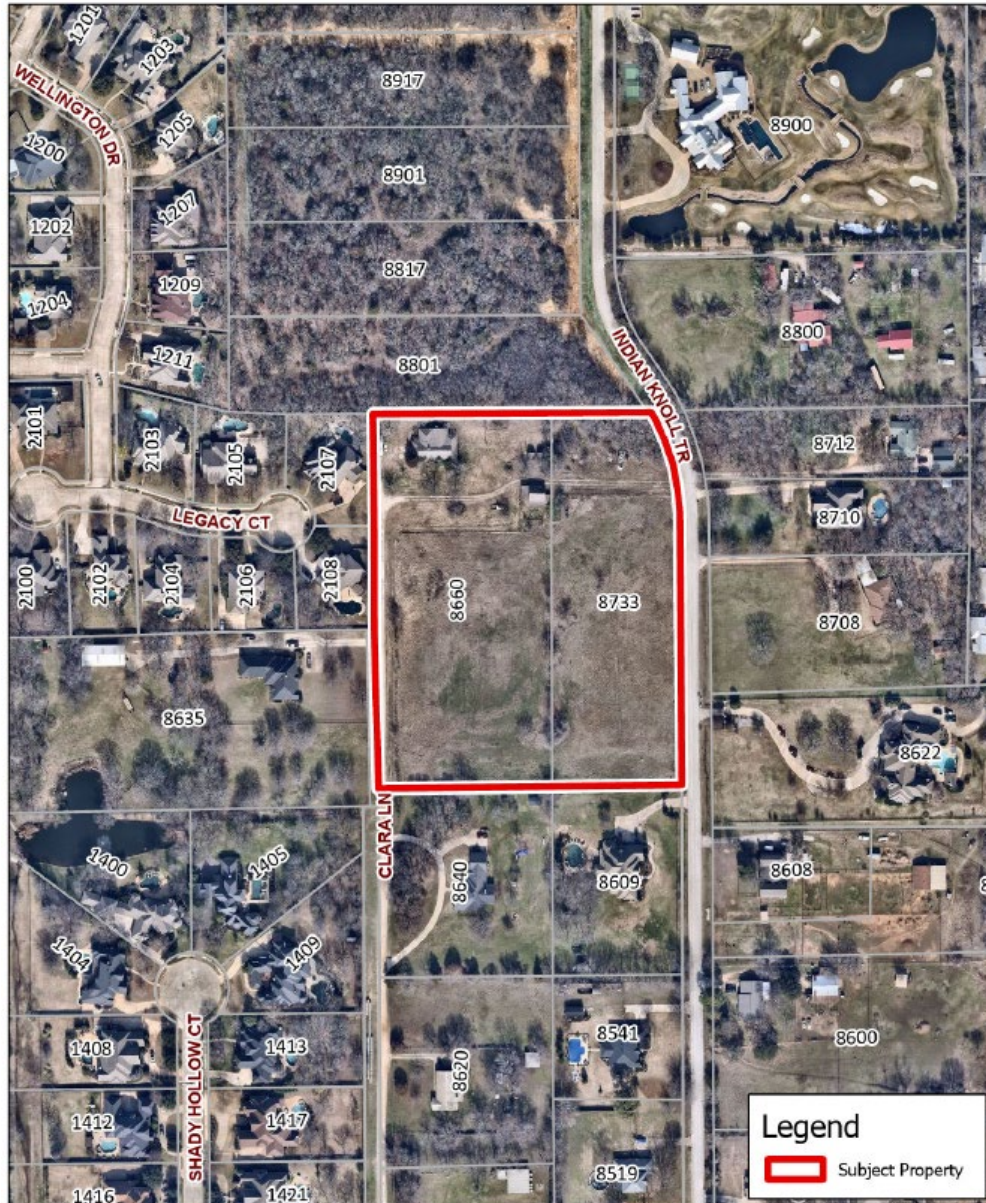


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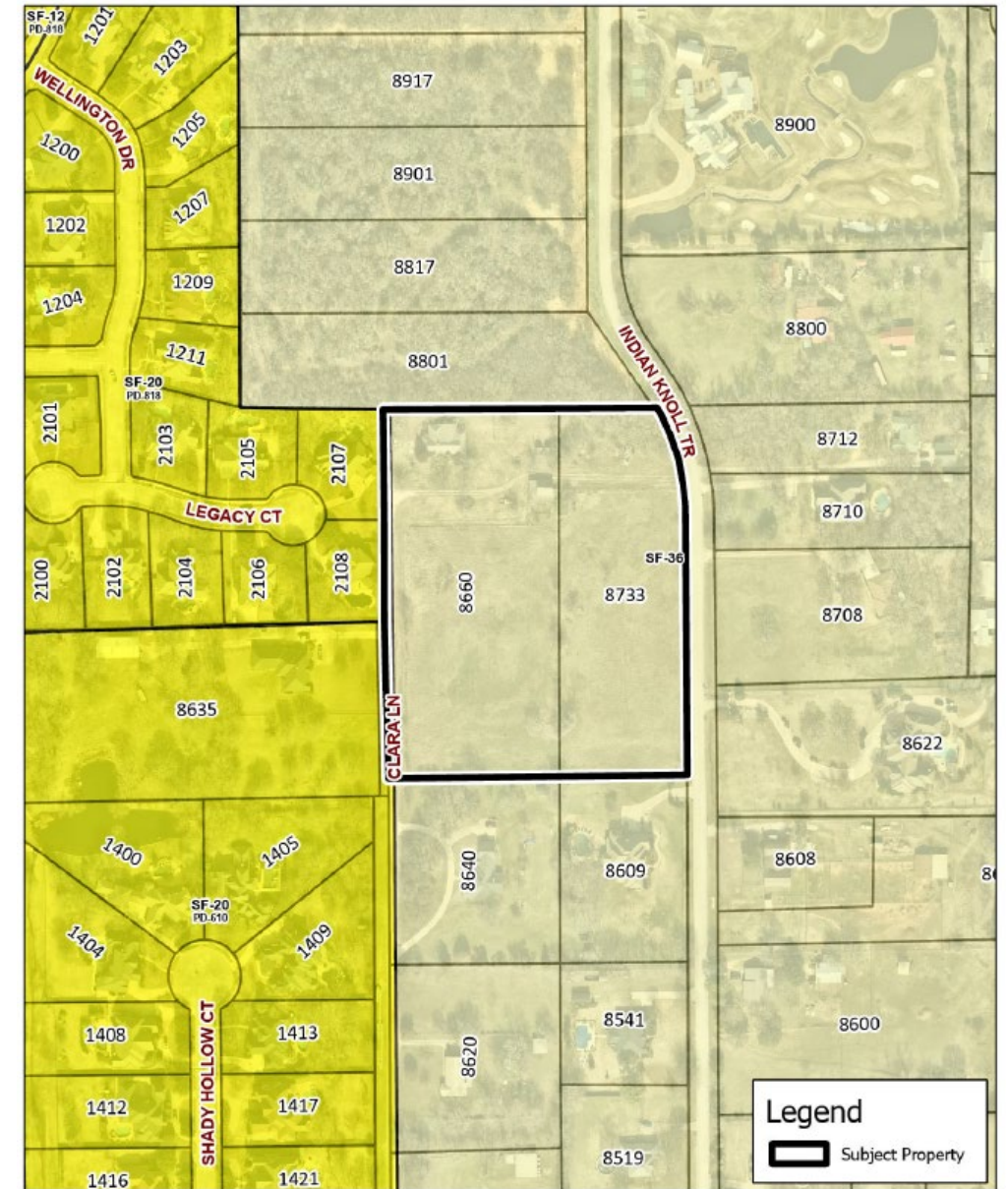
PUBLIC HEARING: Consider an ordinance approving a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Planned Development - Single-Family Residential 30,000 square-foot lots (SF-30) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. (ZONE-2505-0006)

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Aerial Map



Zoning Map



Zoned: SF-36

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Background:

- The subject property was annexed in the late 1960s and automatically zoned Single-Family Residential - 36,000 square-foot lots (SF-36).
- The Applicant is requesting to rezone the property from SF-36 to Planned Development -Single-Family Residential - 30,000 square-foot lots (PD-SF-30) to develop an 8-lot subdivision.



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Future Land Use Plan (FLUP):

The subject property is designated Low-Density Single Family - 36,000 S.F. lots and above (LD-SF).

The Applicant is requesting a FLUP Amendment from LD-SF to Medium-Density Single Family - 15,000 to 35,999 S.F. lots (MD-SF). The FLUP Amendment is on the agenda as a separate item.

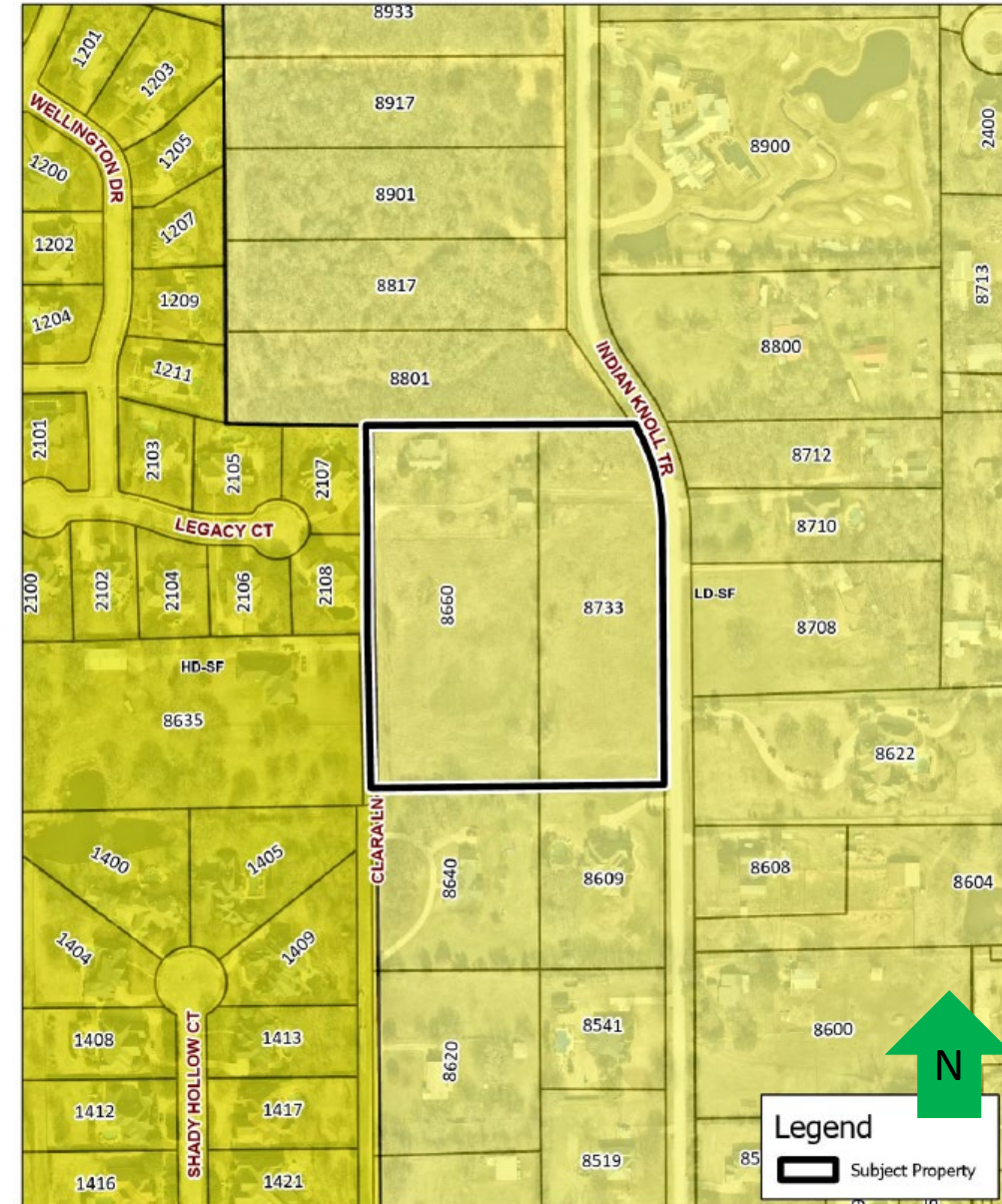
Surrounding FLUP Designations:

North: LD-SF

South: LD-SF

East: LD-SF

West: High-Density Single Family - 8,000 to 14,999 S.F. lots (HD-SF)



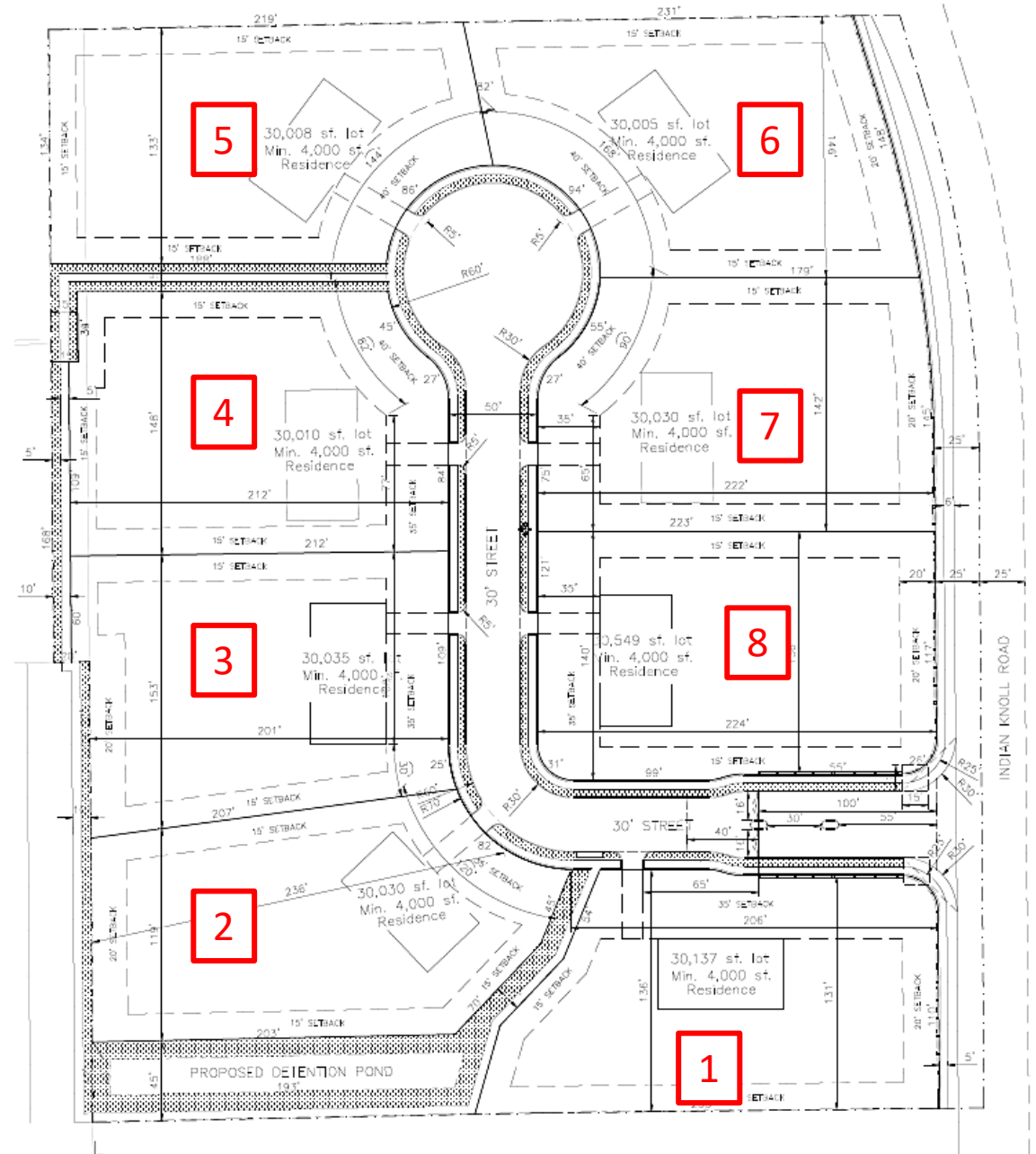
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Lots: Exceptions to Base Zoning of SF-30

- All proposed lots meet the minimum lot size for SF-30. UDC Section 8.05 requires a lot width of 140' and lot depth of 200' for all SF-30 lots.

Request:

- Lot 1: Depth of 133.5'
- Lot 2: Width of 120'
- Lot 3: Width of 138'
- All other dimensions and lot coverage proposed in the development standards meet UDC requirements.



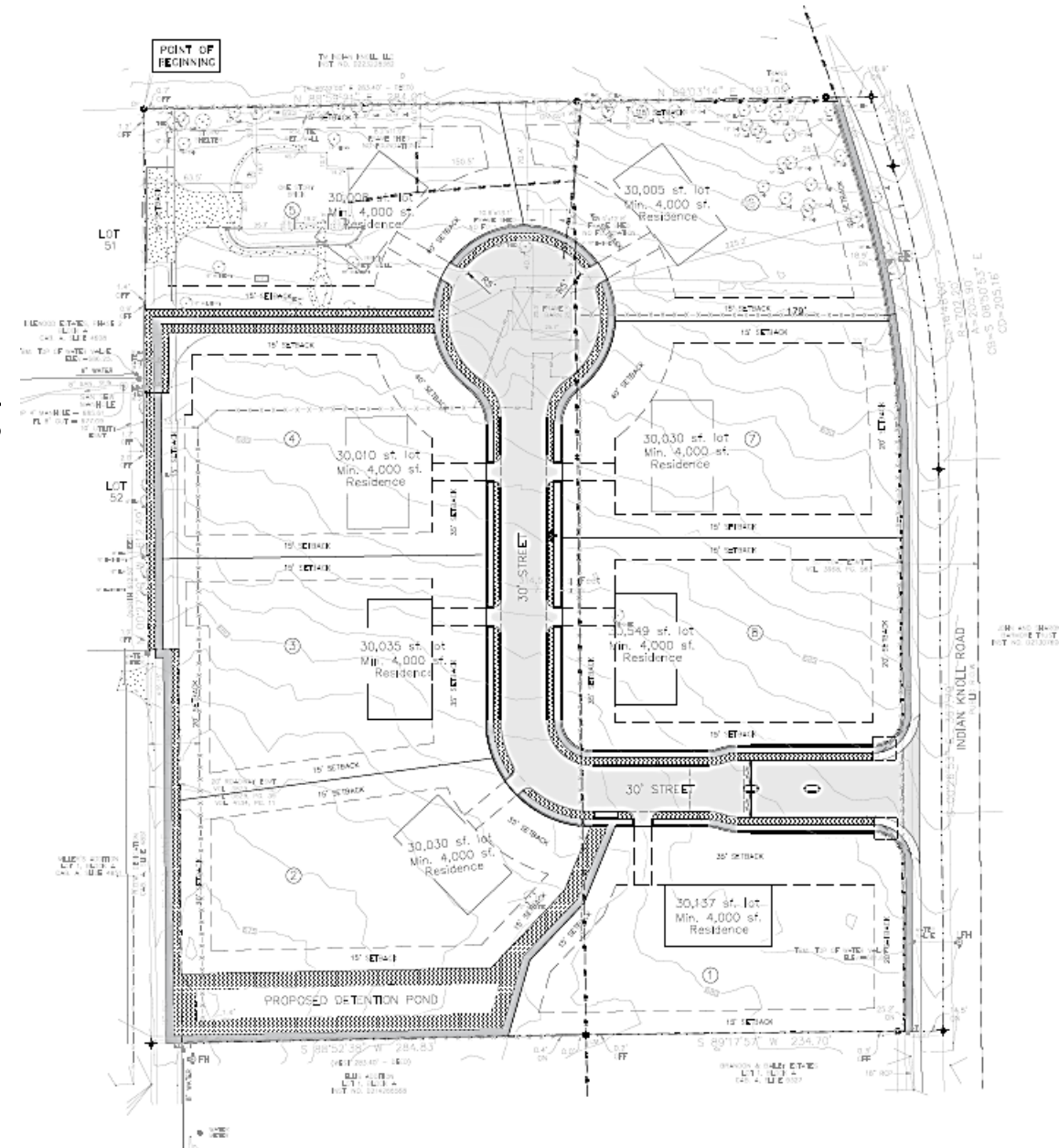
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Setbacks:

All setbacks meet or exceed SF-30 requirements, including those for lots on cul-de-sacs.

Minimum Dwelling Size:

The Applicant proposes a minimum dwelling unit size of 4,000 square feet, which exceeds the UDC requirement of 2,400 square feet for the SF-30 zoning district.



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Garages and Architectural Standards:

All residential lots shall provide a minimum 2-car capacity garage that is either j-swing or side-entry, which meets UDC requirements.

For the home facades, the development standards indicate elevations “shall be of a craftsman style,” with “80% of the facades, exclusive of doors and windows, to be constructed with masonry products such as brick, stone and stucco. Secondary materials shall be quality materials such as wood, metal and hardboard.”











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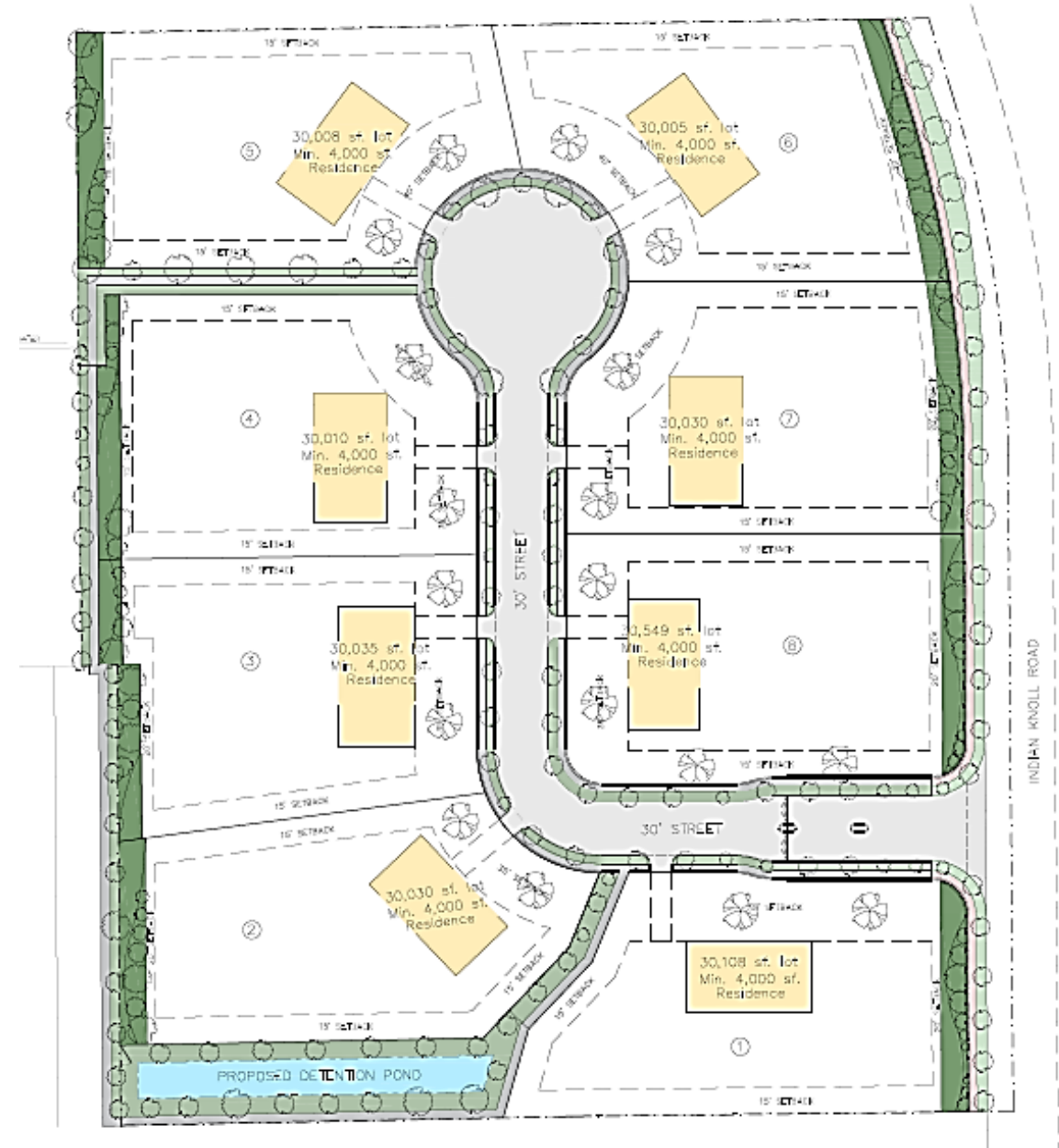
Landscaping and Open Space:

UDC Section 8.27(I) requires PDs to “provide 15% of the development in usable open space exclusive of street yard landscaping.”

About 10% (0.75 acres) of the open space within the PD is shown on the concept plan as a sidewalk/pedestrian walkway that runs in front of all homes within the PD, with a connection to Clara Lane that loops through a landscaped detention pond area at the southwest corner of the development.

LEGEND:

	RESIDENTIAL - SINGLE FAMILY HOMES
	30' STREET
	INDIAN KNOLL GREEN AREA
	INDIAN KNOLL SIDEWALK
	PROPOSED DETENTION POND
	GREEN AREA
	SIDEWALK
	PERPETUAL HOA GREEN SPACE LEASE



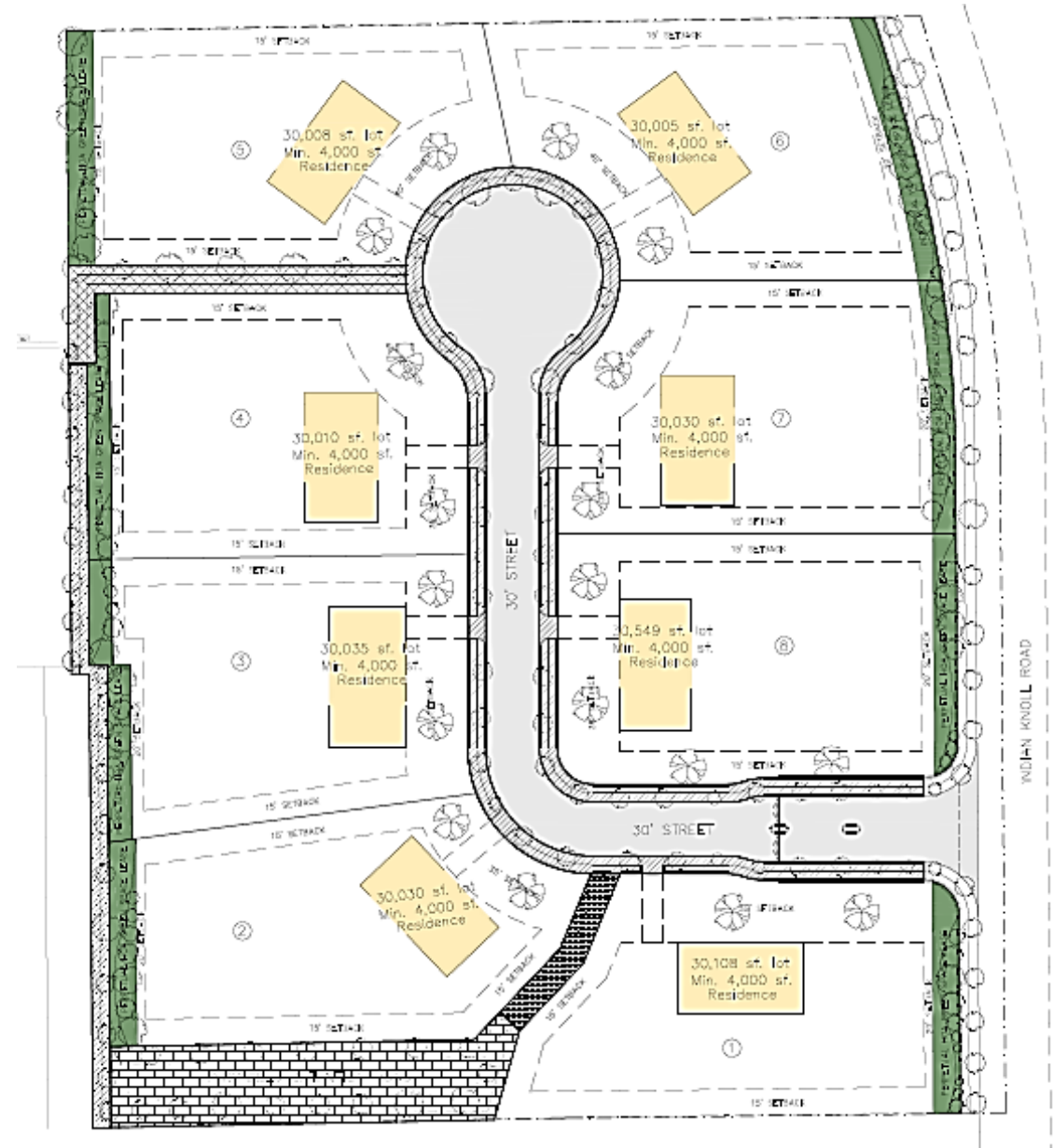
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Landscaping and Open Space:

The Applicant proposes a “Perpetual HOA Green Space Lease” located at the rear of each residential lot.

The size of the lease space on each lot ranges from 1,733 square feet to 2,044 square feet. Total area of the pond, sidewalks and lease spaces is 47,175 square feet, which is just over 15% of the site.

GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE INSIDE OF THE SUECO COMMUNITY	12751
2- 10' SIDEWALK AND LANDSCAPE	3417
3- 10' SIDEWALK AND LANDSCAPE AROUND CLARA LAKE	4315
4- POND AREA, SIDEWALK AND LANDSCAPE AROUND POND	10151
5- 10' SIDEWALK AND LANDSCAPE	1498
TOTAL	32130
10% OF THE TOTAL LAND AREA (32130 SQFT/ 0.75 ACRE) IS DEDICATED AS OPEN SPACE.	





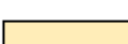





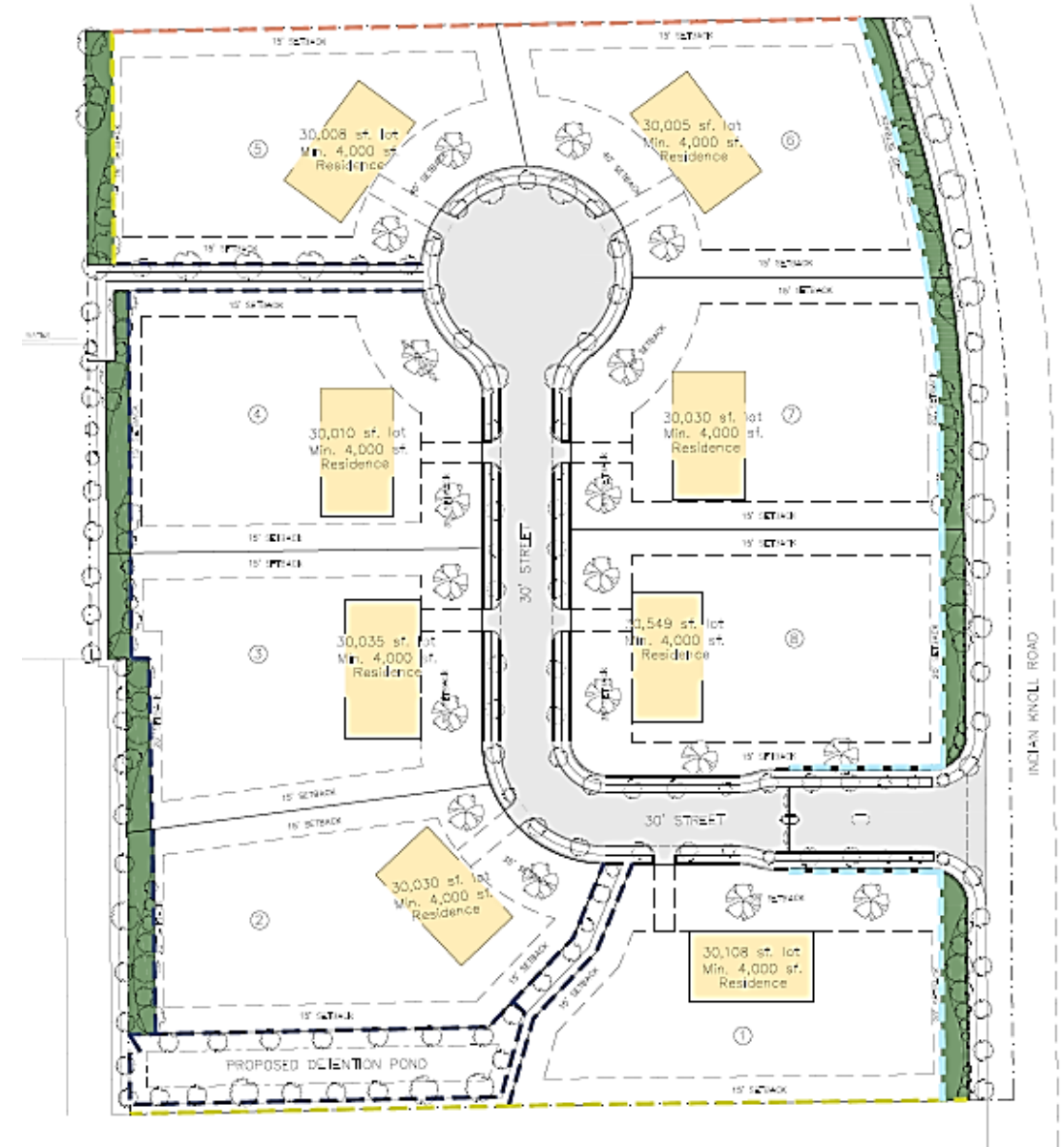
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Screening and Fencing:

- The Applicant proposes a 6' masonry screening wall along the eastern boundary of the green space leases on Indian Knoll Trail, and internal fencing of wood, iron or tubular metal.
- Sidewalk and landscaping will be installed adjacent to the screening wall on Indian Knoll Trail.

LEGEND:

	MASONRY WALL / BRICK WALL - IRON
	WOOD FENCE
	IRON FENCE
	EXISTING FENCE
	RESIDENTIAL - SINGLE FAMILY HOMES
	30' STREET
	GATE CAR DOOR
	PERPETUAL HOA GREEN SPACE LEASE



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Drainage and Utilities:

- The Applicant has provided preliminary drainage and utility plans. Full civil plans will be required for the subdivision if the PD is approved prior to any construction activity.

Streets:

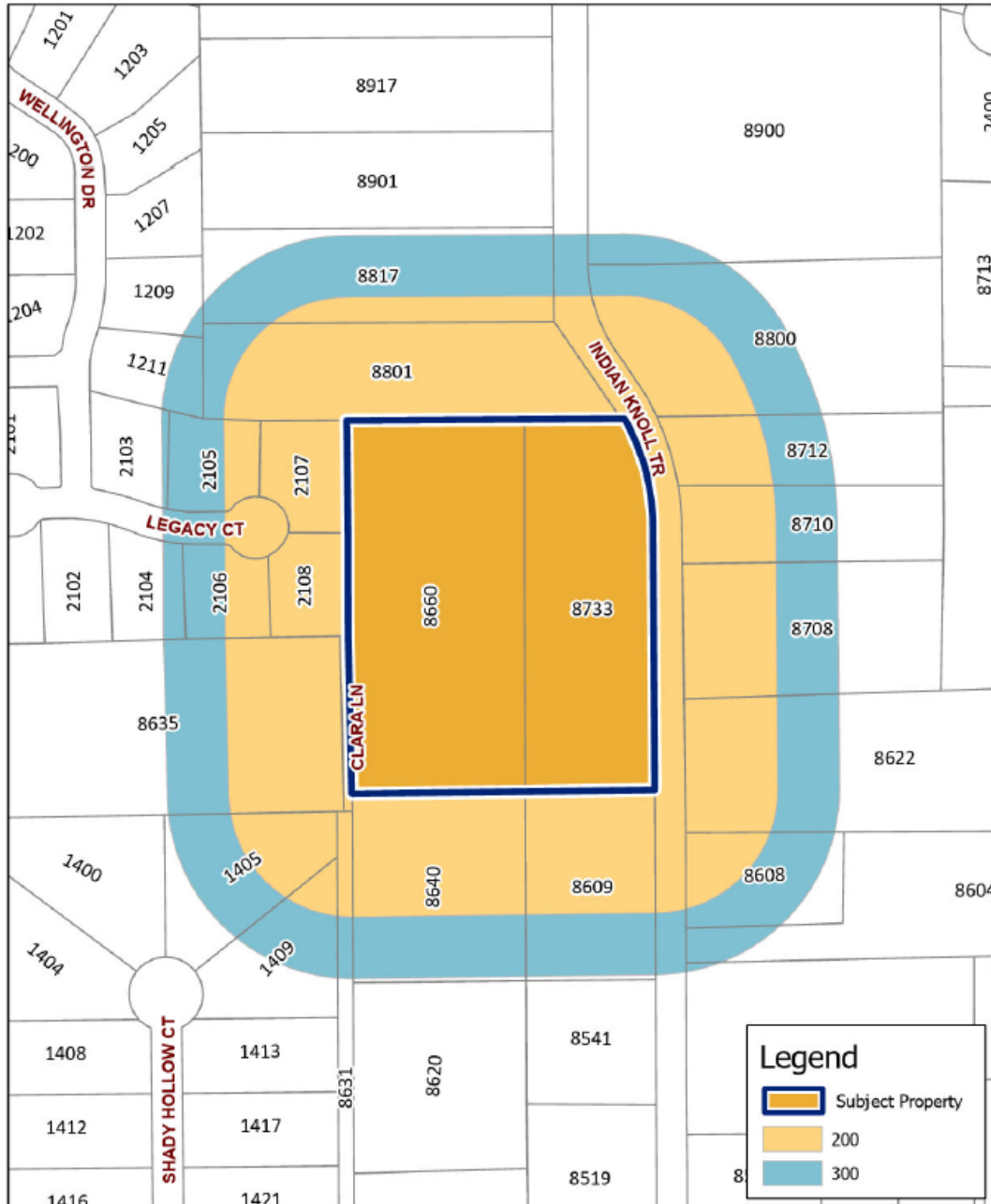
- The Applicant proposes a cul-de-sac with one point of gated access off Indian Knoll Trail to serve all eight lots. The street will be privately owned and maintained by the HOA.



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On June 12, 2025, the City mailed 26 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

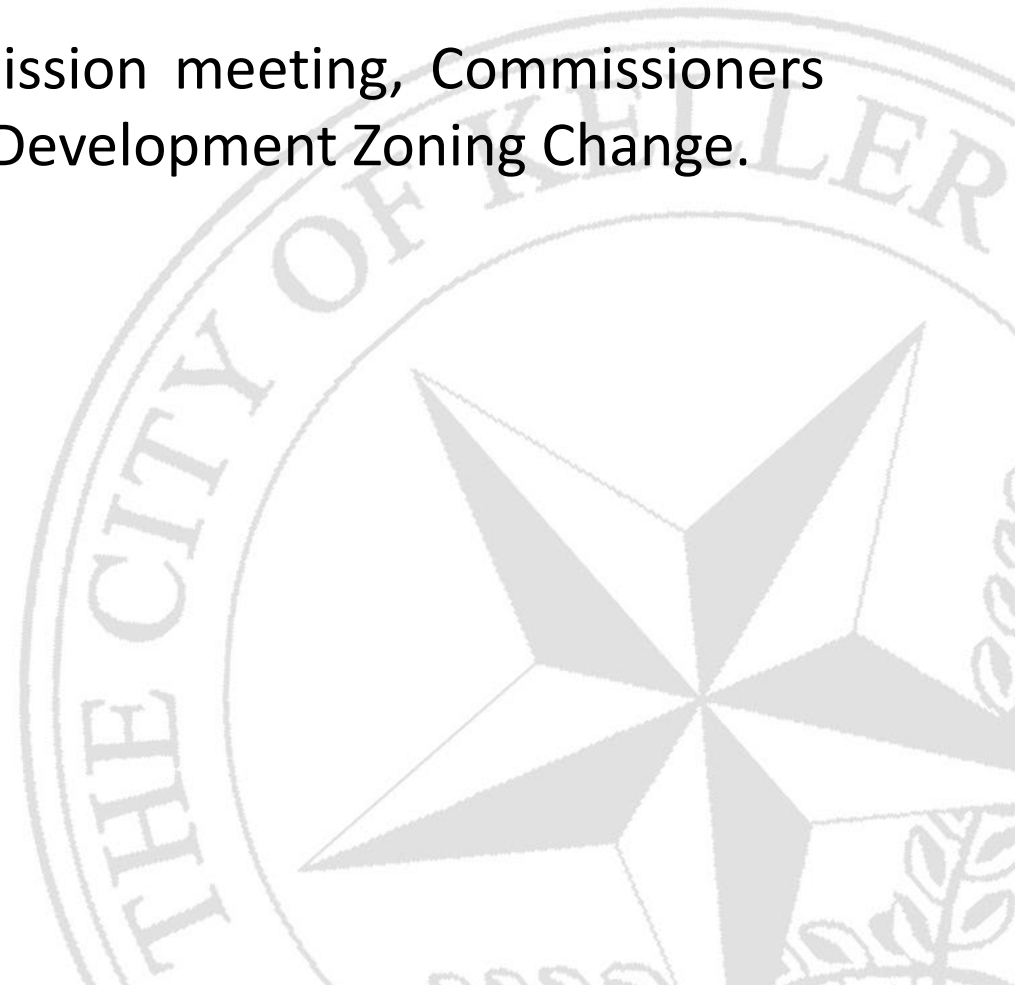
Staff has received one letter and one email from outside the 200' buffer. Public feedback is included in the agenda packet.



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Planning and Zoning Commission Recommendation:

At the June 24, 2025, Planning and Zoning Commission meeting, Commissioners voted 4-3 to deny a motion to approve the Planned Development Zoning Change.



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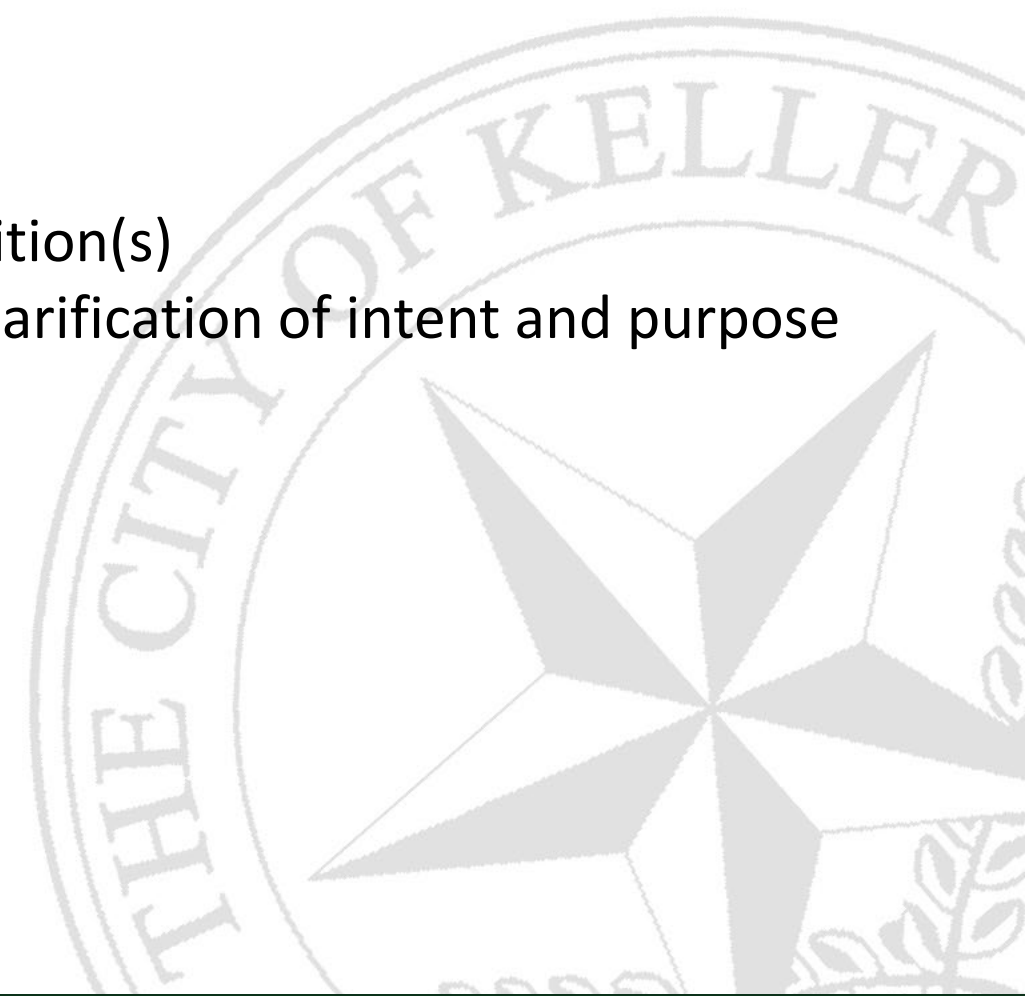
Section 4.03 (A) of the UDC states that when considering an amendment to the zoning regulations or zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. Appropriateness of all the uses permitted by the proposed change for the immediate area concerned, and the relationship of the proposed uses to the general area and to the City as a whole.
2. Agreement of the proposed change with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area.
3. The amount of vacant land currently classified for similar development in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
4. The rate at which land in the same zoning classification has recently been developed, particularly in the vicinity of the proposed change.
5. Effect on other areas designated for similar development if the proposed amendment is approved.
6. Conformity with the goals and objectives for future developments within the Future Land Use Plan for the City of Keller.
7. Any other factors which will substantially affect the health, safety, morals or general welfare of the citizens of the City of Keller.

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The City Council has the following options when considering a Planned Development zoning change request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Sarah Hensley
817-743-4130

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