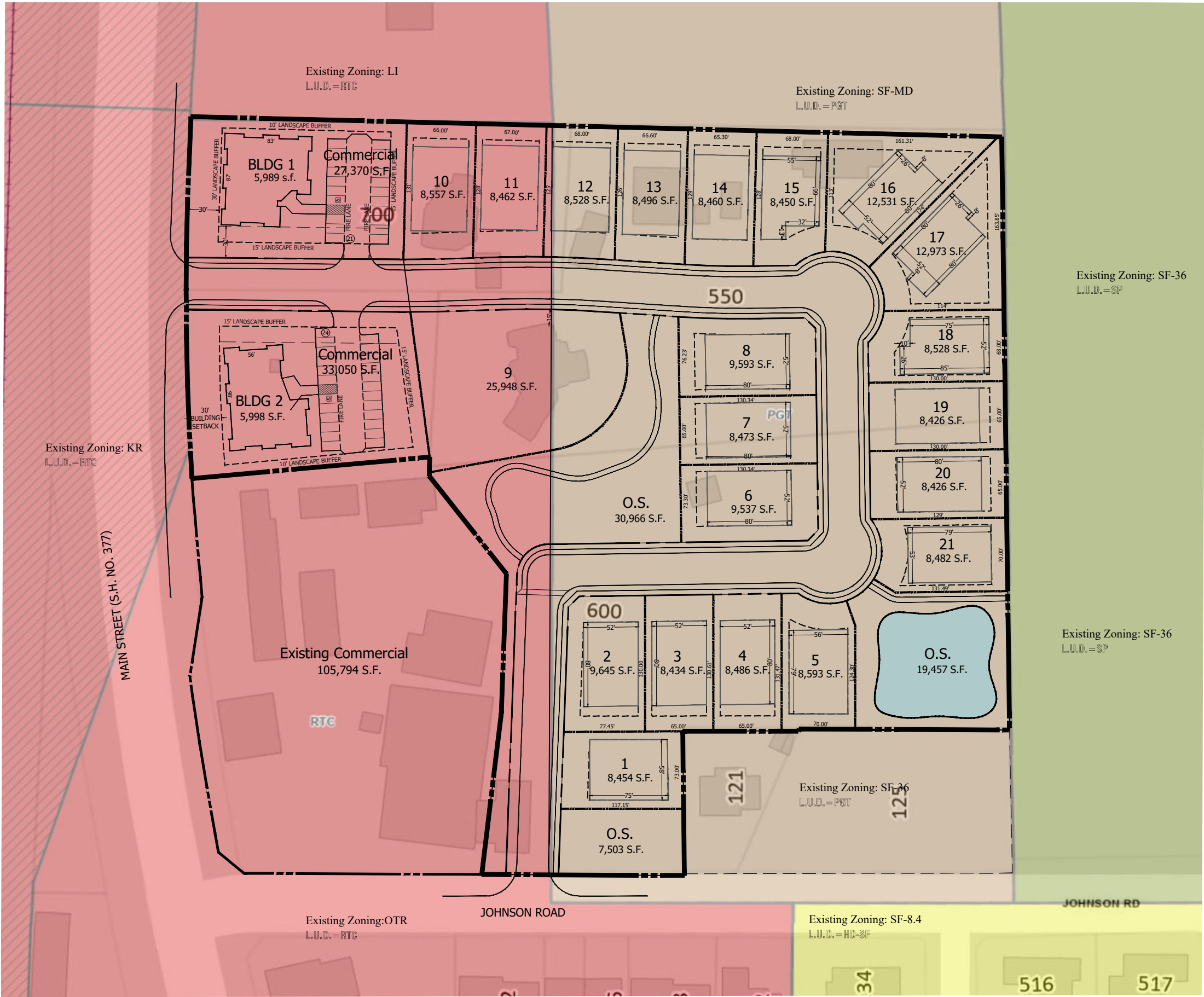
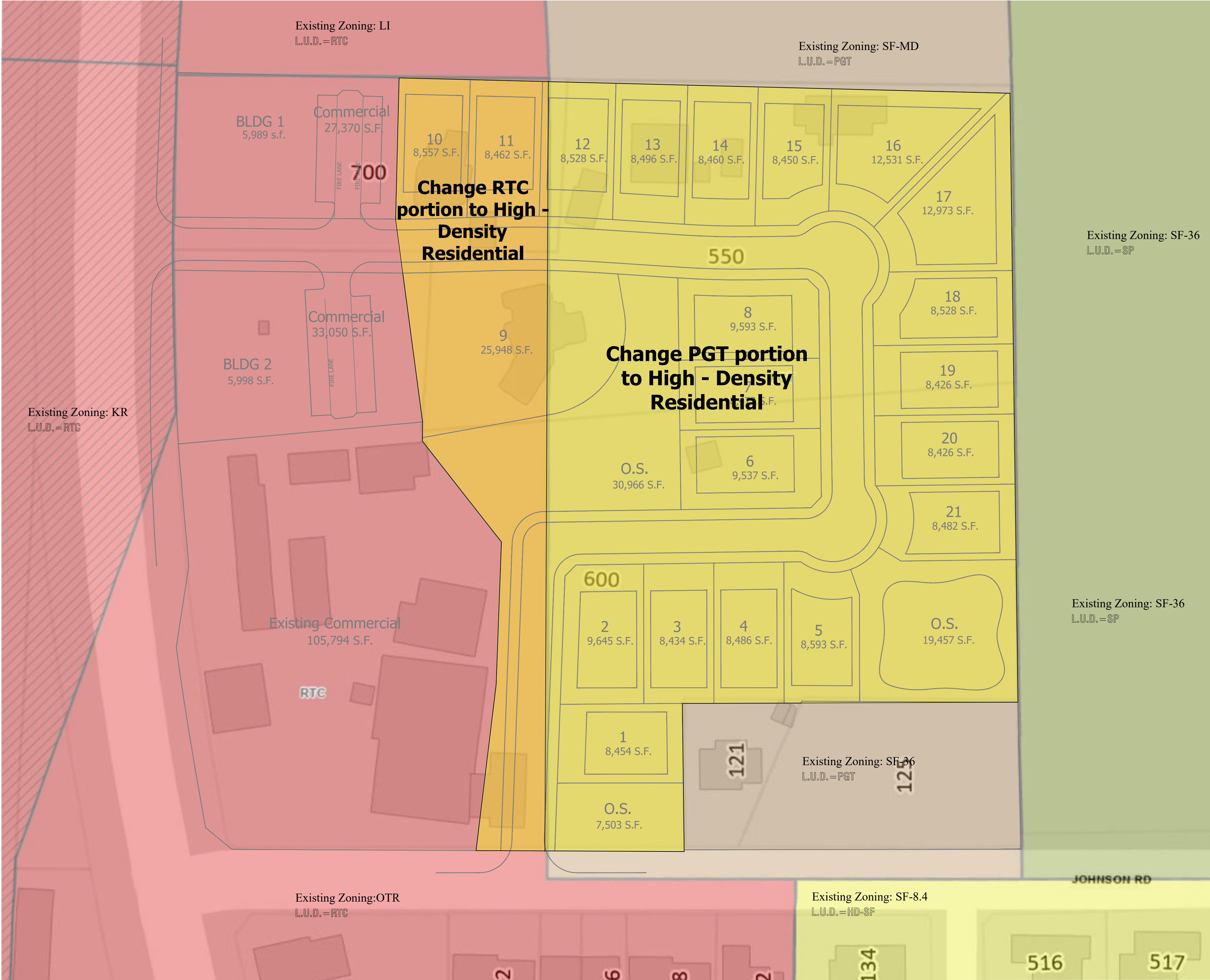




Existing Land Use



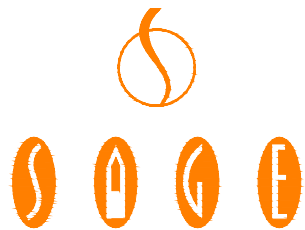
Proposed Land Use

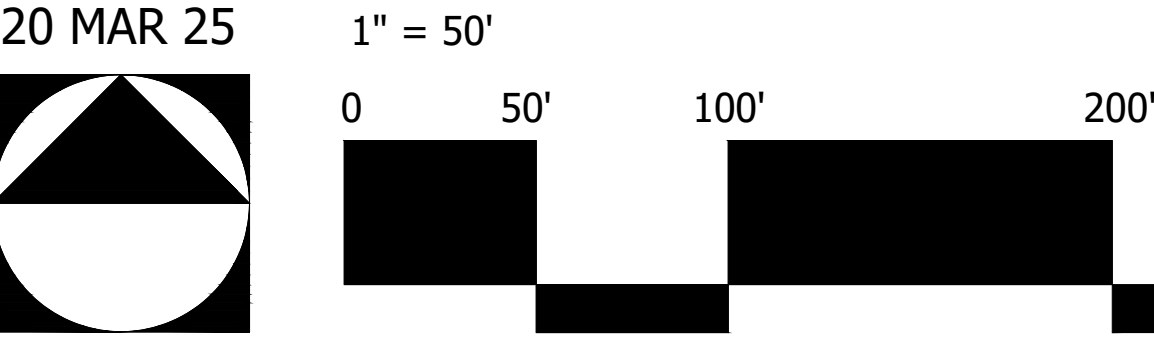
Owner:
Mark & Chryste Keel
McDonnell Building Materials Co.,Inc.
550 N. Main Street
Keller, TX 76248
mkeel@mbmkeller.com
817 - 992 - 5071

Applicant:
DW Commercial, LLC.
P.O. Box 466
Keller, TX 76244
Contact: David Washington, Jr.

Engineer:
Deotte, Inc.
112 Keystone Dr.
Southlake, TX 76092
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

Planner:

 **SAGE GROUP, INC.**
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



FLUP Amendment Exhibit

Zoning Case ZONE-2501-0002

Rosebury

Keller, Tarrant County, Texas

Rosebury

Keller, Texas

DW Commercial, LLC
Zoning Case #: ZONE-2501-0002

Sage Group, Inc.
March 20, 2025

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “Rosebury,” a proposed Commercial development and Residential community of luxury 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 (PGT) behind that frontage.

The Property:

Rosebury is located between Main Street (US-377) and the Keller-Harvel Elementary School, along the north side of Johnson Road. The existing building materials business at the corner of Johnson and US-377, will not be a part of this proposal, and will remain with the current owners.

A 1.67 acre portion of the property closest to Main Street, on either side of a proposed street accessing the development, currently zoned for Commercial, will be reserved for similar designated Commercial Uses, as specified in the Design Standards.

The residential proposal includes 21 minimum 8,400 sf home sites and common open space areas on 7.53 acres, a density of 2.79 homes per gross acre. Average lot size is 9,874 sf.

Existing Zoning/ Land Use Designation/Requested FLUP Amendment

The existing zoning designation attached to the property is primarily C (Commercial), with a small portion designated SF-36. It is shown as RTC (Retail Commercial) and PGT- Patio/Garden/Townhomes on the Future Land Use Plan of the City of Keller. This proposal will be for lots larger than the existing PGT calls for, so we are requesting a change in the Future Land Use Plan designation to “HD-SF” for the residential portion of this plan. The two Commercial sites will retain their existing “RTC” 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, the Elementary School to our east and existing residential across Johnson Road.

Important Physical Features

The site generally drains from the “hill” in 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 (toward the school), 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 or will include 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 US-377 and Johnson Road and a waste water line located to the east.

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 masonry wall built along the frontage with Johnson Road, and between the residential component and the future and existing Commercial sites; an ornamental iron fence built along the common boundary with the school, and wood fences along the northern boundary, and adjacent residential.

All fences on Residential Lots, fronting (parallel to) the streets, or adjacent to open space lots, 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: two (2), minimum 3” caliper Shade Trees, 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 10’ concrete Trail along the Johnson Road and N. Main Street frontages. 5’ trails 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 property to the south, or when market conditions warrant.



Keller ISD

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Keller

1R2

1R2

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