



## PLANNED DEVELOPMENT (PD) AMENDMENT APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: BIRCH RACQUET & LAWN CLUB LLC  
 Street Address: 660 KELLER SMITHFIELD RD  
 City: KELLER State: TX Zip: 76248  
 Telephone: 940.782.8831 Fax: (817) 421-0491 E-mail: [REDACTED]  
 Applicant's Status: (Check One)  Owner  Tenant  ~~\* Prospective Buyer~~

currently  
26.99 acres  
  
proposed  
15.05 acres  
the Birch,  
11.94 acres  
residential

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

Owner: BIRCH RACQUET & LAWN CLUB LLC  
 Street Address: 660 KELLER SMITHFIELD RD  
 City: KELLER State: TX Zip: 76248  
 Telephone: (817) 431-2000 Fax: \_\_\_\_\_ E-mail: [REDACTED]

Taylor Dent Signature of Applicant  
 Date: 05/12/2023  
Taylor Dent Signature of Owner  
 Date: 05/12/2023 Printed Name of Owner

Engineer/Surveyor: Langan Eng. & Env. Svcs. Inc. Contact Name(s): Donald Hemphill PE  
 Street Address: 2999 Olympus Blvd., Ste 165  
 City: Dallas State: TX Zip: 75019  
 Telephone: 817-328-3200 Fax: 817-328-3200 E-mail: [REDACTED]

### SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: 660 Keller-Smithfield Road  
 Legal Description:  
 Lot(s): 1 Block(s): A Subdivision Name: The Birch Addition  
 Unplatted Property Description:  
 Abstract Name & Number: Daniel Bancroft Survey Tract Number(s): A-141  
*If property is not platted, please attach a metes and bounds description.*  
 Current Zoning: SF 36 PD 1822 Proposed Zoning: SF 36 PD (rev.)  
 Current Use of Property: PR (Private Recreation) Tennis Club & Academy  
 Proposed Use of Property: Tennis Club/Academy and Residential Subdivision

## PLANNED DEVELOPMENT (PD) AMENDMENT APPLICATION

### SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input type="checkbox"/>	The application fee <b>TBD</b>
<input type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date. <b>initially emailed</b>
<input checked="" type="checkbox"/>	<p>A narrative statement that includes:</p> <ul style="list-style-type: none"> <li>• Current and proposed base zoning district</li> <li>• Description of concept plan</li> <li>• A statement of the need for the proposed zoning change</li> <li>• Compatibility of proposed zoning with surrounding zoning and land uses.</li> <li>• Descriptions that show in what ways the proposal is consistent with the City's Master Plan.</li> <li>• You may also choose to address the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.             <ol style="list-style-type: none"> <li>1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.</li> <li>2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.</li> <li>3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.</li> <li>4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.</li> <li>5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.</li> <li>6) Any other factors which will substantially affect the health, safety, morals, or general welfare</li> </ol> </li> </ul>
<input checked="" type="checkbox"/>	<p>List of proposed development standards including, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Permitted uses,</li> <li>• density, lot area, lot width, lot depth, yard depths and widths,</li> <li>• building elevations, building material coverage, and building height,</li> <li>• floor area ratio,</li> <li>• parking ratios and parking locations,</li> <li>• access points,</li> <li>• screening and landscaping,</li> <li>• accessory buildings,</li> <li>• signs,</li> <li>• lighting,</li> <li>• hours of operation,</li> <li>• project phasing or scheduling,</li> <li>• management associations, and</li> <li>• any other requirements.</li> </ul>
<input checked="" type="checkbox"/>	A metes and bounds description of the property to be rezoned sealed by a surveyor. <b>plat submitted</b>
<input checked="" type="checkbox"/>	An 24" by 36" aerial exhibit of the subject property showing the locations of trees in accordance with Section 8.19

<input checked="" type="checkbox"/>	Existing Conditions Exhibit. This 24" by 36" exhibit shall show the boundary of PD area with metes and bounds labels and important physical features such as existing structures, topography, existing streets, alleys and easements general use, thoroughfares.
<input checked="" type="checkbox"/>	Concept Plan. The plan shall be to scale, 24" by 36" in size, and show the following: <ul style="list-style-type: none"><li>• the boundary of PD area with metes and bounds labels</li><li>• preliminary lot arrangements,</li><li>• access, proposed streets and thoroughfares,</li><li>• size, type and location of buildings with building density, building height,</li><li>• fire lanes,</li><li>• screening, landscaped areas/plans,</li><li>• other pertinent development data.</li></ul>
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, a Traffic Impact Analysis
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee