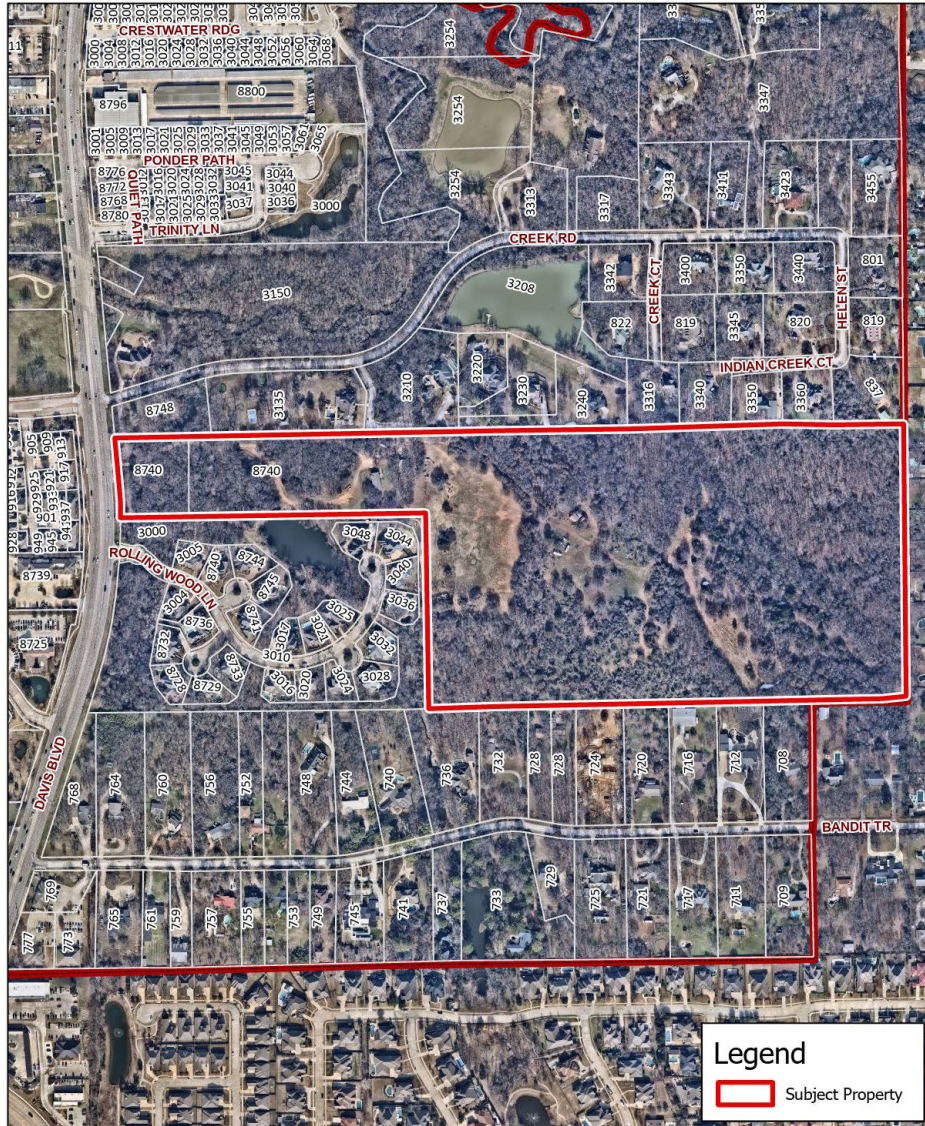


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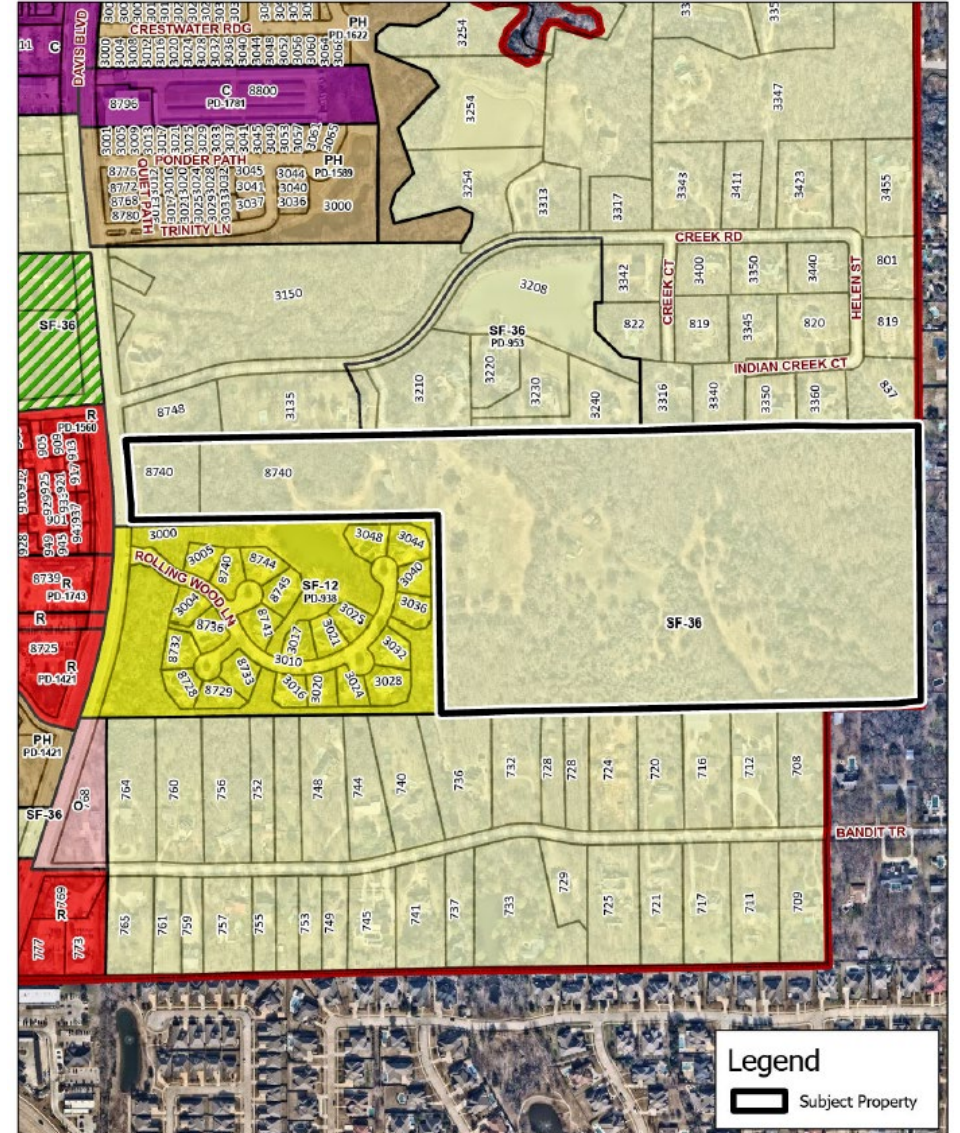
Consider an ordinance approving Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. (ZONE-2411-0007)

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Aerial Map



Zoning Map

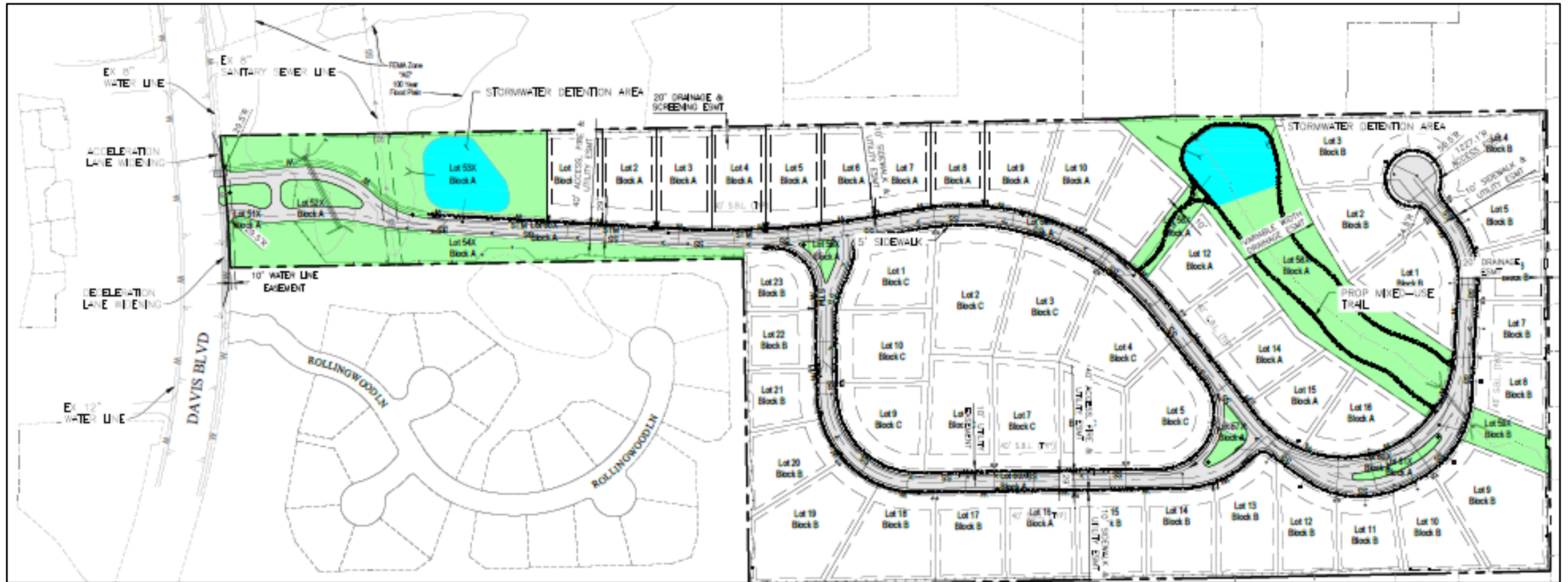


Zoned: SF-36

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Project Overview:

- Applicant proposes 49 single-family lots for the construction of custom homes.
- The subdivision will be gated, with an approximately 350-square-foot guard shack at the entrance.
- A Homeowners Association shall be formed and responsible for all future maintenance of roadways, trails, common areas and open space.



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Lots

- UDC Section 8.27(B) states that “In the case of residential PD districts for single-family or duplex categories, the proposed lot area shall be no smaller than the lot sizes allowed in the base zoning district except for minor reductions in a small percentage of the lots in order to provide improved design.”
- There are 49 total lots proposed in the development.

Lot Size	Number of Lots	Percentage (of # of lots)
20,000 – 25,000 SF	13	26.5%
25,000 – 30,000 SF	11	22.4%
30,000 – 36,000 SF	14	28.6%
36,000 and above	11	22.4%

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Setbacks, Dwelling Size and Garages

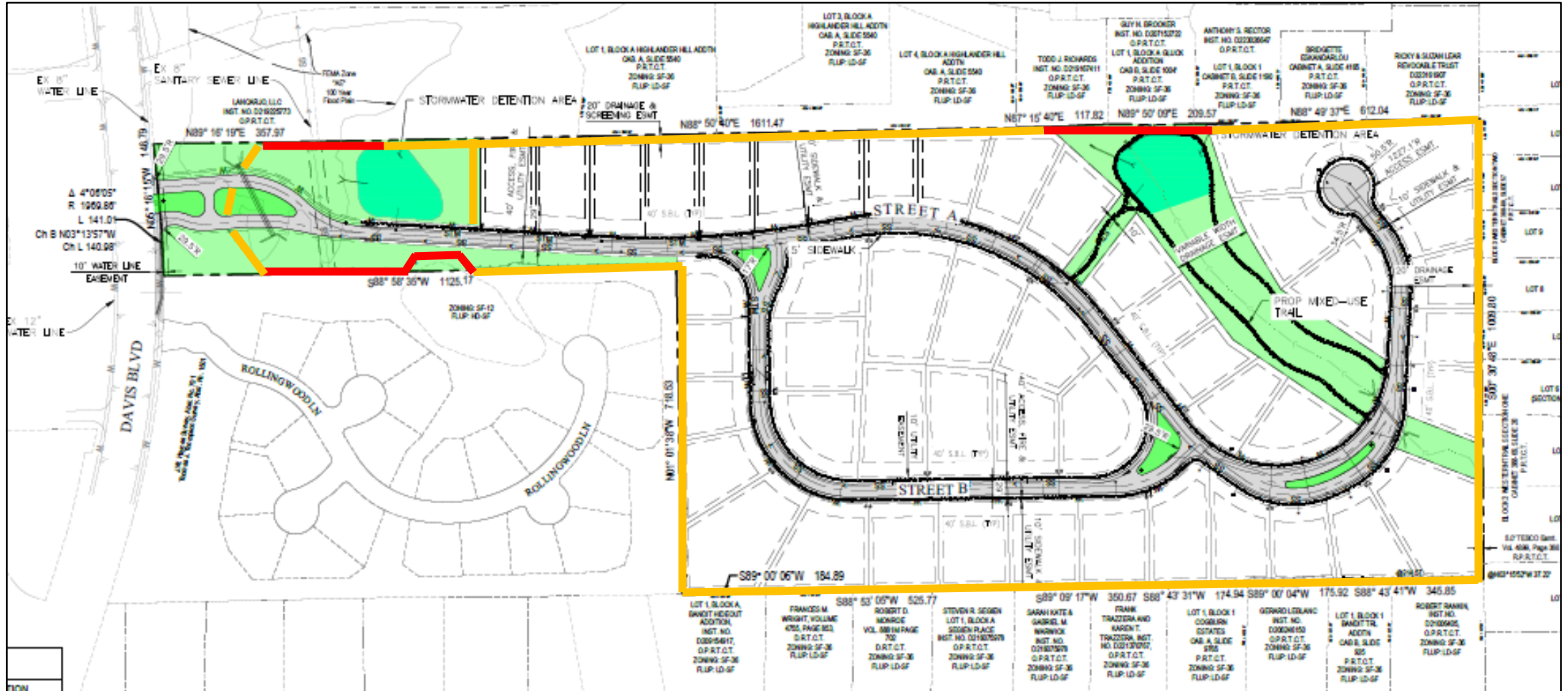
Development Standard	Proposed	UDC Requirement
Front yard setback	40'	35'
Side yard setback	10'	10% lot width not to exceed 15'
Rear yard setback	20'	15'
Minimum dwelling size	2,400 SF	2,400 SF
Setback for up to 144 SF garage door exposure to street	65'	100'

Architectural Standards

The Applicant proposes a minimum of 60% of all exterior surfaces (excluding dormers, gables, porches, windows, doors, non-supportable areas or architectural elements) shall be masonry, to include brick, stone and stucco. The Applicant has additional standards related to chimneys, roofs, doors, windows and skylights, and garages included in the development standards.

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Landscaping, Screening and Fencing



— 6' – 8' Metal Rod Fence

— 6' – 8' Meandering stone or metal rod fence where trees impede wall

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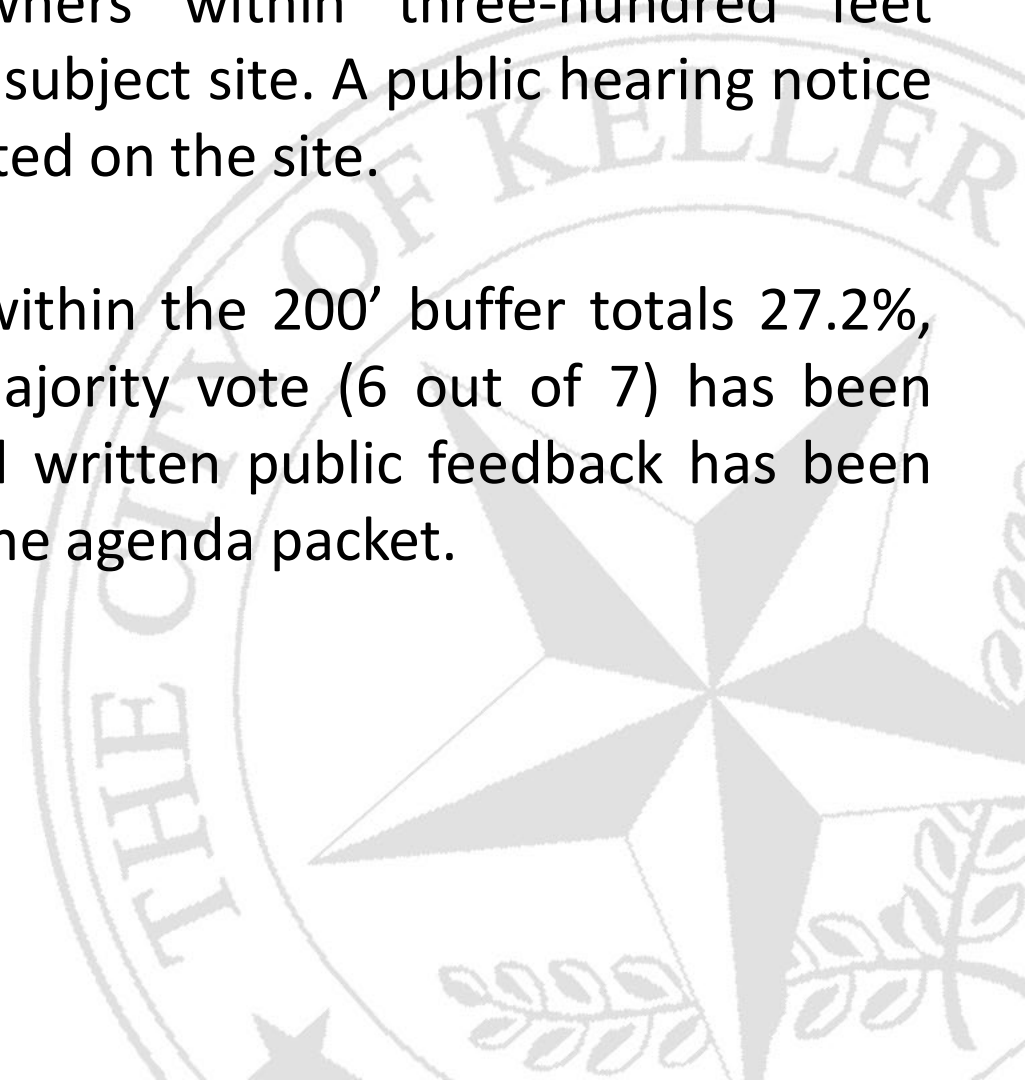
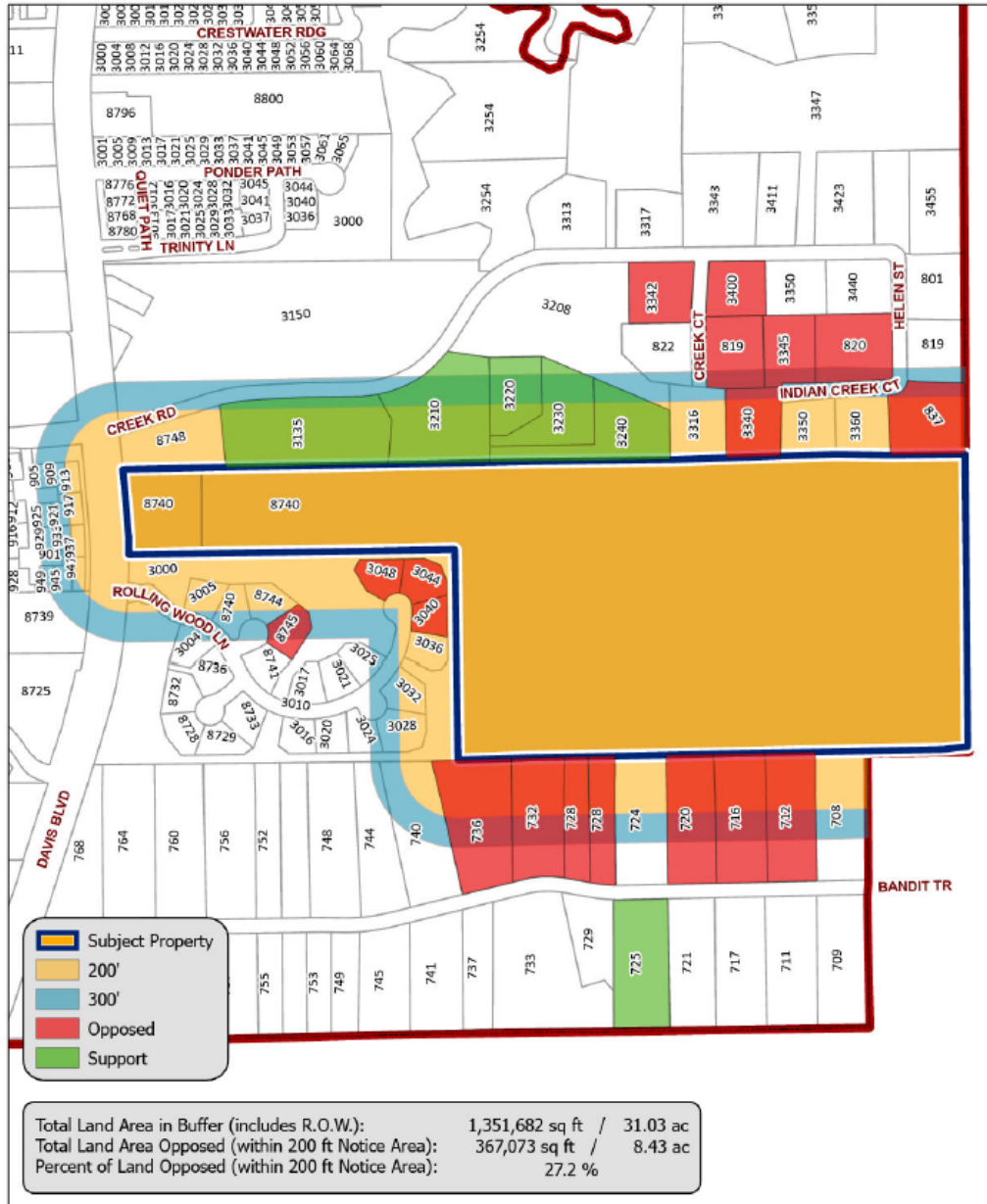
Summary of Requested Exceptions

Development Standard	Proposed	UDC Requirement
Minimum Lot Size	20,000 SF	25,000 SF
Minimum Lot Width (Curve/Cul-de-sac)	100'	120'
Side yard setback	10'	10% lot width not to exceed 15'
Setback for up to 144 SF garage door exposure to street	65'	100'
Fencing adjacent to drainage easements/open space	Allow the use of a stone or masonry wall on lots in or adjacent to drainage easements/open space	Open-style fencing

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On Feb. 27, 2025, the City mailed 59 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

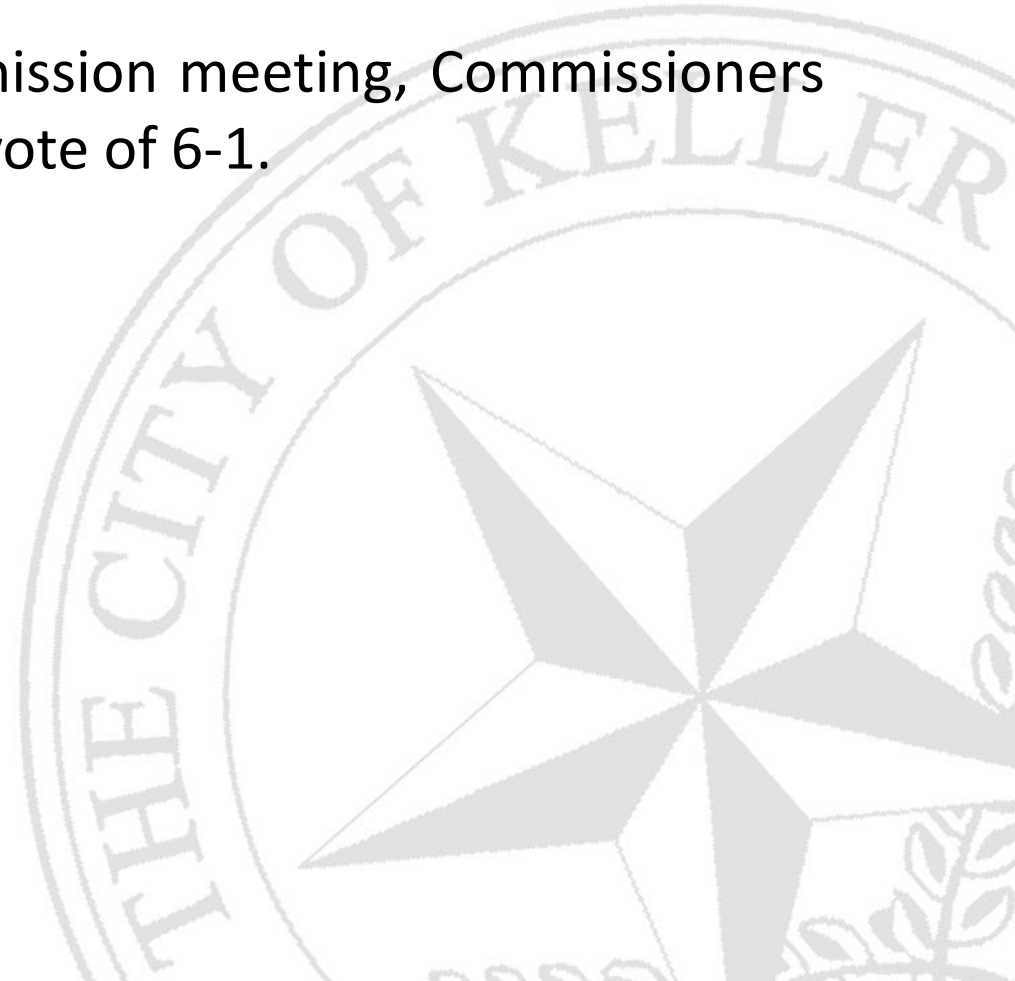
Opposition within the 200' buffer totals 27.2%, so a supermajority vote (6 out of 7) has been triggered. All written public feedback has been included in the agenda packet.



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Planning and Zoning Commission Recommendation:

At the March 11, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the rezone request by a vote of 6-1.



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Section 4.03 (A) of the UDC states that when considering an amendment to the zoning regulations or zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. Appropriateness of all the uses permitted by the proposed change for the immediate area concerned, and the relationship of the proposed uses to the general area and to the City as a whole.
2. Agreement of the proposed change with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area.
3. The amount of vacant land currently classified for similar development in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
4. The rate at which land in the same zoning classification has recently been developed, particularly in the vicinity of the proposed change.
5. Effect on other areas designated for similar development if the proposed amendment is approved.
6. Conformity with the goals and objectives for future developments within the Future Land Use Plan for the City of Keller.
7. Any other factors which will substantially affect the health, safety, morals or general welfare of the citizens of the City of Keller.

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The City Council has the following options when considering a Planned Development zoning change request:

- 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?
Sarah Hensley
817-743-4130**