUMBER
L1.01

Tree Mitigation Plan | A

