

DEVELOPMENT PLAN
FOR
SILVERLEAF HOLLOW
AMENDMENT REQUEST NO. 1

A Planned Development District "PD" Residential Community
Keller, Texas

INTRODUCTION

CBC Texas Holdings, LLC, being the applicant, hereby requests the property described herein to remove the restriction that Lot 1, Block C remains as a single lot not to be subdivided established in the Silverleaf Hollow Planned Development "PD". The 2.291-acre tract platted as Lot 1, Block C, Silverleaf Hollow Addition is being requested to increase to a zoning of PD-SF-30 from the current zoning of PD-SF-15, and allowing the single lot to be subdivided into 3 separate lots.

The development plan to the City of Keller will document and provide information in three areas:

1. Review of the existing site with its current ownership, and use, and review of surrounding conditions such as adjacent zoning, land uses, etc.;
2. Description of the proposed development concept for the requested PD including proposed land use and homeowners' association;
3. Detailed description and evaluation of on-site and off-site development improvements including paving, storm water drainage, water, and sanitary sewer facilities along with the benefits of the integration of each into the surrounding properties and general area.

PROJECT LOCATION AND DESCRIPTION

Property is located on the southwest corner of the intersection of Shady Grove Road (A4D) and Keller Smithfield Road South (A4D) and is platted as Lot 1, Block C, Silverleaf Hollow Addition in the City of Keller, Tarrant County, Texas. The planned development for this lot will be to subdivide one (1) lot into three (3) lots with a minimum lot size of 32,000 square feet with the average lot size not less than 33,200 square feet.

The neighborhood located on the north side of Shady Grove Road is Cherry Grove Estates zoned PD-SF-15, an average lot size of 0.40 acres, and an average home size of 4,100 square feet. The property to the west is one (1) residential SF-36 lot owned by Robert Parker (i.e. Lot 9, Estes Farms Tracts Addition), and a lot size of 5.15 acres. The one (1) residential PD-SF-15 lot to the south is owned by Phouphet J. Inthavong (i.e. Lot 2, Block C, Silverleaf Hollow Addition), a lot size of 0.83 acres, and a floor plan of 6,098 square feet. The proposed Lot 1R1 will maintain driveway access to Shady Grove Road while the driveway for the remaining two (2) lots will front Keller Smithfield Road South. Lots 1R2 and 1R3 will share a driveway connection at the common property line. All lots will have rear or side entry garages. A 5-foot public pedestrian access easement will be provided with the re-platting of Lot 1, Block C, to

accommodate the proposed plan for a 10-foot wide cycling path alignment centered on the existing western right-of-way of Keller Smithfield Road South.

Lot 1, Block C is heavily wooded; developing the proposed lots as larger estate lots will help preserve the existing trees. We are requesting that the 35-foot front yard building setback line adjacent to Keller Smithfield Road South (a 60-foot setback line required next to this type of street), approved in the previous Silverleaf Hollow PD, also be applied to the building setback line along Shady Grove Road (currently established as a 60-foot front building setback line by the Silverleaf Hollow PD). This would allow Lot 1R1 more flexibility and save trees along the rear and sides of this lot. Being a corner lot, this would also allow Lot 1R1 to face either Shady Grove Road or Keller-Smithfield Road South.

OWNERSHIP

The property is currently owned by: CBC Texas Holdings, LLC, 92 Piazza Ln, Colleyville, TX 76034

PROPOSED SITE ZONING AND LAND USE

The proposed zoning classification will change from existing PD-SF-15 for Silverleaf Hollow “PD” (Planned Development District: Single Family Residential) with base zoning districts of SF-15 to PD-SF-30 with a base zoning district of SF-30. The base zoning district standards for SF-30 shall apply, except as noted in the following development standards.

DEVELOPMENT CONCEPT

The development concept of Silverleaf Hollow is to create a family-oriented residential community. It is the intent for Lot 1, Block C to transition seamlessly with the current home of Lot 2, Block C to maintain aesthetics and high-quality construction along the west side of Keller Smithfield Road South.

DEVELOPMENT STANDARDS

The development standards for the three (3) residential lots within the proposed PD-SF-30 from Lot 1, Block C, are compatible with the base zoning district standards for SF-30. Table 1 shows the proposed standards, previous PD Silverleaf Hollow standards, and the standard SF-30 requirements.

Table 1. Development Standards

	Proposed	Previous Silverleaf PD	Standard SF-30 Requirements
1. Minimum Lot Size	30,000 sf	13,500 sf, with average of 15,000 sf	30,000 square feet
2. Minimum Lot Width	140 feet	100*	140 feet
		<i>*Except in some cul-de-sac lots where width is 90 feet as measured at the building line</i>	
3. Minimum Lot Depth	170 feet**	125	200 feet
4. Minimum Floor Area	3,500 sf	2,800 sf	2,400 square feet
5. Maximum Height	35 ft / 2-1/2 stories	35 ft / 2-1/2 stories	35 ft / 2-1/2 stories
6. Minimum Front Yard	35 feet***	30*	35'/60' access on thoroughfare
		<i>*35 feet for Lot 2, Block C fronting Keller Smithfield Road South</i>	
7. Minimum Rear Yard	20 feet with alley/15 feet without alley	15	20' with alley/15' without alley
8. Minimum Side Yard	10% of lot width, Max. of 15'	10% of lot width	10% of lot width, Max. of 15'
9. Minimum Side Yard Adjacent to Street	15' from street r-o-w/25' from thoroughfare	15	15' from street r-o-w/25' from thoroughfare

**** Southern property line shared with adjacent landowner is 170' while common lot lines are 196'.**

*****Requesting 35 feet to match setback granted to Lot 2, Block C fronting Keller Smithfield Road South by the existing PD.**

HOMEOWNERS ASSOCIATION

The proposed lots 1R1, 1R2 and 1R3 will not be a part of the existing HOA since they are across a minor thoroughfare and are separated from the remainder of the Silverleaf Hollow Addition.

ROADWAYS

The proposed Lot 1R1 will maintain driveway access to Shady Grove Road while the driveway for the remaining two (2) lots will connect to Keller Smithfield Road South. One driveway approach will serve Lots 1R2 and 1R3 from Keller Smithfield Road South.

A 5-foot public pedestrian access easement will be dedicated along the frontage of Keller Smithfield Road South for a proposed 10-foot wide jogging trail. The 10-foot wide trail will be installed by the builder when the homes are constructed in lieu of a sidewalk. City will maintain pavement portion of trail once built.

DRAINAGE

Through discussions with the Public Works Department, detention for Lot 1, Block C was taken into consideration with the Silverleaf Hollow development and will not require further on-site detention.

WATER DISTRIBUTION SYSTEM

The City's Water System Master Plan shows an existing 12-inch water line is along the eastern right-of-way line along Keller Smithfield Road South. All three (3) lots will have water service connections to this main water distribution line.

SANITARY SEWER SYSTEM

The City's Wastewater System Capital Improvement plan shows an existing 8-inch public sanitary sewer main crossing the intersection of Keller Smithfield Road South and Cherry Bark Drive with a sanitary sewer manhole approximately 25-feet east of the southeastern property line. An 8-inch sanitary sewer line will be built north from the existing manhole along Keller Smithfield Road South within the current right-of-way. Sanitary sewer services will be provided to the proposed three (3) lots from this sewer extension. The sanitary sewer system will be designed in accordance with the City of Keller's subdivision regulations and guidelines. The City of Keller will be responsible for owning and maintaining the public sewer system.

DEVELOPMENT SCHEDULE

The existing lot will be developed into the three (3) proposed lots in a single phase.

SUMMARY

This subdivision of the single residential lot to three (3) single-family residential lots, with a density of 1.31 lots/acre, with custom homes will add to the quality of the surrounding area. The average lot size will be 33,200 square feet with home values estimated to start around \$600,000.

We respectfully request the City of Keller Planning and Zoning Commission and City Council to consider and approve the changes to the Planned Development of Silverleaf Hollow as presented and described herein.