

The Heritage Grove

Keller, Texas

Request for city of Keller (Plan Development)

This request is for the planned development of the 7.22 acres lot in Keller from Single-Family 36,000 square foot (SF-36) to Planned Development - single family 30,000 square foot that will meet all the City requirements.

As part of this proposed Planned Development, a minimum of **15% of the total land area (approximately 1.08 acres)** will be dedicated as **common open space**. This open space will be **publicly accessible** and shall be **owned and maintained by a mandatory Homeowners Association (HOA)**.

The designated open space will include:

- A **45-foot easement** for sidewalks, landscaping, and pond features.
- A **10-foot easement for sidewalk and landscape buffer** along Clara.
- A 10 to **15-foot-wide easement for interior walking path** throughout the development.
- The dedicated **perpetual lease space by the HOA (1700 to 1900 sqft per lot)** will be conveyed by lease of each lot with the HOA and will be a deed restriction on each lot. That space will be outside of fencing and provide a green space buffer for walking, beautification and privacy. The lease will be perpetual and cannot be revoked by any landowner to the HOA similar to an access easement or conservation easement. Maintenance of the area will be handled by the HOA and the fees of the HOA.

The layout of these open space elements is illustrated in the accompanying site plan. This project supports thoughtful planning while enhancing community accessibility and preserving aesthetic and recreational value through integrated open space features.

Advantages of this Development

The requested change is essential to ensure the effective and appropriate use of this 7.22-acre property. This proposed development presents a unique opportunity to enhance existing infrastructure and address several longstanding community concerns.

As part of the development plan, we will extend the public sewer system to Indian Knoll Trail, which currently does not have access to this essential utility. This improvement will

significantly benefit the surrounding neighborhood by providing modern, reliable sewer infrastructure where it has previously been unavailable.

This property is designed with a vehicular gate and does not include a separate pedestrian gate adjacent to it. To enhance connectivity, the proposed development will incorporate new pedestrian walkways and landscaped open spaces, offering neighbors safe and convenient access into and throughout the community. These features will promote walkability and help strengthen neighborhood connections.

A key component of this plan is the installation of a sidewalk and landscaped buffer along Clara Lane, which will help improve local stormwater management. This design will collect and direct rainwater runoff into the new drainage infrastructure within the development—helping to resolve chronic drainage problems along Clara Lane.

By combining thoughtful land use with infrastructure improvements, this development will not only make efficient use of the property but also deliver long-term value to the broader Keller community.

I. Project Location:

The Keller project consists of 7.22 acres of land on east side of Indian Knoll Road and west side of Clara Lane.

II. Purpose and Intent:

- A. **Purpose:** The purpose of the Planned Development is to create a residential development comprised of residential and open space area.
- B. **Applicability:** These standards shall apply to all development within the attached boundaries as defined in Exhibit A. This Planned Development shall comply with the Single Family Residential – 30,000 square-foot lots of Districts of the Unified Development Code for the City of Keller, unless stated herein.
- C. **Permitted Uses:** The permitted uses shall comply with permitted uses set forth in the Single Family Residential – 30,000 square-foot lots of Family Residential Zoning District as defined in Section 8.05 — Zoning Districts within the Unified Development Code.

III. Development Regulations

This development shall generally comply with the proposed layout as shown on the attached Zoning Concept Plan as well as the listed standards below: The base zoning for this Planned Development shall be SF- 30: Single Family Residential Zoning District.

Residential Development Regulations:

1. **Height Regulations:** No building shall exceed two and one-half stories, not to exceed thirty-five (35 feet) for the main building.
2. **Area Regulations:** The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit: 4, 000 square feet

Lot Coverage: Thirty percent (30%) by main building; fifty percent (50%) Including accessory buildings, driveways, and parking areas.

Front Yard: Thirty-five feet (35').

Rear Yard: Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley.

Side Yard: Fifteen feet (15'); twenty feet (20') from street right-of-way for corner lot.

Minimum Lot Area: Thirty thousand (30,000) square feet.

Minimum Lot Width: One-hundred forty feet (140') and one-hundred twenty feet (120') in cul-de-sac.

Minimum Lot Depth: Two hundred (200').

3. **Lot 1, 2 and 3:** Lot 1 and 3 have the lot width of 204' and 138' and depth of 133.5' and 201' respectively. Lot 2 width is 120'.
4. **Facades:** The elevations of the homes shall be of a craftsman style. 80% of the facades of homes, exclusive of doors and windows, shall be constructed with masonry products such as brick, stone, and stucco. Secondary materials shall be quality materials such as wood, metal, and hardboard.
5. **Garage Requirements:** All residential lots shall provide a minimum of two (2) car garages that are either a j- swing or side entry meeting UDC.
6. **Landscape Requirements:** Landscaping within the development shall comply with the Zoning Concept Plan and Section 9.03 of the Unified Development Code or UDC.

7. **Perimeter Fencing and Screening:** All fencing will comply with requirements set in UDC Section 9.07 - Fencing Requirements in Single-Family (S) and Two-Family (2F) Residential Zoning Districts.
8. **Ownership:** A Homeowners Association (HOA) shall be established for the maintenance and ownership of common areas and open space areas.

IV. Development and Design Standards

- A. **Streets:** The development shall be served by two different street types that have been signed to best serve the development.
 1. Street Types: The following street types shall guide the street design for the proposed development. The Zoning Concept Plan shall be the conceptual guide of street alignment and configuration of the proposed street network.
 - a. Residential Street Type: This street type shall be a two-way drive that has a Right of Way width of fifty feet (50'). The pavement width for this street type shall be thirty feet (30').
 2. Street Ownership: This street shall be **owned and maintained by a mandatory Homeowners Association (HOA)**.
 3. The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis.

Trail/Walking Space Area Around and Inside of the Property: As part of the proposed development, the plan includes the installation of **wide pedestrian sidewalks and landscape with the 10 and 15 feet in width** (as shown in detailed site plan page 5), attractive landscaping throughout the neighborhood, and a **scenic pond feature** to enhance the overall environment. These features are laid out in detail on the submitted site plan.

The planned open space areas will include:

- A **spacious 45-foot-wide area** that will incorporate walking paths, decorative landscaping, and the pond, serving as a central visual and recreational feature.
- A **10-foot-wide strip along Clara Lane** that will provide a landscaped buffer and a sidewalk, improving both safety and drainage along the street.
- **Walking and landscaping space ranging from 10 to 15 feet wide (sidewalk and landscaping)** throughout the interior of the neighborhood, offering residents and visitors convenient and enjoyable pedestrian access around the community.

These open space features are designed to support pedestrian movement, enhance visual appeal, and create recreational opportunities. All open spaces will be **publicly accessible** and **maintained by a mandatory Homeowners Association (HOA)**.

This change request reflects a commitment to **well-planned development** that prioritizes **connectivity, community access, and long-term neighborhood value** through integrated and accessible open space elements.