

Item H-6

PUBLIC HEARING: Consider an ordinance approving Whitley Springs, a Planned Development Zoning Change from Commercial (C) to Planned Development - Patio Homes (PD-PH) consisting of 22 residential lots and approximately 0.65 acre of open space on approximately 4.33 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. (Z-24-0001)

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The proposed Whitley Springs subdivision is a single-family residential development on approximately 4.33 acres consisting of 22 residential lots and three open space lots at the northwest corner of Rapp Road and Whitley Road.

A rezoning from Commercial (C) to Planned Development – Patio Homes (PD-PH) is requested.

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Current Zoning:

Retail (C)

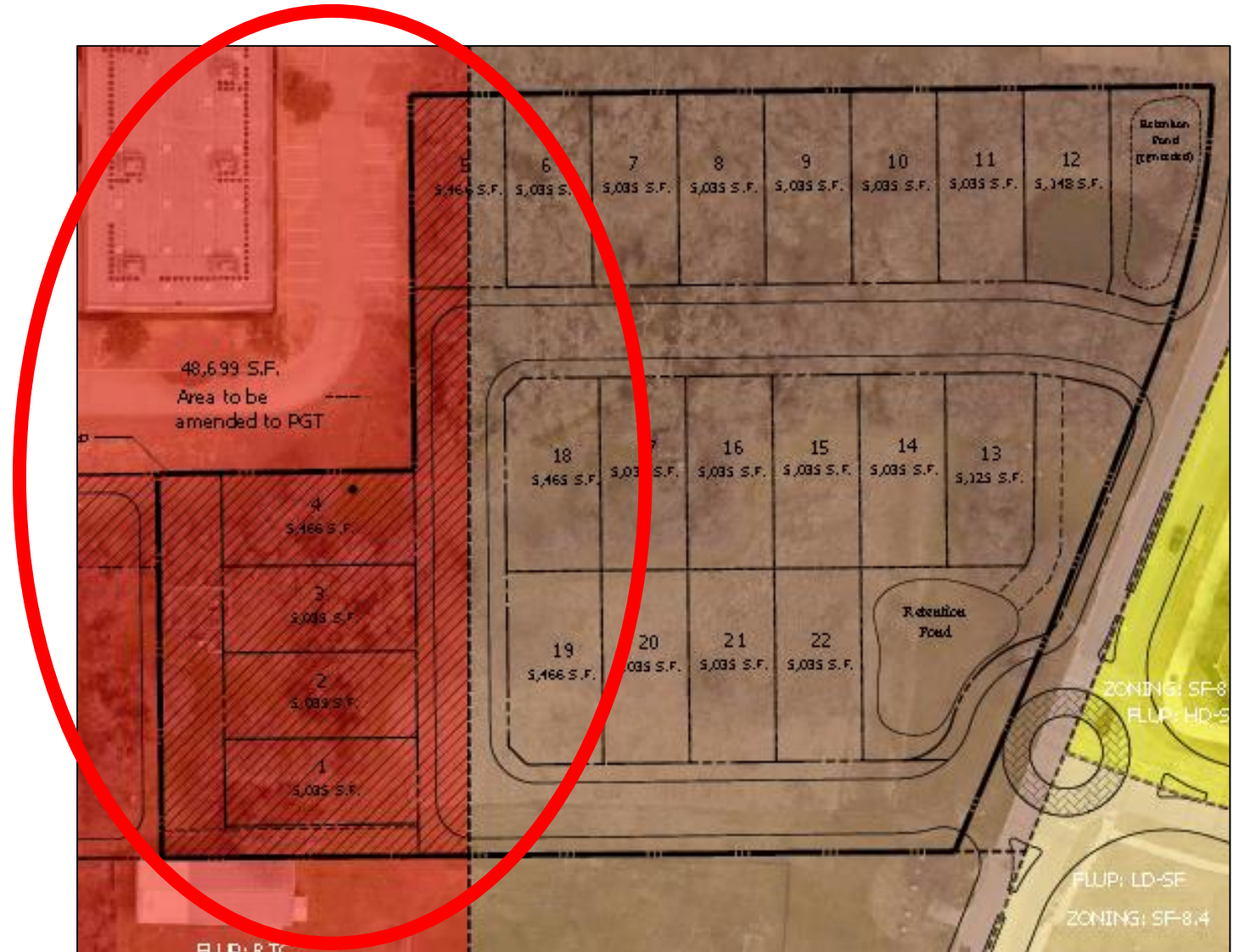
Proposed Zoning:

Planned Development – Patio Homes
(5,000 square-foot minimum lot size)

Future Land Use Plan:

Most of the 4.33-acre project site conforms with the FLUP which designates all but approximately 48,699 square feet of the proposed development as PGT, with lot sizes of 5,000 to 7,999 square feet.

A request to amend the FLUP is on the agenda as a separate item.



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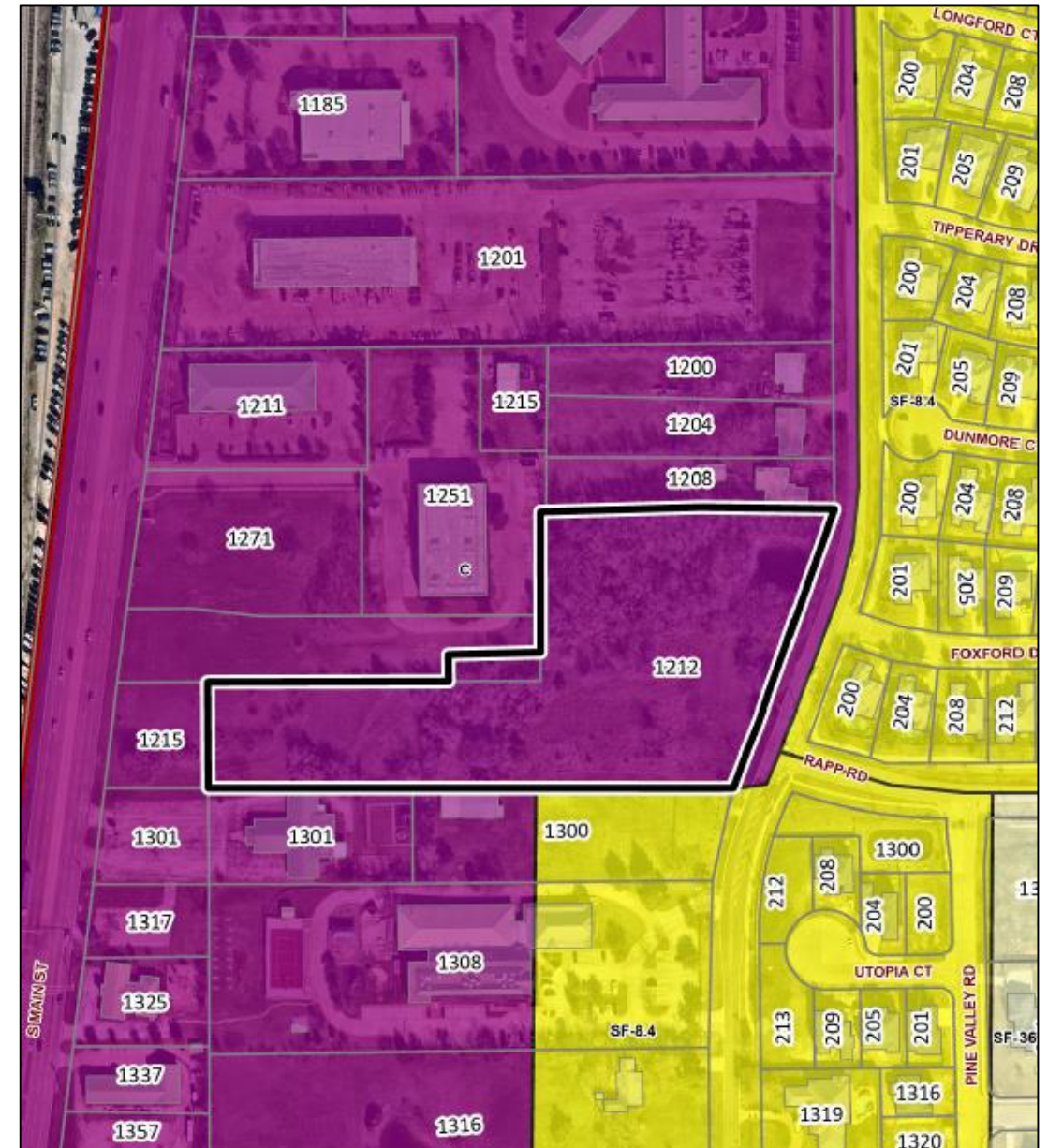
Adjacent Zoning and Uses:

North: Commercial: un-platted single-family residences

East: Single-Family 8,400 minimum lots (SF-8.4):
Flanigan Hill Addition

South: Commercial: Messiah Lutheran Church, un-platted SF-8.4 single-family residences; SF-8.4:
Westbury Estates

West: Commercial: ASI Gymnastics, vacant land and boundary with City of Fort Worth



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PD-PH proposed criteria:

Minimum Dwelling Size:

2,000 square-feet or greater (Exceeds the SF-8.4 requirement of 1,400 square-feet minimum)

Size of Lots:

1. Minimum lot area: 5,000 square feet (average lot size is 5,122 square feet)
2. Minimum lot width: 47.5'
3. Minimum lot depth: 105'

The proposed depth of 105' is less than all other single-family zoning districts in the UDC; however, exceeds some existing PD-PH zoning areas in the city. (Riverdance, 90'; Brookstone Villas, 90'). The minimum lot width request of 47.5' is less than all other single-family zoning districts in the UDC, but is similar to requests approved in other existing PD-PHs. (Several lots in Brookstone Villas have a minimum lot width of 41.46').

The above-referenced existing PDs all have minimum lot sizes of 5,000 square feet.

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Setbacks:

1. Minimum front yard: 10' (front-facing garages must be set back no less than 20')
2. Minimum side yard: 1' and 5' (minimum distance between buildings must be 6')
3. Minimum rear yard: 15'

Maximum Lot Coverage:

The Applicant proposes a lot coverage of 70% for the main building and 80% including accessory buildings, driveways, and parking areas.

The proposal exceeds the maximum lot coverage permitted for any zoning district. Per the UDC, lots zoned SF-8.4 are permitted a maximum lot coverage of 35% for the main buildings and 50% including accessory buildings, driveways, and parking areas.

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Garage Requirements:

The applicant proposes a mix of J-swing, front-facing, and side-entry garages.

The Keller Unified Development Code (UDC) requires that all homes provide a minimum two-car garage, and permits front-facing garages in Planned Developments and properties platted prior to 1992.

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Elevations:

The Applicant proposes brick, stone, or cementitious siding on the front elevation, which are defined in the UDC as masonry materials.

All other elevations will comprise a minimum of 80 percent masonry, aligning with the requirements of the UDC.



Landscaping: Proposed PD Standards

	UDC Requirement – Section 9.03(G)	PD Request – Residential Lots
Front Yard	Minimum 2 large canopy trees with a 3” minimum caliper	Minimum 1 large canopy tree with 3” caliper OR 2” caliper understory tree, minimum of 10 shrubs
Rear Yard	Not Required	None proposed
Street Trees	Not Required	Minimum 1 street tree with a minimum 3” caliper located between the sidewalk and curb adjacent to each front yard.
Corner Lot Trees	Minimum two large canopy trees with a 3” minimum caliper in the side yard adjacent to a street	Minimum of two additional 3” caliper street trees
Total	All lots – 2 trees Corner lots – 4 trees	All lots – 2 trees Corner lots – 4 trees

Landscaping Buffers: Proposed PD Standards

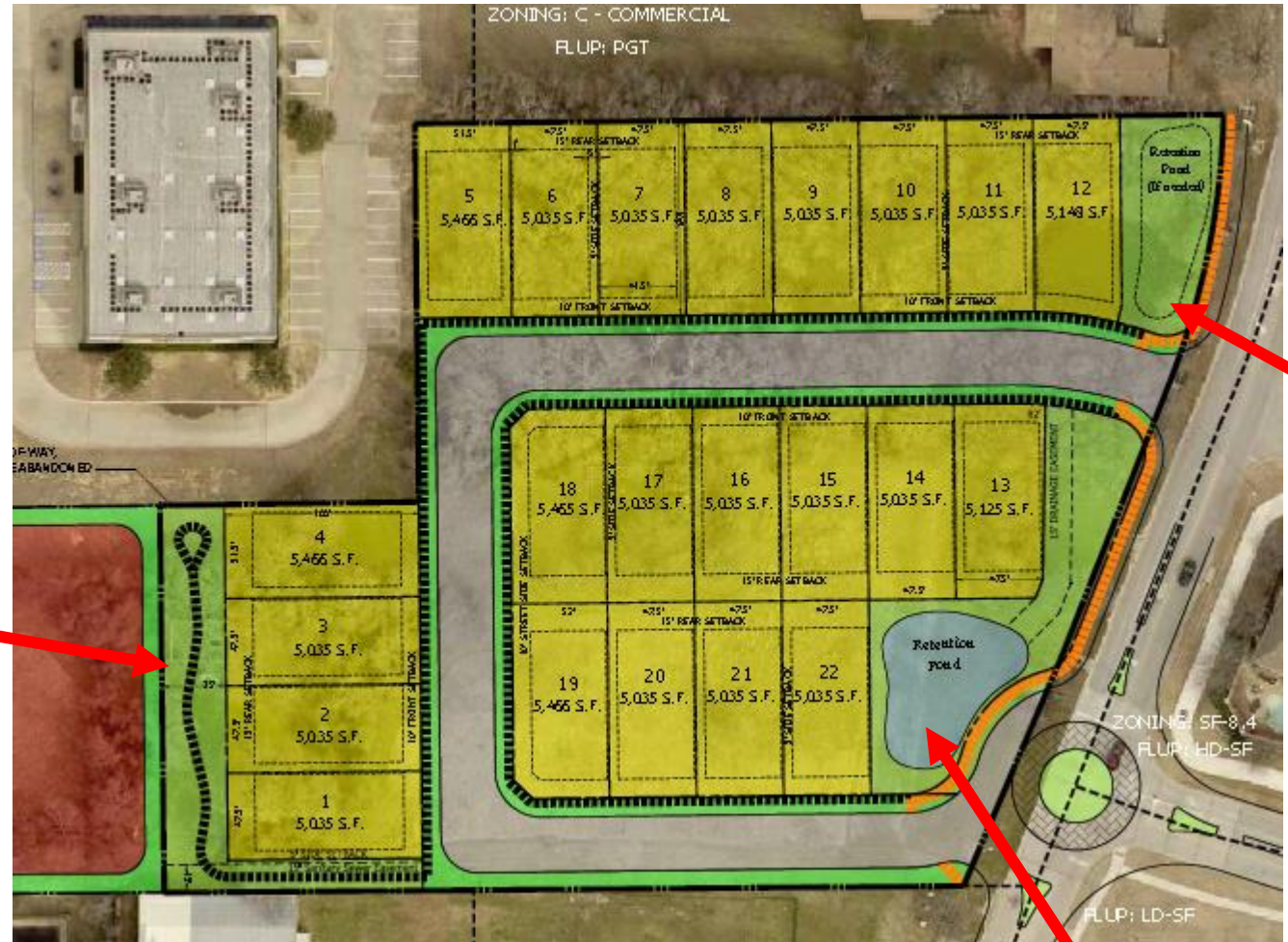
	UDC Requirement – Section 5.10(B)	Proposed PD Standards
Whitley Road	10' landscape buffer with minimum 3" caliper large canopy trees placed each 50 linear feet	10+' landscape buffer with at least one 4" caliper tree spaced every 30' and two ornamental trees every 100'.

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Open Space:

The Applicant divided 0.65 acres of open space into three areas: two near the entrance of the subdivision, and a third 35'-wide area immediately adjacent to the neighborhood on the west side.

A 5'-wide sidewalk will loop through the west-side open space for access.



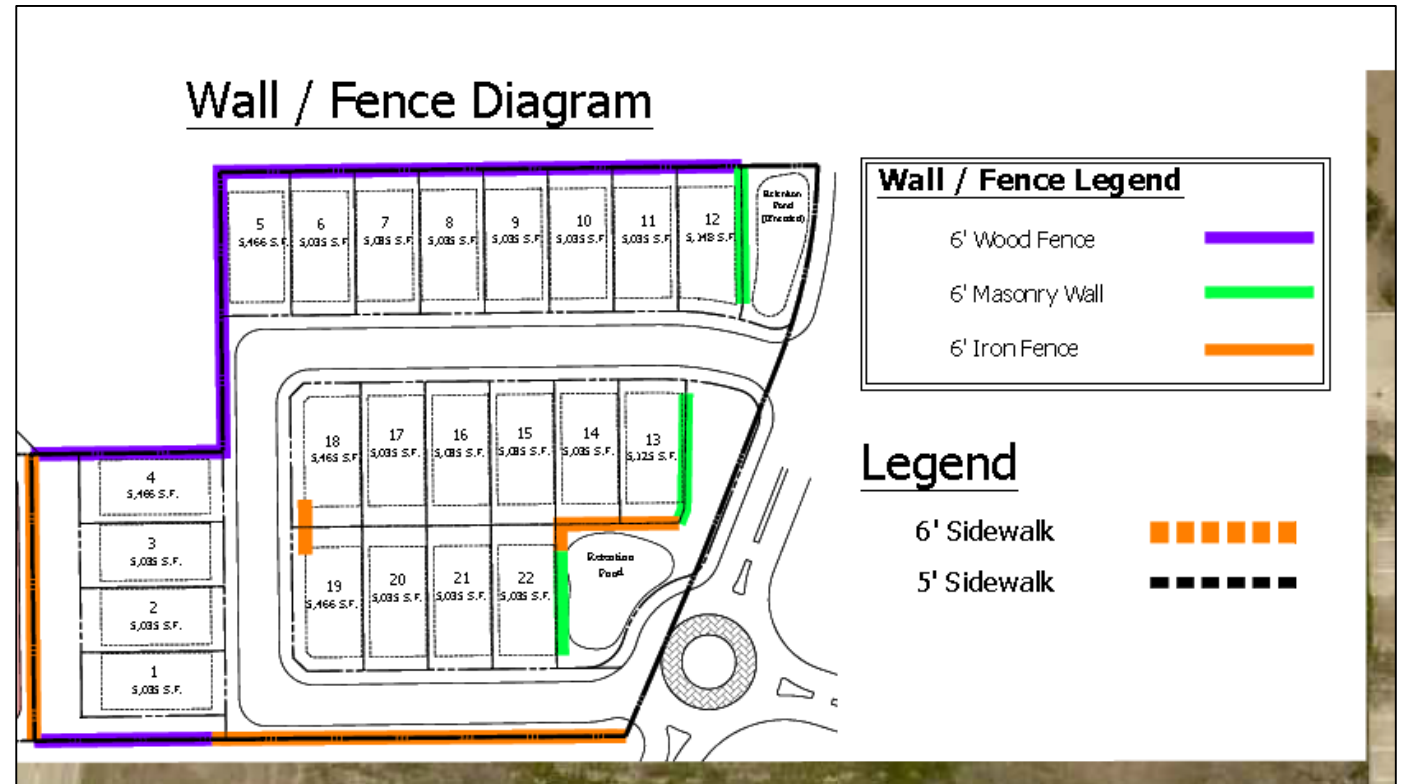
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Screening:

The Applicant proposes to install masonry screening walls with a minimum height of 6' along Whitley Road.

Iron fencing will be permitted between the retention pond and adjacent lots.

Iron fencing and a cedar fence will be installed along the southern boundary of the development, adjacent to the Messiah Lutheran Church Property.



Section 9.09 (D) states, “screening walls are required if a single-family development is being constructed adjacent to a developed multi-family or a developed non-residential use without a screening wall in place. The single-family residential development is required to construct a screening wall in accordance with this Code.”

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Trip Generation:

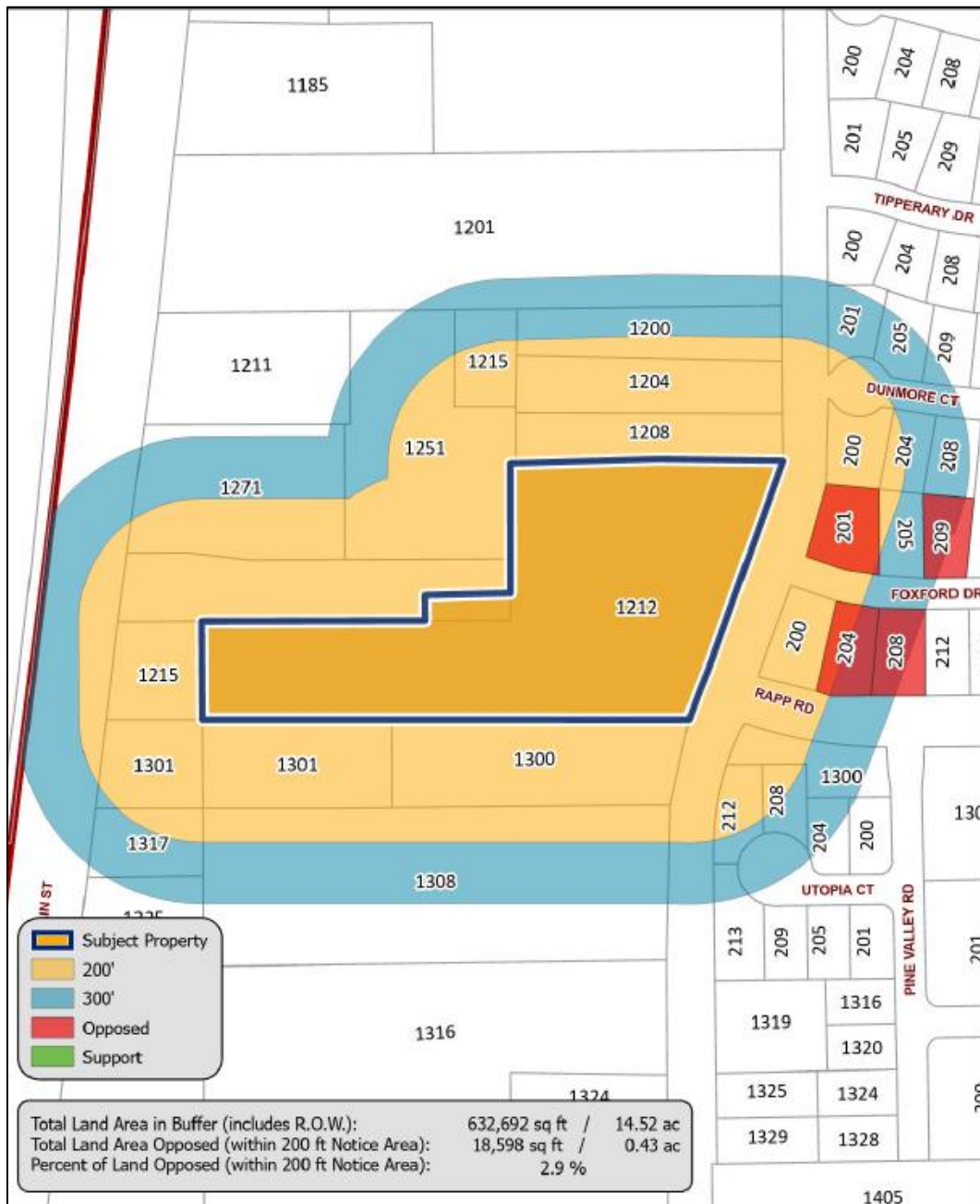
A Traffic Impact Analysis was not required for this proposed development, as anticipated trips per day are fewer than 500.

Ingress and Egress:

Whitley Springs proposes two entrances and exits off Whitley Road. One entry/exit will tie into the future roundabout at Rapp Road and Whitley Road. The other entry/exit is proposed to align with Foxford Drive.



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- On May 16, 2024, the City mailed out 31 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.
- Staff has received 31 letters and emails in opposition as of June 12. Those within the 200' and 300' foot buffer are shown at left.

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Planning and Zoning Commission Recommendation:

At the May 28, 2024 Planning and Zoning Commission meeting, Commissioners recommended denial of the proposal by a vote of 4-3.

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Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the 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.

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Summary:

Consider an ordinance approving a Planned Development Zoning Change from Commercial (C) to Planned Development – Patio Homes (PD-PH) for Whitley Springs, a Planned Development consisting of 22 residential lots and approximately 0.65 acres of open space.

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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?

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