

June 19, 2024

Sarah Hensley
Community Development Director
City of Keller
1110 Bear Creek Parkway,
Keller, TX 76248

**RE: Keller Springs – Planned Development Application
McAdams Job Number MKB23002**

Ms. Hensley

Please accept this letter, on behalf of Mark Weatherford of MKBW Liberty, as an explanation of the proposed application. We are submitting a Planned Development Application for review and approval on approximately 34.483 acres of land east of N. Main Street and directly north of Harmonson Drive. The proposed zoning designation is a Planned Development for single-family residential development.

The property has a current land use designations of Mixed Use (MU) on the western side of the property and Medium Density Single Family (MD-SF) and Low Density Single Family (LD-SF) on the eastern side of the property. A Future Land Use Amendment application is being submitted in order to change the area with SF-5 to the Patio/Garden/Townhomes designation and the area with SF-12 to High Density Residential, the area with SF-20 will be updated to Medium Density Residential. The existing zoning is commercial on the western side of the property and PD-36 and PD-1406 on the eastern side. We are submitting a Planned Development application that will leave approximately 350-foot-deep commercial area along the N. Main Street frontage and to change the remaining land to the east for the single-family residential development. The 350-foot-deep commercial area along the frontage of N Main St. is not being rezoned. It will remain commercial.

This zoning use will assimilate well with the surrounding properties. The properties to the north and east have medium density to low density land-use and the properties to the west have a mixed-use land designation. Then a portion of the property to the south has a commercial and patio/garden/townhome designation, and the eastern portion of the south has a high-density single-family land use designation. To summarize, a land use of High Density, Medium Density, and Patio/Garden/Townhome will integrate well with the surrounding land uses. This property will work as a transition with the SF-5 lots close to the retail and high density. Then the SF-12 is in the middle of the property, and finally SF-20 at the eastern end of the property abutting the medium density single family.

The new SF-5 area creates a higher density residential area allows for compatible land uses to be next to one another, allowing for a better blend of uses. The Future Land Use Map designated the SF-5 area as Mixed Use but will be updated to Patio/Garden/Townhome designation. The Future Land Use Map designates the SF-12 area as Medium Density but will be updated to High Density Residential. The Future Land Use Map designates the SF-20 area as Medium/Low Density but will be updated to Medium Density Residential. The high density creates a buffer with the frontage being commercial and the eastern end being medium to low density residential. It creates a unique neighborhood where the mixture of densities merges to create an exceptional subdivision. This allows for an efficient use of the land, creating a central open space for the neighborhood to gather and preserving the natural features of the tree line. This also allows for a broad range of services in close proximity to residential.

The proposed development has 96 residential lots that have been designed to protect the many trees on the site. The roadway serving the homes has been located to preserve the existing features of the development. There is 15% of open space throughout the property. A retention pond is located at the entrance of the site, creating a unique open space by the commercial area. This retention pond will have a fountain and be a beautiful view as one enters the subdivision. There is a linear strip of open space connecting the pond to the subdivision allowing residents to walk to the pond and future commercial area. A linear park is located at the center of the subdivision to provide an open space for the residences to gather as well as preserving a majority of the trees. There is a connection from the very south of the property, through the central park, to the north of the property. This allows residents to get to the open space easement to the north, which leads to the pond and fishing pier. The 15' open space easement at the north end of the property also allows people to walk through the developments and get to the Central Park. This is met with a 15' open space easement on the south side of Greenway Park development, creating a 30' open space easement with connection from the commercial areas to the subdivisions open space. Lastly there is open space at the eastern end of the property. This area connects the greenbelt trail to the subdivision and eventually the fishing pier. Currently, all open space is passive green space used for connection.

Thank you for your consideration of the presented request. We look forward to working with the City of Keller on this exciting and unique project. Please feel free to contact us to discuss any comments or questions you have during the review.

Sincerely,



Patricia Fant, AICP

MCADAMS

January , 2024

Ms. Sarah Hensley
Community Development Director
1100 Bear Creek Parkway,
Keller, TX 76248

RE: Letter of Consent Regarding the Keller Springs Residential Development

Dear Ms. Hensley

I Hereby give my consent as the property owner, for Mark Weatherford and his agents, including McAdams, to submit a Development Application and all documents related to the rezoning of the Keller Springs Development. The property covered by this letter includes the parcels identified below.

Thank you,

Anne Burfitt Charis Land Holdings LLC
Signature

Manager
Title

Parcel(s):0774978
Sue Salstrand
Charis Land Holdings, LLC
Estate of Michael R. Knox
1000 N Main St
Keller, TX 76248

Parcel(s):00005226317
00006266673
00041202651
00041454057
04892917
Sue Salstrand
Charis Land Holdings, LLC

PLANNED DEVELOPMENT (PD) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Mark Weatherford
Street Address: 3811 Pine Tree Court
City: Dallas State: TX Zip: 75206
Telephone: 214-728-1281 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: Sue Salstrand, Charis Land Holdings LLC, Estate of Michael R. Knox
Street Address: 1000 N Main St.
City: Keller State: TX Zip: 76248
Telephone: 205-388-2359 Fax: _____ E-mail: _____

Signature of Applicant _____
Date: _____

Charis Land Holdings LLC
Anne Burfitt Anne Burfitt
Signature of Owner _____ Printed Name of Owner _____
Date: 1/27/24

Engineer/Surveyor: McAdams Contact Name(s): Darren Andrews
Street Address: 4400 State Hwy 121, Suite 800
City: Lewisville State: TX Zip: 75056 Telephone: 972-436-9712
Fax: _____ E-mail: dandrews@mcadamsco.com

SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: 1000 N Main St. Keller, TX 76248
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description:
Abstract Name & Number: Richard F Allen Survey Abstract 29 Tract Number(s): 4D
If property is not platted, please attach a metes and bounds description.
Current Zoning: Commercial Proposed Zoning: PD with Single Family
Current Use of Property: Vacant
Proposed Use of Property: Single Family

Written Proposal for PD:

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



January , 2024

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Signature

*Independent Administrator
Estate of Michael R. Knox*

Title

Parcel(s):0774978	Parcel(s):00005226317
Sue Salstrand	00006266673
Charis Land Holdings, LLC	00041202651
Estate of Michael R. Knox	00041454057
1000 N Main St	04892917
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Telephone: 214-728-1281 Fax: [REDACTED] E-mail: [REDACTED]

Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Sue Salstrand, Charis Land Holdings LLC, Estate of Michael R. Knox

Street Address: 1000 N Main St.

City: Keller State: TX Zip: 76248

Telephone: 214 208-4974 Fax: [REDACTED] E-mail: [REDACTED]

Signature of Applicant

Date: [REDACTED] Signature of Owner: Blende Davicle, Trn. Admin
Printed Name of Owner

Date: 1/27/24 Estate of Michael R. Knox

Engineer/Surveyor: McAdams

Contact Name(s): Darren Andrews

Street Address: 4400 State Hwy 121, Suite 800

City: Lewisville State: TX Zip: 75056 Telephone: 972-436-9712

Fax: [REDACTED] E-mail: dandrews@mcadamsco.com

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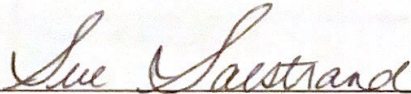
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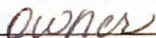
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City: Keller State: TX Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant: _____
Date: _____
Signature of Owner: Sue Salstrand
Printed Name of Owner: Sue Salstrand
Date: 01/27/2024

Engineer/Surveyor: McAdams Contact Name(s): Darren Andrews
Street Address: 4400 State Hwy 121, Suite 800
City: Lewisville State: TX Zip: 75056 Telephone: 972-436-9712
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