

Whitley Springs

Keller, Texas

Garabedian Properties, LLC
Zoning Case #: ZONE-2409-0005

Sage Group, Inc.
October 25, 2024

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “Whitley Springs,” a proposed Commercial development and Residential community of luxury patio homes in Keller, Texas. The multi-use nature of this submittal responds to the differing Future Land Use Plan designations for each end of the property, reflecting the site frontage on both the Commercial oriented US-377, and the Residential oriented Whitley Road.

The Property:

Whitley Springs is located between Main Street (US-377) and along the west side of Whitley Road, across from the Rapp Road intersection, which the city is proposing be reconstructed into a roundabout. The property is bounded by Whitley Road on its East side; existing residential to the north; a church to the south, and US-377/ developed/ undeveloped Commercial property to the west.

A 1.69 acre portion of the property closest to Main Street, currently zoned for Commercial, will be reserved for similar designated Commercial Uses, as specified in the Design Standards. We will be working to coordinate our Commercial parcel and users with the property to the North to create synergy and continuity in both parcels

The residential proposal includes 22 patio home sites and common open space areas on 4.64 acres, a density of 4.74 homes per gross acre, and differs from the earlier submittal in that all residential lots are slightly wider (48’ vs. 47.5’) and larger in area; some lots significantly so. Average lot size has been increased from 5,122 sf to 5,366 sf. Based on input received during the previous Planning and Zoning Commission meeting, Lot 5 has been widened from 51.5’ to 57’, allowing for a 10’ setback from the project boundary next to the existing Gymnastics facility site. Residential Common Open Space totals 0.83 acres, or 18.10% of the site. The proposed plan takes the proposed roundabout into consideration, and allocates the necessary ROW. It also includes a portion of the existing, unbuilt right-of-way north and west of the project, with the understanding that this will need to be abandoned by the city. (See Concept Plan.)

Existing Zoning/ Land Use Designation/Requested FLUP Amendment

The existing zoning designation attached to the property is C (Commercial), but the residential portion is mostly designated as PGT- Patio/Garden/Townhomes on the Future Land Use Plan of the City of Keller. We are requesting an amendment to the Future Land Use Plan for the small portion (approx. 55,959 sf) of the project on the currently designated RTC, to PGT. This proposal will be consistent with that designation.

Proposed Zoning

The property within this submittal will be developed and used in accordance with the PD standards contained within the “Design Standards,” which are a part of this proposal.

Compatibility of Proposed Zoning with surrounding Zoning and Land Uses:

We feel the proposed zoning for this site will act as an effective transitional use between the Commercial Uses along US-377, and the Single-Family Residential uses along the east side of Whitley Road, which it appears was the purpose of the PGT designation.

Important Physical Features

The site generally drains from the center of the property (approximately at the boundary of the Commercial portion and the Residential portion) either toward the west (to US-377) or to the southeast (to Whitley Road), with some drainage sheet-flowing to the north.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for this high-quality single-family housing in the Keller area. The City is becoming increasingly “built out” and development of smaller tracts, of this size, are the next logical step within the City Limits. We feel the proposed zoning for this site will be very compatible with the surrounding uses, and provide yet another great neighborhood to Keller.

Neighbor Outreach

During the entire zoning process, we have reached out to the residents and businesses in the area, to communicate our intentions and respond to their comments and questions. Such outreach has including knocking on doors, mailers to nearby homeowners, as well as a community meeting to present the project and answer questions in group form.

Adequacy of Public Facilities and Services

City water and sewer services are readily available at this site. The proposed subdivision will be served by an existing major water main within Whitley Road and a trunk waste water line located to the east along US-377.

The storm water drainage plan has been submitted with this proposal. All proposed infrastructure (roads, water, sewer, storm drainage) will be designed per City Code.

Home Owners Association

A Home Owners Association will be formed for the Residential portion, which will be responsible for the maintenance of all entry features, landscaping within Open Space Lots, and Open Space Lot Maintenance

Perimeter Screening, Fencing and Street Trees

As noted on the Concept Plan exhibit, there will be a combination masonry wall and ornamental iron fence built along Whitley Road, adjacent to the lots and behind the open space lots along Whitley. (Please see attached Concept Sketch of the frontage.)

Perimeter fencing shall be as follows:

- Along the south side of the southern entry road (where the ROW runs along the southern boundary adjacent to the church property, a 6’ ornamental iron fence shall be installed with the development, and maintained by the HOA.

- Along the 80' wide Recreation Area/ open space to the rear of Lots 1-4, which is adjacent to the Commercial phase of the project, there shall be a 6' ornamental iron fence installed. There is heavy tree cover in this location, and in addition to the 80' landscape/ open space buffer, an additional landscape buffer will be established on the commercial tract there, to be maintained by the commercial parcel owner/ user, who at that time shall replace this iron fence with the required 6' masonry wall.
- Along the remainder of the perimeter of the project, adjacent to residential lots, there shall be a 6' wooden fence, with a top cap, supported by metal poles in concrete foundations, except between the NE corner of Lot 4 (along the west side of the internal road there) to the NW corner of Lot 5, which shall be a 6' masonry wall.

All fences on Residential Lots, fronting (parallel to) the streets, shall be of ornamental iron, and shall not extend forward of the front building setback line.

Landscaping:

All Commercial areas shall be landscaped according to the requirements of the UDC. On the residential lots, each lot shall have at least: one (1), minimum 3" caliper Shade Tree, planted within the street parkway, and one (1) additional either Shade or Ornamental tree planted in the front yard.

Sidewalks

A 5' concrete sidewalk shall be installed along all internal residential lot street frontages, as shown on Zoning Concept Plan. The Home Builders shall install sidewalks in front of all residential lots with the construction of the homes; the developer shall install all other sidewalks. In addition, a 6' concrete Trail along the Whitley Road frontage, and accessing the Open Space will be provided, generally as shown on the Zoning Concept Plan.

Project Schedule / Phasing

Assuming zoning is granted, the residential portion will proceed immediately to final design, platting and development, which is anticipated to be developed in one phase. For the Commercial portion, we will explore co-developing with the adjacent undeveloped property to the north, or when market conditions warrant.