



Section 9.02 - Application Forms

**ZONING CHANGE APPLICATION**

**SECTION 1. APPLICANT/OWNER INFORMATION**

**Please Print or Type**

Applicant/Developer: SUNRISE PARTNERS, LLC. c/o LAND ADVISORS ORGANIZATION  
Street Address: 5600 CLEARFORK MAIN ST., STE. 170  
City: FORT WORTH State: TX Zip: 76109  
Telephone: 817-789-4696 Fax: \_\_\_\_\_ E-mail: AREILLY@LANDADVISORS.COM  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

Owner: BURSEY COMMERCIAL LTD  
Street Address: 2111 N COLLINS ST SUITE 232  
City: ARLINGTON State: TX Zip: 76011  
Telephone: 817-461-2232 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Signature of Applicant: [Signature] Date: 6-4-21  
Signature of Owner: [Signature] Date: 6-4-21  
Printed Name of Owner: William Sander

Engineering Firm: PELTON LAND SOLUTIONS Contact Name: CASEY STEVENSON  
Street Address: 9800 HILLWOOD PARKWAY #250  
City: FORT WORTH State: TX Zip: 76177  
Telephone: 817-562-3350 Fax: \_\_\_\_\_ E-mail: CASEY.STEVENSON@PELTONLAND.COM

**SECTION 2. ZONING CHANGE REQUEST INFORMATION**

Property Location: 1301 RUFÉ SNOW DRIVE  
Legal Description:  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Unplatted Property Description:  
Abstract Name & Number: JOHN EDMONDS A-457 Tract Number(s): 3E  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: R-RETAIL Proposed Zoning: PD- PLANNED DEVELOPMENT  
Current Use of Property: VACANT  
Proposed Use of Property: SINGLE FAMILY RESIDENTIAL/SMALL RETAIL

Justification for Requested Zoning Change:  
**A detailed letter of justification and/or exhibits shall accompany this application.**



**ZONING CHANGE APPLICATION**

**SECTION 3. CHECKLIST**

**(Please provide each of the items below & initial next to each item or write N/A)**

<input checked="" type="checkbox"/>	The application fee
<input checked="" 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.
<input checked="" type="checkbox"/>	<p>A narrative statement that includes:</p> <ul style="list-style-type: none"> <li>• Current and proposed zoning or use</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"/>	A metes and bounds description of the property to be rezoned sealed by a surveyor.
<input checked="" type="checkbox"/>	A 24" by 36" scaled exhibit showing the subject property with metes and bounds labels and important physical features such as existing structures, topography, roadways, or creeks.
<input checked="" type="checkbox"/>	A 24" by 36" aerial exhibit of the subject property showing the locations of trees in accordance with Section 8.19
<input checked="" type="checkbox"/>	Any drawings the applicant considers necessary to demonstrate the case for rezoning. Drawings of the site should to scale.
<input checked="" type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<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

## Beverly Grove

Keller, Texas

Zoning Case # Z-21-0009

Request for City of Keller Zoning Change

The intent of this letter is to present "Beverly Grove", a proposed community of luxury homes totaling 11.79 acres in the City of Keller, Texas.

Beverly Grove is located between Rapp Road and Shady Grove Road, east of Rufe Snow Drive. It lies adjacent to the existing community "The Estates of Oak Run". The current zoning of this property is R – Retail. The purpose of our proposal is to amend the current zoning to allow residential use. The entire 11.79 acres would be developed into high-quality homes.

The proposed zoning is consistent with the City of Keller's Future Land Use Plan. The FLUP was amended by the city council on 4/20 and the property is now designated "High-Density Single Family", which applies to all lots between 8,000 and 14,199 square feet in size.

Our entire subject site is currently zoned R-Retail. We are proposing to re-zone the site to PD-Planned Development in accordance with the base PD (SF-8.4) standards. Additional regulations which will exceed minimum requirements of SF-8.4 zoning will be outlined below.

This proposal consists of 33 home sites and 4 open space lots. Typical lot size will be 65' x 130'. Open space lots comprise 2.21 acres or 18.7% of the entire site.

Existing Zoning:

This property is currently zoned R-Retail.

Proposed Zoning:

The subject property will be developed in accordance with the standards set forth in the Planned Development District, with a Base District of SF-8.4 with modifications illustrated below.

### SF-8.4 Single Family Residential District

The above zoning designation is a base district within the Planned Development section of the City of Keller Unified Development Code. This development will comply with the base district requirements with the exception of the following additional regulations:

Minimum Lot Width:

- Base: Minimum 65'
- Proposed: Minimum 65'

Minimum Lot Depth:

- Base: Minimum 110'
- Proposed: Minimum 125'

Minimum Side Yard:

- Base: 10% of lot width up to 15'
- Proposed: 6.5', 15' corner lot street sides

Minimum Floor Area:

- Base: 1,400 s.f.
- Proposed: 2,000 s.f.

Maximum Lot Coverage:

- Base: 35% (Main Building), 50% (other bldgs., driveways and parking)
- Proposed: 45% (Main Building), 55% (other bldgs., driveways and parking)

Front Setback:

- Base: 25-feet
- Proposed: 25-feet

Rear Setback:

- Base: 15-feet
- Proposed: 15-feet

Compatibility of Proposed Zoning with Surrounding Zoning:

The above enhanced requirements will create adequate compatibility between the proposed development and adjacent developments. This is further supported by the uniformity of housing density. The current FLUP designates this tract of land as "High-Density Single Family". This site will be developed by the same developer that constructed The Estates of Oak Run.

Existing Conditions:

The site generally drains to the southeast. Existing storm sewer infrastructure will convey flow to a regional detention site. Tree preservation is paramount, and we have apportioned specific areas intended for no disturbance. The first area is a proposed 15' buffer along the shared boundary with the Estates of Oak Run that continues into .84 acres of open space in the southeast corner of the property. This area is to be owned and maintained by the Beverly

Grove HOA. The second area is located in the center of the development and consists of 0.91 acres. The intention is to retain as much of the tree line atmosphere as possible.

#### Zoning Change Need:

The zoning change is being requested to properly utilize this property. Available land within the City of Keller is becoming less abundant, and high-quality homes on tracts of land similar to this one are the logical progression to development in the city. This zoning change is also supported by the City of Keller FLUP.

#### Public Infrastructure:

City water and sewer services are available and are adequately sized to serve this site. Roadway access is available from Rapp Road and Shady Grove Road. All proposed infrastructure will be designed per city criteria. A small right of way dedication of variable width will be necessary along Rapp Road, resulting in a total ROW width of 60'.

#### Home Owners Association:

A Home Owners Association will be formed and will be responsible for the maintenance of entry features, landscaping, tree maintenance and perimeter screening walls.

#### Perimeter Fencing:

All perimeter fencing will comply with requirements set forth in the Fencing Diagram on the PD Concept Plan. All fences are to be installed as the homes are constructed, with the exception of perimeter fencing. A 6' masonry wall will be constructed along Ruff Snow Dr and Shady Grove Rd. A 5' iron fence will be constructed along all internal open space. In coordination with the neighboring homeowners in the adjacent development, we are proposing to build a new 8' cedar fence along the entire common property line.

#### Elevations:

The facades of homes, exclusive of doors and windows, shall be constructed 80% with masonry products such as brick, stone, and stucco. Secondary materials shall be quality material such as wood, metal, and/or hardiboard.

#### Trees:

##### Residential Landscaping:

- Base: Two 3" large canopy trees within the front yard; Two 3" large canopy trees within the side yard if on a corner lot adjacent to a street.
- Proposed: Two (2) large canopy trees (developer may choose from Live Oak, Shumard Red Oak, Cedar Elm, or Lacebark Elm) with a minimum three-inch (3") caliper planted in the required front yard of each single-family lot.

- Proposed: Two (2) large canopy trees (developer may choose from Live Oak, Shumard Red Oak, Cedar Elm, or Lacebark Elm) with a minimum three-inch (3") caliper planted in the required side yard.

#### Screen Wall Landscaping:

- Proposed: One (1) 3" large canopy tree (developer may choose from Live Oak, Shumard Red Oak, Cedar Elm or Lacebark Elm) spaced at 50' on-center typical within the 10' wide landscape buffer along Rufe Snow Drive and Shady Grove Road. No trees are proposed along Rapp Road due to the location of the 15' sanitary sewer easement. Bermuda sod will be installed in all areas between the back of curb and screen wall. Permanent automatic irrigation system, equipped with a rain sensor and anti-freeze device, shall be installed for all landscaped and grass areas.

#### Sidewalks:

Sidewalks shall be built in the ROW. A 5' concrete sidewall will be installed along Rapp Road. The sidewalk along Rufe Snow will be enlarged to a 10' trail. All sidewalks in front of homes are to be constructed by the home builder. All other sidewalks are the responsibility of the developer.

#### Garages:

A minimum of 50% of the homes built in this development are to have J-swing garages. The remaining garages may be front facing. Any garage facing the street shall not exceed 144 s.f.

#### Project Schedule:

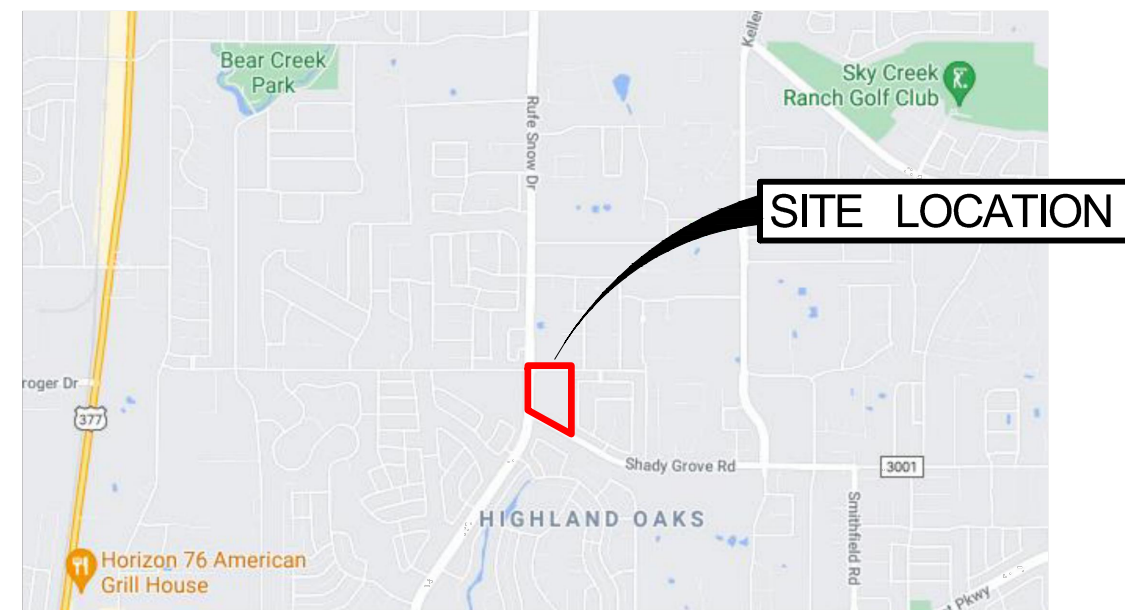
Assuming zoning is granted, this site will be developed as a single phase and development will immediately take place.

# LEGEND

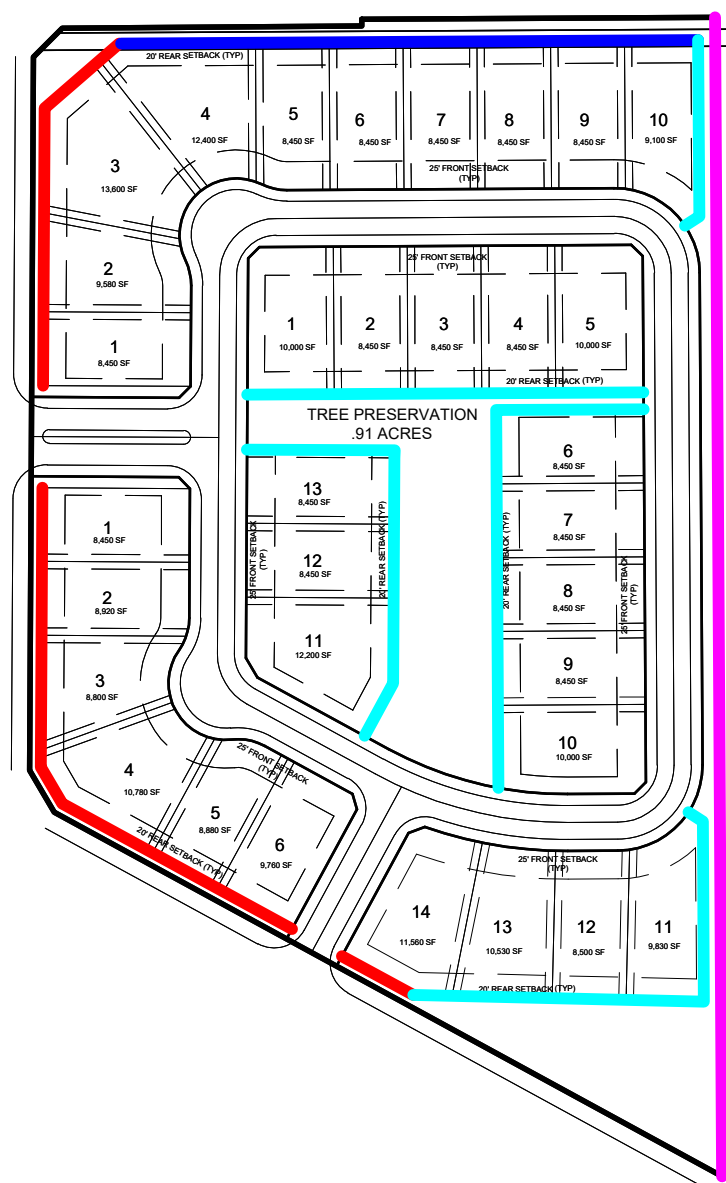
- RAPP ROAD ROW DEDICATION
- RESIDENTIAL LOTS
- TREE PRESERVATION
- ROW
- LANDSCAPE BUFFER

# NOTES:

- 5' SIDEWALK EXTENSION TO BE CONSTRUCTED ALONG RAPP ROAD



# FENCE DIAGRAM



- 6' MASONRY WALL
- 5' IRON FENCE
- 8' CEDAR FENCE
- 6' CEDAR FENCE



Area Summary	
Residential Lots	7.10 acres
Open Space (Tree Preservation)	2.21 acres
Open Space (Landscape Buffer)	0.48 acres
Interior ROW	2.437 acres
Rapp Rd ROW Dedication	0.042 acres
Gross Site Area	11.79 acres

Site Data	
Gross Acreage	11.79 acres
Gross Density	2.80 du/ac.

Lot Summary	
Residential Lots	33
Open Space Areas	6
Minimum Building Lot Area	8450 s.f.
Average Building Lot Area	9976 s.f.

Zoning	
Existing Zoning	RT-Retail
Proposed Zoning	PD (SF-8.4)

**Zoning District Requirements**  
 (Per City UDC)  
 SF-8.4 (Single Family Residential) - (8,400 s.f. min.)  
 Shall comply with the City of Keller UDC for SF-8.4 zoning as modified

**Owner:**  
 Bursley Commercial, Ltd.  
 2111 North Collins, Suite 323  
 Arlington, TX 76011  
 Phone: 817-461-2232  
 Contact: William Snider

**Developer:**  
 Sunrise Partners, LLC c/o Land Advisors Organization  
 5600 Clearfork Main St., Ste 170  
 Fort Worth, TX 76109

**Engineer/Planner:**  
 Peloton Land Solutions  
 9800 Hillwood Pkwy, Suite 250  
 Fort Worth, TX 76177  
 Phone: 817-562-3350  
 Contact: Casey Stevenson, P.E.

# NOTES:

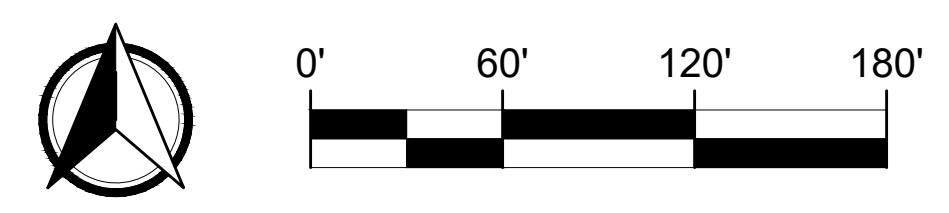
- 5' SIDEWALK EXTENSION TO BE CONSTRUCTED ALONG RAPP ROAD WHERE REQUIRED.
- 10' TRAIL TO BE CONSTRUCTED ALONG RUFÉ SNOW DRIVE.

Plot Date/Time: 01/18/2021 4:46 PM



# BEVERLY GROVE CONCEPT EXHIBIT

KELLER, TEXAS  
MAY 2021



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