



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.





Scale: 1" = 30'