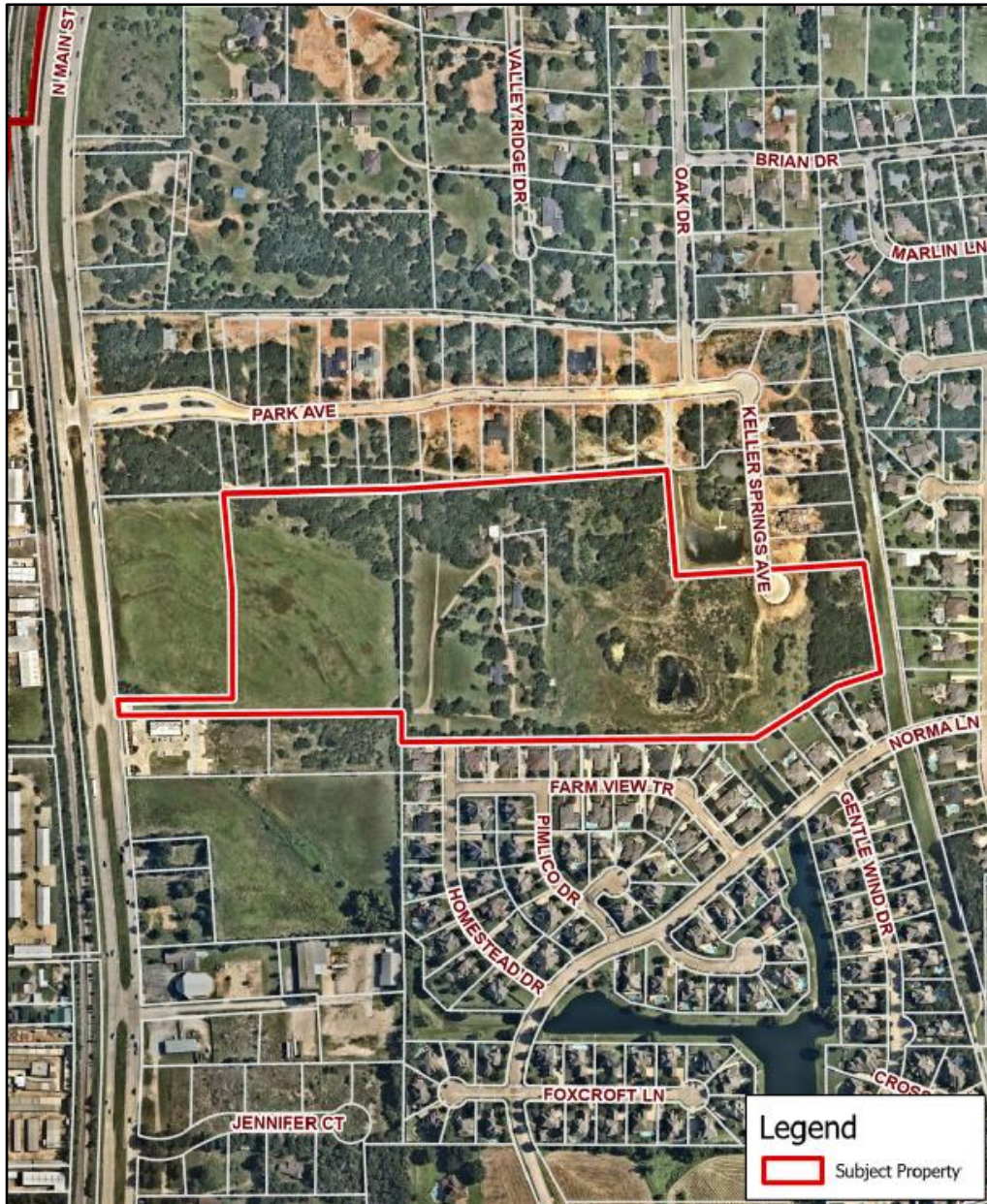


Item H-4

PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 12,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 65 residential lots, 1 commercial lot, and approximately 6.77 acres of open space on 33.68 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Cutis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (ZONH-4506-0007)

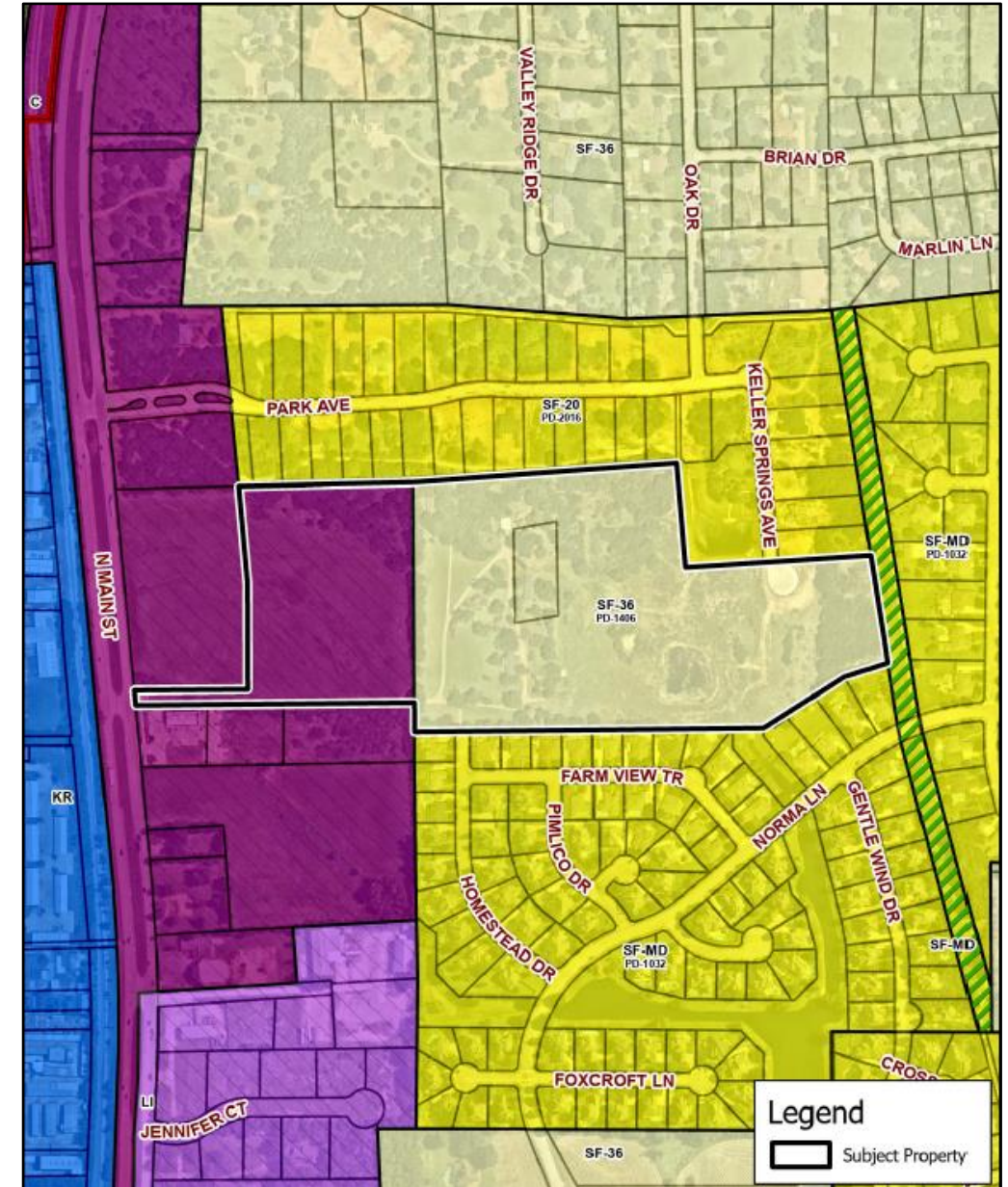
Item H-4

Aerial Map



**Zoned:
SF-36 and
Commercial**

Zoning Map



Item H-4



Item H-4

Current Zoning:

Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots

Proposed Zoning:

Planned Development - Single Family 12,000 square-foot lots (SF-12) and Commercial.

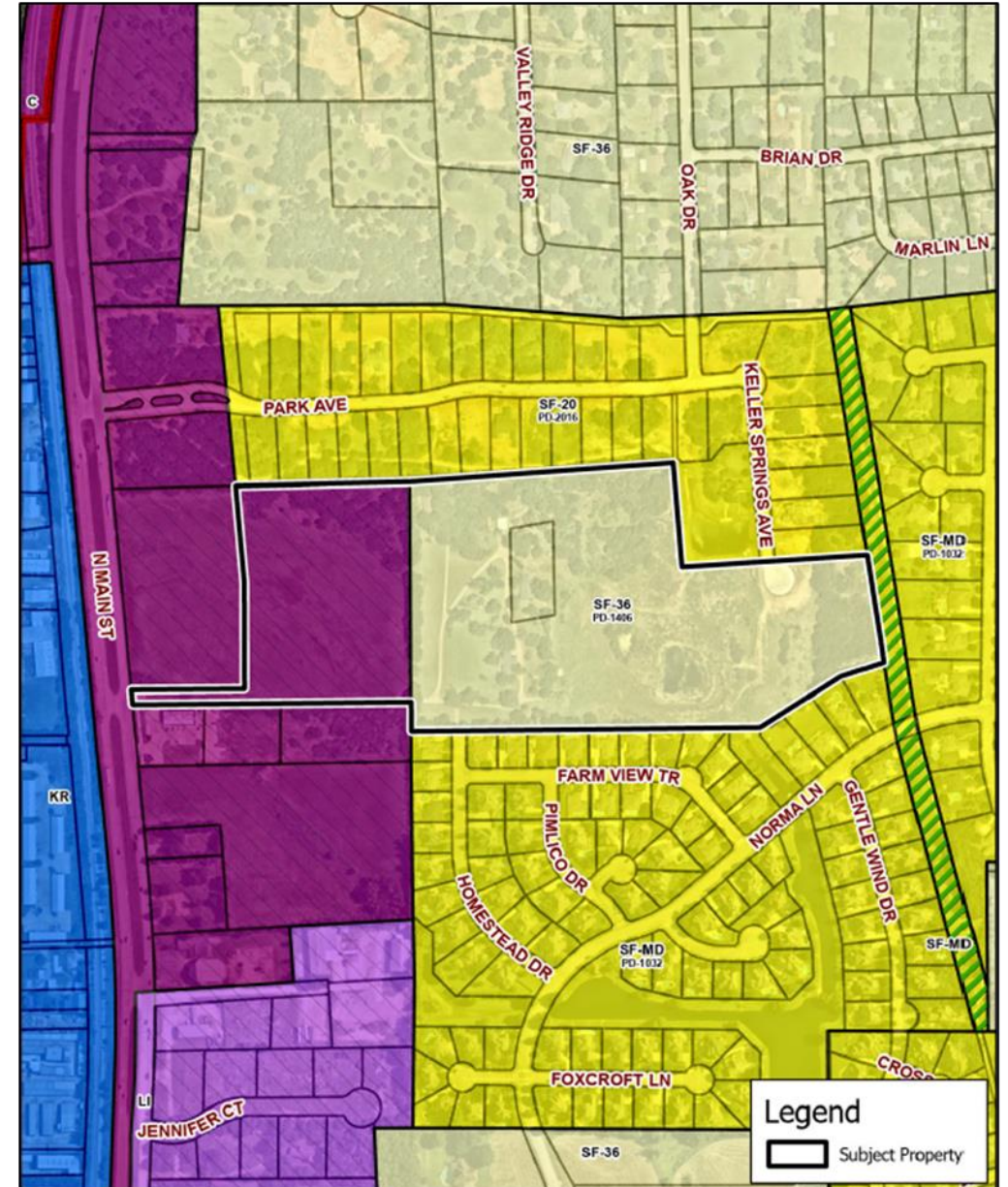
Surrounding Zoning:

North: Commercial and PD-2016-SF-20 (Greenway Park subdivision)

East: Commercial and PD-1032-SF-MD (Harmonson Farms subdivision)

South: PD-2016-SF-20 (Greenway Park subdivision) and PD-1032-SF-MD (Harmonson Farms subdivision)

West: Katy Road



Item H-4

FLUP Amendment:

The Applicant requests a FLUP amendment to change the land use designation from Mixed-Use (MU), Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF), to High Density Single Family 8,000 - 14,999 square-foot lots (HD-SF).

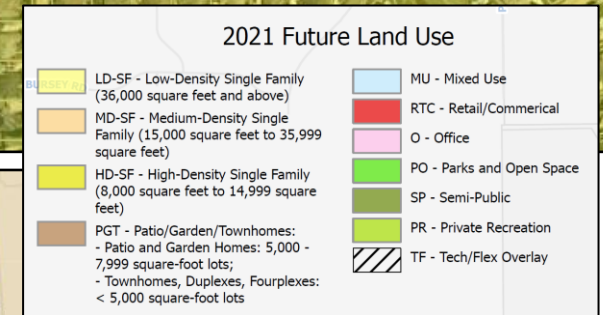
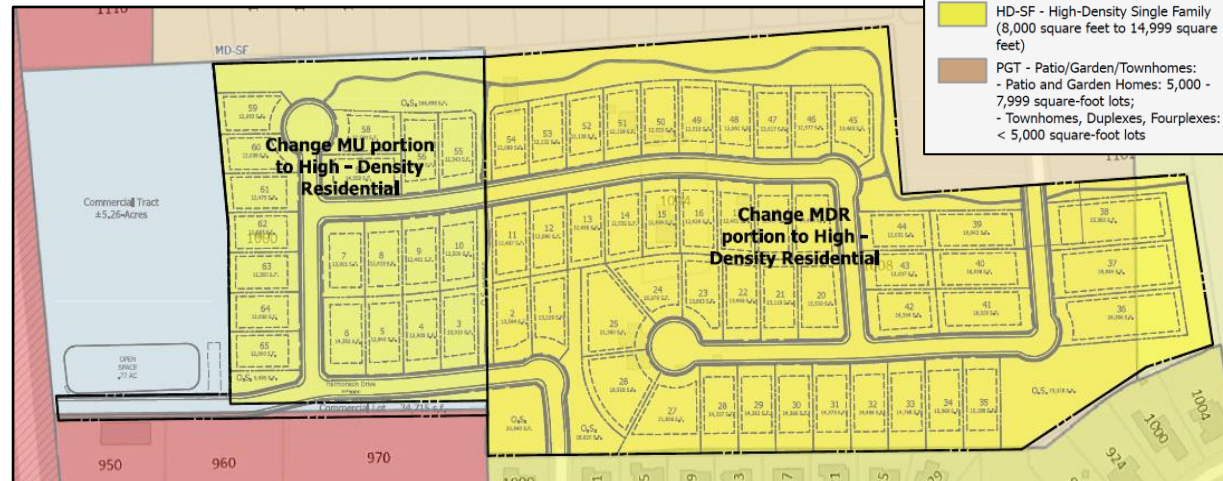
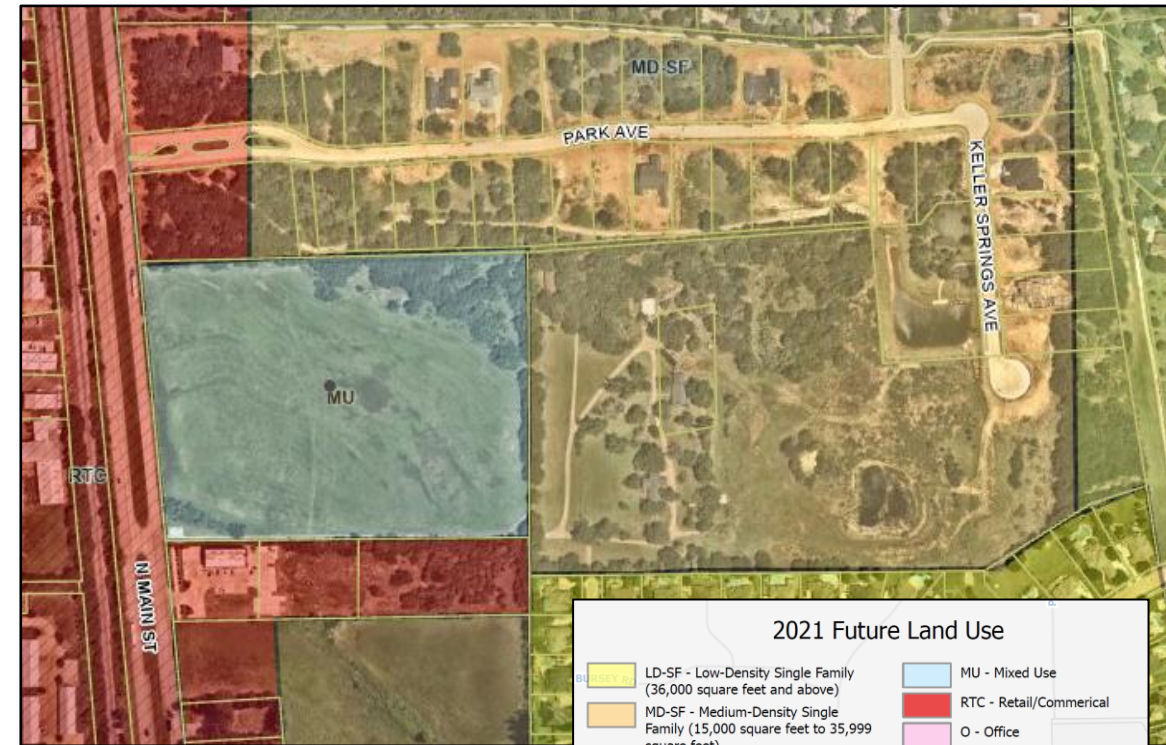
Surrounding FLUP Designations:

North: Retail/Commercial (RTC),
and MD-SF

South: RTC and HD-SF

East: MD-SF and LD-SF

West: RTC with Tech/Flex Overlay



Item H-4

PD-SF-12 proposed criteria: Lots

Development Standard	Proposed	UDC Requirement
Minimum Lot Size	12,000 SF	12,000 SF
Average Lot Size	14,180 SF	-
Minimum Lot Width (Typical)	80'	100'
Minimum Lot Width (Curve/Cul-de-sac)	70'	80'
Minimum Lot Depth	125'	110'
Lot Coverage-Main Building	45%	35%
Lot Coverage-Total	55%	50%

 Indicates exception to UDC

Item H-4

Setback and Dwelling Size

Development Standard	Proposed	UDC Requirement
Front yard setback	25'	30', 40' with frontage along a cul-de-sac.
Side yard setback	8' Minimum separation between structures shall be 16'. Minimum side yard on a corner lot adjacent to a street shall be 15'.	10% lot width not to exceed 15'
Rear yard setback	15', except along the southern boundary (lots 27-35) where it shall be 40'	15'
Minimum dwelling size	2,600 SF	1,800 SF

Garage Requirements:

The Applicant proposes J-swing garages as a requirement on a minimum 75% of the lots. These homes shall also be allowed an additional single, front-facing garage with a maximum of 72 SF of garage door exposure to the street, if located a minimum of 45' behind the property line or right-of-way, whichever is closer.

The remaining lots may have front-facing garages (garage doors facing the street shall not exceed a total of 144 SF) with a minimum setback of 28', which is 3' behind the front yard setback.

Item H-4

Elevations:

- The Applicant proposes 100% masonry, to include brick, stone, or cementitious siding on the front elevation.
- All other elevations will comprise a minimum of 80 percent masonry, aligning with the requirements of the UDC.

Landscaping: Exception to UDC requirements

- All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree and 10 shrubs.
- Canopy Trees shall be a minimum of 3" caliper at installation and shall be chosen from the list of tree species in the UDC.

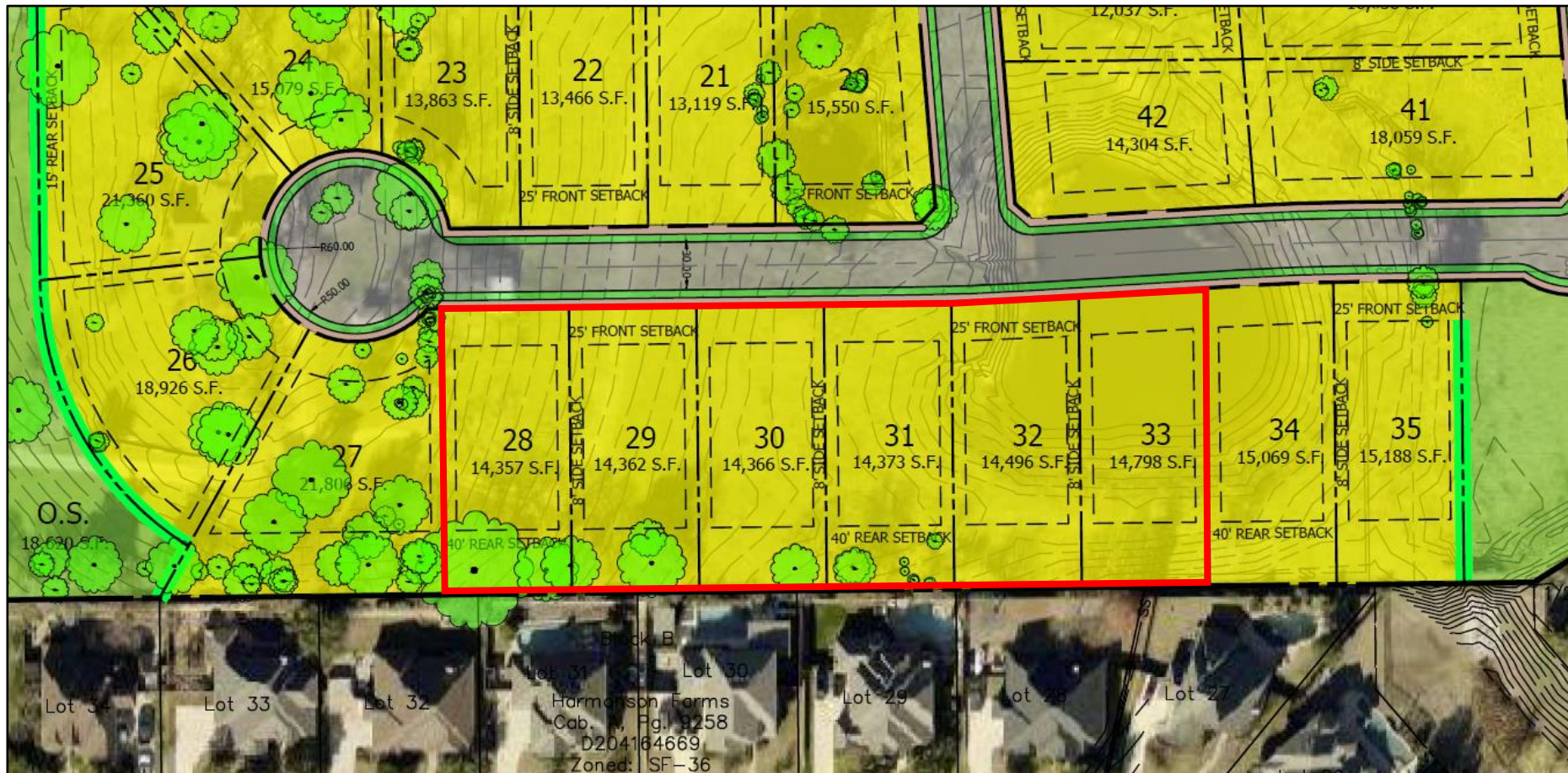


Item H-4

Maximum height:

The Applicant proposes a maximum height of 2 ½ story/ 35' for the main building.

Homes on Lots 28-33 of the Detailed Site Plan shall be restricted to one story in height.



Item H-4

Open Space:

Multiple areas of open space are proposed to meet the 15% open space requirement for all PDs. The open space totals 6.77 acres, or 20.54% of the residential gross acreage.

Sidewalks:

A 5' sidewalk shall be built along the street frontage of each lot by the home builder or developer, as well as within the open space corridor.



Item H-4

Proposed Commercial Lot:

The site plan shows a single lot along the southern boundary of the PD, which is proposed to remain Commercial zoning.

The lot meets the UDC requirement for minimum lot size of 33,000 square-feet (UDC Section 8.23 (4)). However, because of the required side yard setback increased to 60' due to adjacency to a single-family district, the lot will not be developed and will only be used as open space.



Item H-4

Screening and Fencing: Exception to UDC requirements

All fence styles and locations are shown on the Wall/Fence Diagram on the proposed concept plan.

- A 6' masonry screening wall adjacent to the future Commercial tract (behind Lots 59-65) and wrapping along the south side of Lot 65, to the front setback line; and
- A 6' masonry wall along the Commercial lot open space and adjacent residential open space; and
- A 6' iron open-style fence adjacent to open spaces; and
- The fence design along the southern boundary shall be determined in concert with the adjacent existing homeowners, to either retain/repair the existing fence, or build a new fence; up to an 8' pre-stained cedar, with capped metal poles.

Fence Legend

6' Masonry Wall



Retain or repair existing fence; or replace with 8' Cedar Fence on metal poles with cap.



6' Decorative Metal fence



Item H-4

Drainage and Utilities:

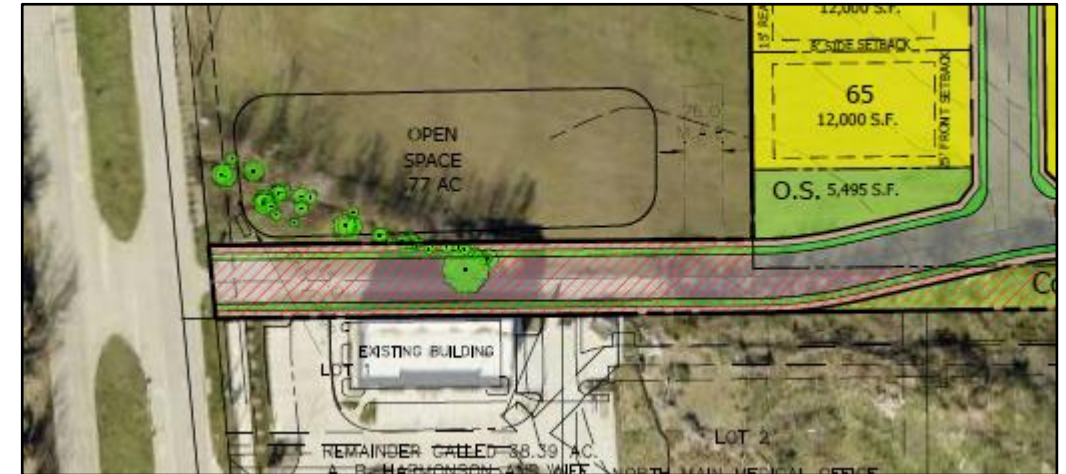
A preliminary drainage and utility plan was provided; the Applicant will be required to provide a full set of civil plans that meets UDC requirements.

Trip Generation:

A Trip Generation form was provided by the Applicant. A Traffic Impact Analysis will also be required later in the development process.

Ingress and Egress:

The Applicant is proposing a main entrance off North Main Street (US-377), with connections to Keller Springs Avenue to the north and Homestead Drive to the south. The entry/exits meet the requirements of the UDC. The Applicant will have to coordinate with TX-DOT to construct the entrance off US-377.



US-377 Connection



Homestead Drive
Connection



Keller Springs
Connection

Item H-4

Summary of Proposed PD Standards that Differ from UDC

	PD Request	UDC Requirement
Front Setback	25'	UDC Section 8.09. SF-12 requires front yards to be a minimum of 30'. UDC Section 9.11. SF-12 requires 40' minimum front yard for lots with predominate frontage on the curved radius of a dedicated cul-de-sac.
Side Setback	8'. Minimum separation between structures shall be 16'. Minimum side yard on a corner lot adjacent to a street shall be 15'.	UDC Section 8.09. SF-12 requires side yards to be 10% of lot width but no more than 15'
Minimum Dwelling Size	2,600 square-feet	UDC Section 8.09. SF-12 requires a minimum dwelling size of 1,800 square-feet.

Item H-4

Summary of Proposed PD Standards that Differ from UDC

	PD Request	UDC Requirement
Minimum Lot Width (Typical)	80' measured from building line	SF-12 requires 100', and UDC Section 5.13(C) allows width at the front and rear building setback lines to be averaged but requires lot width at the front building setback line and frontage of the public/private street to not be less than require by the zoning district.
Minimum Lot Width (Cul-de-sac Lot)	70' measured from building line on curves/cul-de-sacs	UDC Section 9.11(A) requires a minimum lot width of 80' on all lots with predominate frontage on the curved radius of a dedicated cul-de-sac street.
Landscaping	All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree and 10 shrubs.	UDC Section 9.03(G). A minimum of two large canopy trees with a minimum 3" caliper shall be planted in the required front yard of all new single-family uses.

Item H-4

Summary of Proposed PD Standards that Differ from UDC

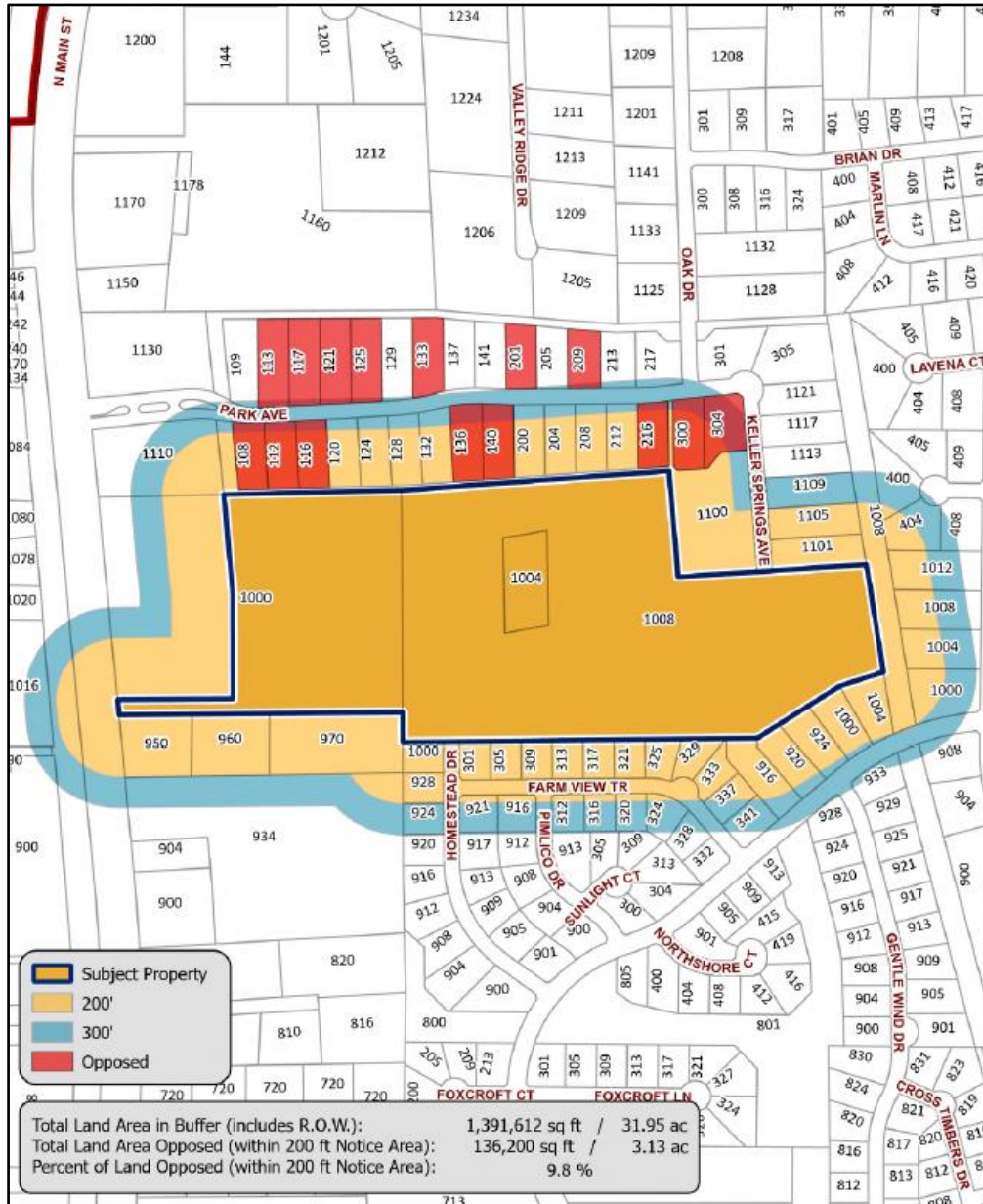
	PD Request	UDC Requirement
Garages	<p>J-swing garages on a minimum 75% of the lots. These homes shall also be allowed an additional single, front-facing garage (max 72 SF garage door exposure), if located a minimum of 45' behind the property line or right-of-way, whichever is closer.</p> <p>The remaining lots may have front-facing garages (garage doors facing the street shall not exceed a total of 144 SF) with a minimum setback of 28', which is 3' behind the front yard setback.</p>	<p>UDC Section 9.02 (C) requires that all homes provide a minimum two-car garage and permits front-facing garages in PDs and properties platted prior to 1992.</p> <p>An attached front-facing garage with 144 SF garage frontage is permitted if located a minimum 100' behind the property line or right-of-way (whichever is closer) or located a minimum 45' behind the property line with 72 SF of garage frontage.</p>
Fencing	<p>A 6' masonry screening wall wrapping along the south side of Lot 65, to the front setback line.</p>	<p>UDC Section 9.07(G) requires open style fencing when adjacent to open space.</p>

Item H-4

On July 31, the City mailed 59 letters of notification for this Public Hearing to all property owners within 300' of the site, as well as a letter to the school district. A public hearing notice sign was also posted.

The Applicant included letters and a signed petition of support from 11 properties as evidence of neighbor communication.

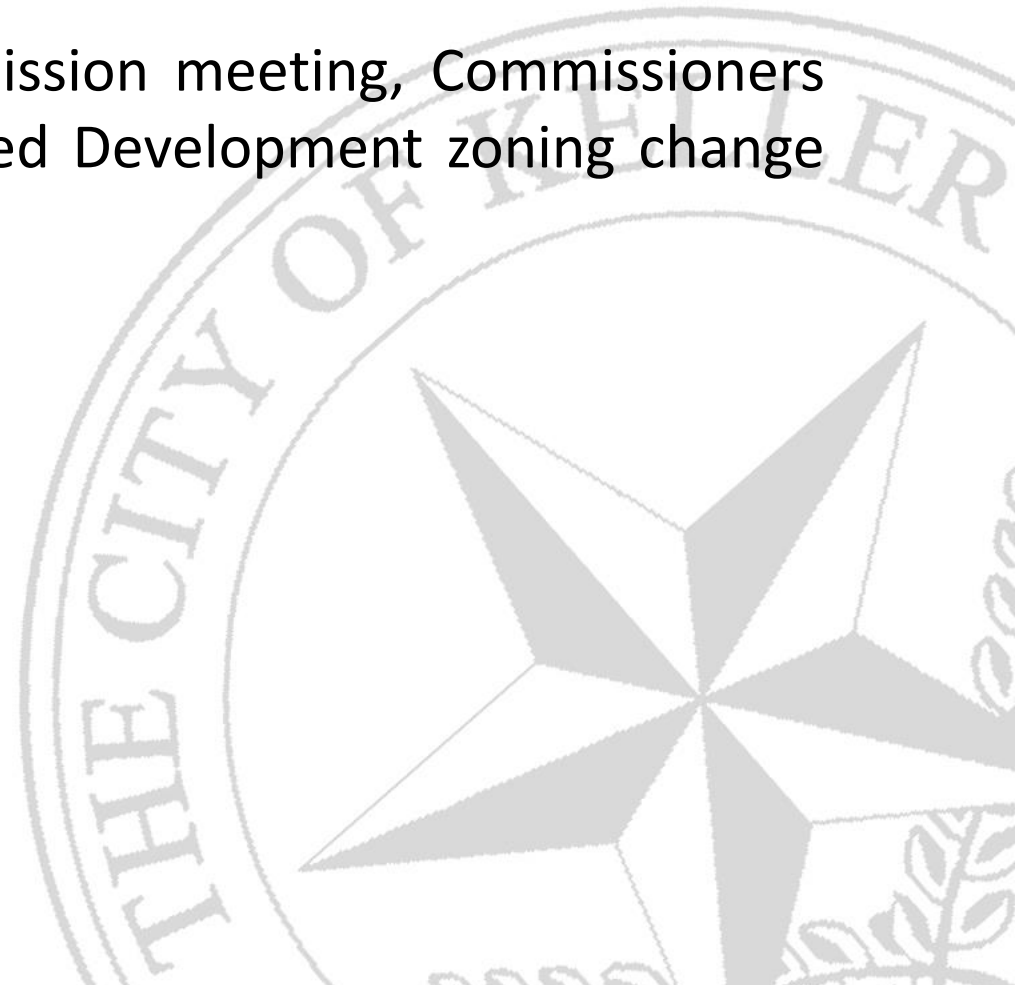
Staff has received multiple letters of public opinion in response to this request. Opposition from within the 200' buffer is 9.8%. All written public feedback received by staff related to this item has been included in the agenda packet.



Item H-4

Planning and Zoning Commission Recommendation:

At the Aug. 12, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Planned Development zoning change request as presented.



Item H-4

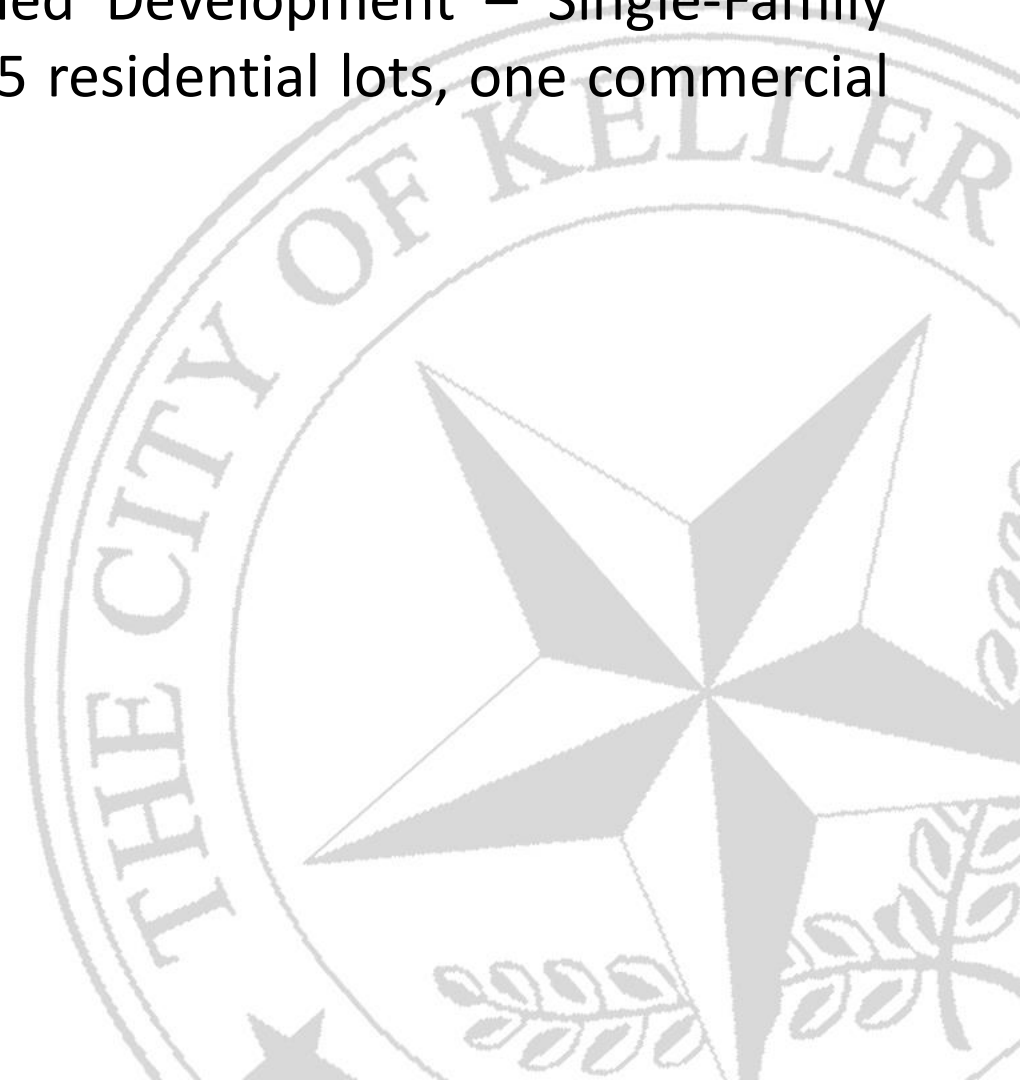
Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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.
- 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.
- 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.
- 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.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

Item H-4

Summary:

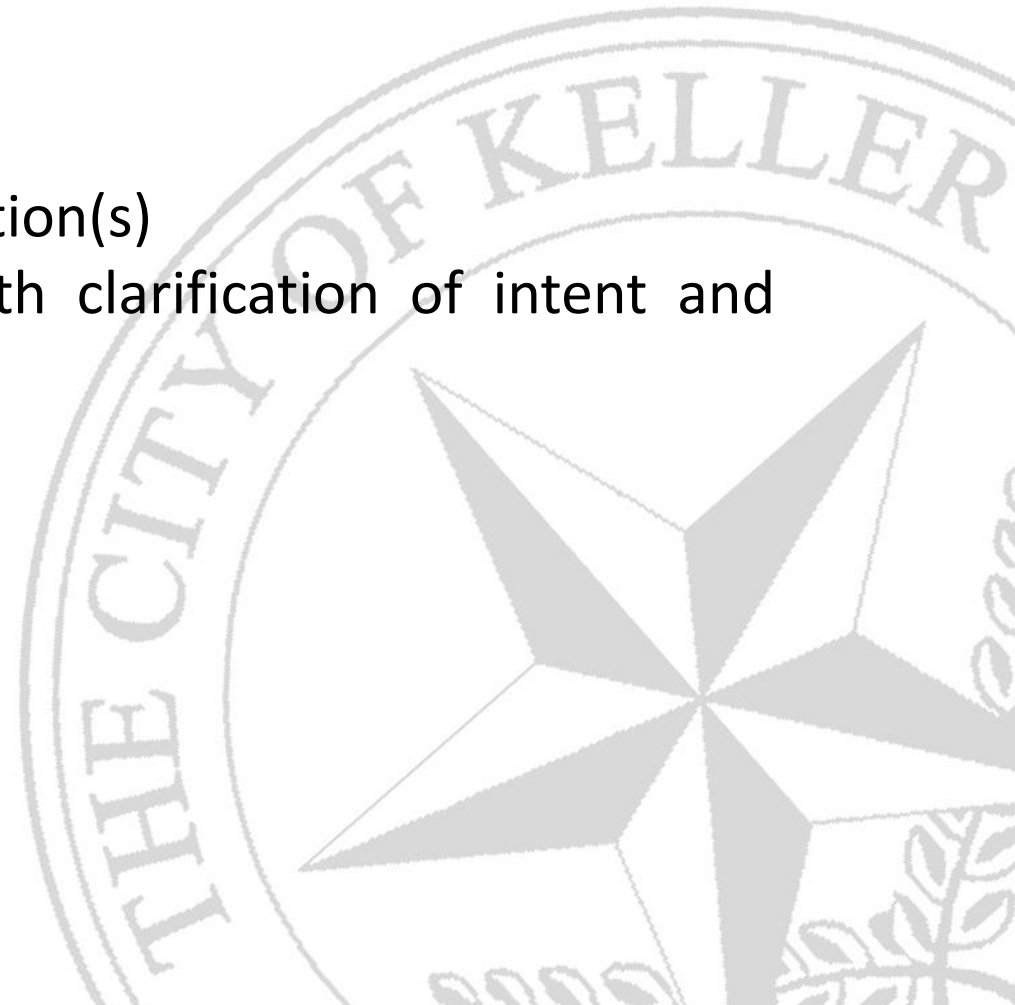
Consider approval of a Planned Development Zoning Change for approximately 33.68 acres of land from SF-36 and Commercial to Planned Development – Single-Family 12,000 square-foot lots (SF-12) and Commercial for 65 residential lots, one commercial lot, and 6.77 acres of open space.



Item H-4

The City Council has the following options when considering a Planned Development Zoning Change application:

- 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?
Alexis Russell
817-743-4130

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