

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



PLANNED DEVELOPMENT (PD) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: GARABEDIAN PROPERTIESStreet Address: P.O. Box 93984City: SOUTH LAKE State: TX Zip: 76092Telephone: 817-748-2669 Fax: _____ E-mail: _____Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☒**Property Owner must sign the application or submit a notarized letter of authorization.**Owner: HUYNH & VIYAPON, LLC - Attn. Sara ViyaponStreet Address: 1212 Whitley Rd.City: Keller State: TX Zip: 76248Telephone: 817-602-6725 Fax: _____ E-mail: _____

DocuSigned by:

Mike Garabedian

DocuSigned by:

Saranya Viyapon

Signature of Applicant

Signature of Owner Printed Name of Owner

Date: 1/10/2024 | 8:34 PM CSTDate: 1/10/2024 | 5:20 PM PSTPLANNER
Engineer/Surveyor: SAGE GROUP Contact Name(s): CURTIS YOUNGStreet Address: 1130 N. CARROLL AVE, #200City: SOUTH LAKE State: TX Zip: 76092Telephone: 817-424-2626 Fax: _____ E-mail: _____

SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: 1212 WHITLEY ROAD, KELLER, TX

Legal Description:

Lot(s): _____ Block(s): _____ Subdivision Name: _____

Unplatted Property Description: J. Edwards, # 457 &Abstract Name & Number: W.J. HOWARD, #692 Tract Number(s): SEE SURVEY

If property is not platted, please attach a metes and bounds description.

Current Zoning: C-COMMERCIAL Proposed Zoning: PD-PLANNED DEVELOPMENTCurrent Use of Property: VACANTProposed Use of Property: RESIDENTIAL NEIGHBORHOOD

Written Proposal for PD:

A detailed letter of justification and/or exhibits shall accompany this application.









Whitley Springs

Keller, Texas

Garabedian Properties, LLC
Zoning Case #: Z- 24-0001

Sage Group, Inc.
June 17, 2024

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “Whitley Springs” the proposed residential community of luxury patio homes in Keller, Texas.

The Property:

Whitley Springs is located 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 developed/ undeveloped Commercial property to the west. The proposal includes 22 patio home sites and common open space areas on 4.33 acres, a density of 5.08 homes per gross acre. Common Open Space totals 0.65 acres, or 15.01% of the site for the project. 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 it 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. 48,699 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 toward 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.

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 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 35' wide open space area to the rear of Lots 1-4, which are adjacent to a future 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 35' 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.

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.

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, project will proceed immediately to final design, platting and development. It is anticipated that the project will be developed in one phase.

Keller – Whitley Springs Design Standards

Zoning Case No. Z-24-0001

The following design standards shall apply to the Whitley Springs development:

1. All lots shall be SF- Detached Residential; zoned “Planned Development- Patio Homes.”
2. Minimum lot sizes shall be 47.5’ width, and 105’ deep; minimum area of 5,000 s.f..
3. Minimum Front Setbacks: 10 feet; front facing garages 20’. (Front facing garages where the garage door faces the street; not including J-swing garages.)
4. Minimum Side Yard Setbacks shall be 1’ and 5’. Minimum separation between structures shall be 6’.
5. Minimum Rear Yard Setback: 15’
6. Minimum House Size: The homes on all lots shall have a 2,000 s.f. minimum house size built upon them.
7. Maximum Height: 2 ½ story/ 35’ for the main building.
8. Maximum Lot Coverage: 60% for main building and 70% for main building and accessory buildings.
9. Maximum Accessory Building Area: 500 s.f.
10. Minimum of a 2-car garage shall be provided in all homes, set back from the street up to 10’ beyond the front setback of the home; no less than 20’ back from the ROW.
11. Front Elevation Features
 - a. Each residence shall contain at least four (4) of the following ‘Features’:
 - i. Divided light windows on street facing elevations (front elevation and sides on corner lots)
 - ii. Enhanced masonry details
 - iii. Metal seam roof accents
 - iv. Shutter accents
 - v. Cast stone accents
 - vi. At least 2 masonry materials (i.e. cementitious siding, brick and stone)
 - vii. Decorative coach lighting
 - viii. Pavers for sidewalk and/or driveway
 - ix. Low voltage landscape and path lighting
12. Exterior wall materials for residences
 - a. 100% masonry on the front elevation (brick, stone or cementitious siding), except for areas above the roofline, which would be limited to masonry or cementitious siding with a minimum 50-year warranty.
 - b. 80% overall masonry per elevation.

13. Roofing materials and pitch
 - a. 5:12 minimum primary roof pitch. Roof materials shall be constructed of at least 40-year shingles. Three-tab shingles are prohibited.
14. Garage door materials and decorative design
 - a. Raised panel, wood or decorative garage door(s) with opener.
15. Driveways shall be no wider than 20'.
16. Driveway surface materials (concrete, pavers, etc.)
 - a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.
17. Landscaping and irrigation requirements for individual lots:
 - a. All lots shall have full irrigation systems. Street trees shall be on bubbler irrigation.
 - b. There shall be at least one canopy tree installed between sidewalk and curb adjacent to each front yard. Corner lots shall be required 3 street trees. One located in the front and two located on the side. Street trees shall have a minimum 30-foot and maximum 50-foot separation. Canopy Trees shall be a minimum of 3" caliper at installation, and shall be chosen from the list of tree species in the "Keller, Texas - Code of Ordinances; PART III - UNIFIED DEVELOPMENT CODE, Article Ten - TREE PRESERVATION, Section 10.02 – Tree Preservation Exhibits, Exhibit A- Quality Trees, Large Trees."
 - c. All front yards shall be fully landscaped, with a minimum of one (1) minimum 3" caliper Canopy or 2" caliper Understory tree (chosen from the aforementioned Exhibit A- Quality Tree lists for Large and Understory Trees), and 10 shrubs.
18. The fence design along the northern and western boundary shall be either a 6' pre-stained cedar, with metal poles, top cap, top side trim, or a 6' Iron Fence, as shown on the Wall/Fence Diagram on the PD Concept Plan. The 6' iron fence adjacent to the future Commercial development will be replaced by a 6' masonry wall, when the Commercial property develops.
19. Fences adjacent to the Whitley Road frontage and/or the open space area shall be either 6' Masonry or Iron, as shown on the Wall/Fence Diagram on the PD Concept Plan.
20. A 6' Iron Fence will be installed by the Developer along the south property line, adjacent to the ROW of the southern east/west street, as shown on the Wall/Fence Diagram on the PD Concept Plan.
21. The development's open spaces shall be landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape plans prepared by a Registered Landscape Architect shall be reviewed and approved by the Keller Development Review Committee prior to Final Plat approval. Open Space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.

22. Decorative street lighting and/or street sign poles
 - a. Enhanced decorative street signs.
 - b. Sidewalks shall be built along the street frontage of each lot by the home builder or developer, as shown on the Site Plan exhibit. The sidewalk shall be five feet in width.
 - c. A 6' wide sidewalk shall be built by the developer along the Whitley Road frontage, the width of the development.
23. Cluster mailbox location and design
 - a. A cluster mailbox shall be provided, as per USPS standards.
24. Development entry sign location and design
 - a. Development shall have an Entry sign, with location to be determined.
25. All lateral and service lines for all utilities shall be placed and maintained underground.
26. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.
27. Additional Requirements:
 - a.- No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP).
 - b.- Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
 - c.- Open Storage is prohibited (except for materials for the residents personal consumption i.e. firewood, gardening materials, etc.
 - d.- Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.
 - e.- *Other Regulations* – As established in Section 9.01 – Building Design and Development Standards.

Street Lights: Street lights shall be selected from the Tri-County decorative street light options and shall meet city standards for location and minimum spacing.

Street Signs/ Enhanced Cluster Mailboxes:





June 26, 2024

RE: Whitley Springs

Dear Mayor & Council

As a 20+ year resident of Keller and as a builder doing business in Keller for nearly 25 years, on behalf of the Garabedian Family we would like to note our support of Whitley Springs.

Needed Housing Product

As a builder I frequently interact with families whose children have grown and their large homes are mostly unused. With the ever-increasing challenges of shrinking school enrollment (note all the property Carroll ISD just sold off) and the financial stresses that brings to a school district, it is imperative to offer a wide assortment of housing for families at all stages of their life cycle.

A more modest sized home which is designed to comfortably accommodate empty nesters is a vital need for Keller. Without such homes, we are trapping couples in large homes so they can remain part of the community they love and stay close to their friends, churches and favorite restaurants/stores. This takes these large family homes off the market preventing new families with children from moving into Keller.

This housing option can help us accommodate more families in **Family Friendly Keller!**

Neighborhood Benefits

Our project will help facilitate the construction of the traffic circle at Rapp and Whitley, extend the trail system and remove a stagnant pond (**mosquito factory**). Even more important as Keller just reported its first **West Nile Virus** mosquito for 2024. Our drainage improvements will provide a solid drainage management system for this area as well.

Our wet pond (vs just having an indented grass pit for drainage retention) will offer visual enhancements vs the weeds and overgrown trees that are crowding Whitley currently.

Rapp Road

Your approval of this development will be a clear sign to the residents of this area that you have no intention of revisiting the Rapp Road extension to 377.



Commercial Not Viable

This parcel has been for sale for years with almost no interest. There are many reasons however the most notable ones are the depth and lack of sewer service. With such a narrow frontage on 377 and such a deep parcel this not a viable option for commercial users. There is little to no value in commercial land that far back from 377 on the interior of the parcel.

Future Land Use Plan

The Future Land Use Plan is how cities communicate to property owners, developers and investors on the projects that are needed and where they should be located. Our industry counts on this for guidance when investing our resources into developing proposals to bring forward for consideration.

The current FLUP adopted a very common planning tool of transition zoning districts to break up commercial parcels from larger lot residential. The **very fact** that this property was designated as Town Home/Patio Homes on the FLUP is why the representatives of the family who own the property approached us.

Having the back half of this parcel designated for Town Homes or Patio Homes makes sense on so many levels as a transition from the larger lot communities further inland and the commercial parcels on 377.

Conclusion

It goes without saying that as an employee of the applicant company we would be for this project, however I wanted to share these thoughts as well as put them on the public record.

Thank you for the opportunity to share my thoughts and present this project on July 2 for your consideration.

Sincerely

A handwritten signature in black ink, appearing to be 'Michael & Cindy', written over a light blue horizontal line.

Michael & Cindy Garabedian

1608 Lismore Ct, Keller

Site Data Summary Chart

Single Family Residential Lots		22
Common Open Space		3
Residential Lots	59.81 %	2.59 ac.
Common Open Space	15.01 %	0.65 ac.
R.O.W.	25.18 %	1.09 ac.
Gross Acreage	100.00%	4.33 ac.

Site Data

Gross Acreage	4.33 ac.
Gross Density	5.08 lots/acre

Lot Summary

Residential Lots	22
Minimum Lot Size	5,035 s.f.
Average Lot Size	5,122 s.f.
Common Open Space	3

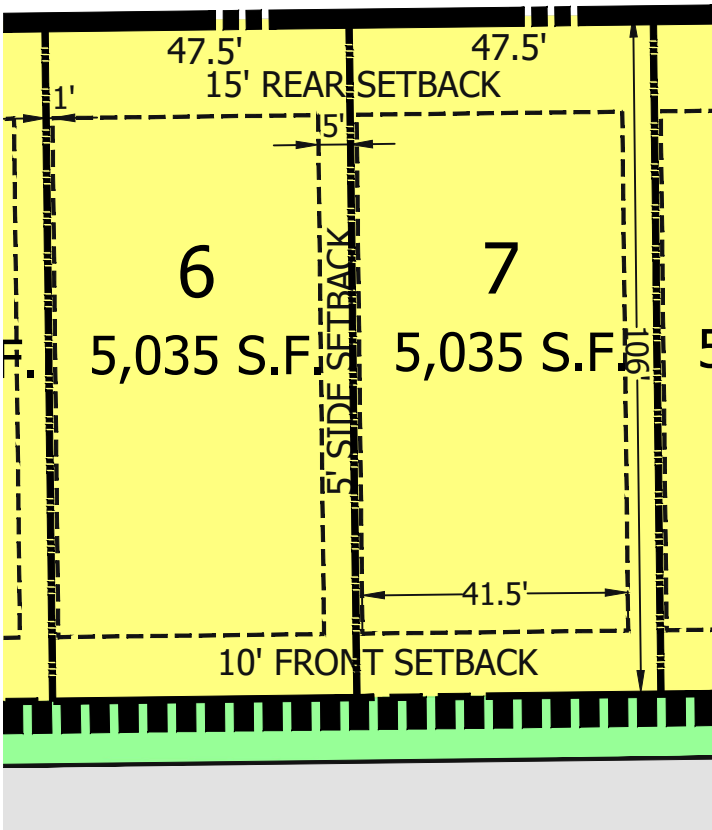
Zoning & Current Use

Existing Zoning:	C - Commercial
Proposed Zoning:	PD - Planned Development
Current Use:	Vacant
Proposed Use:	Residential

LOCATION MAP

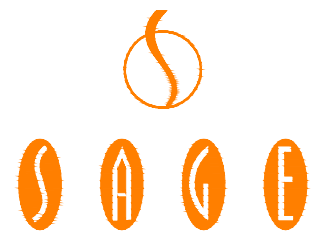


Lot Detail



Applicant:	Owner:
Garabedian Properties	HUYNH & VIYAPON LLC
P.O.Box 93984	Sara Viyapon
Southlake, TX. 76092	817-602-6775
Mike Garabedian	sivyapon@yahoo.com
817-748-2669	

Planner: SAGE GROUP, INC.

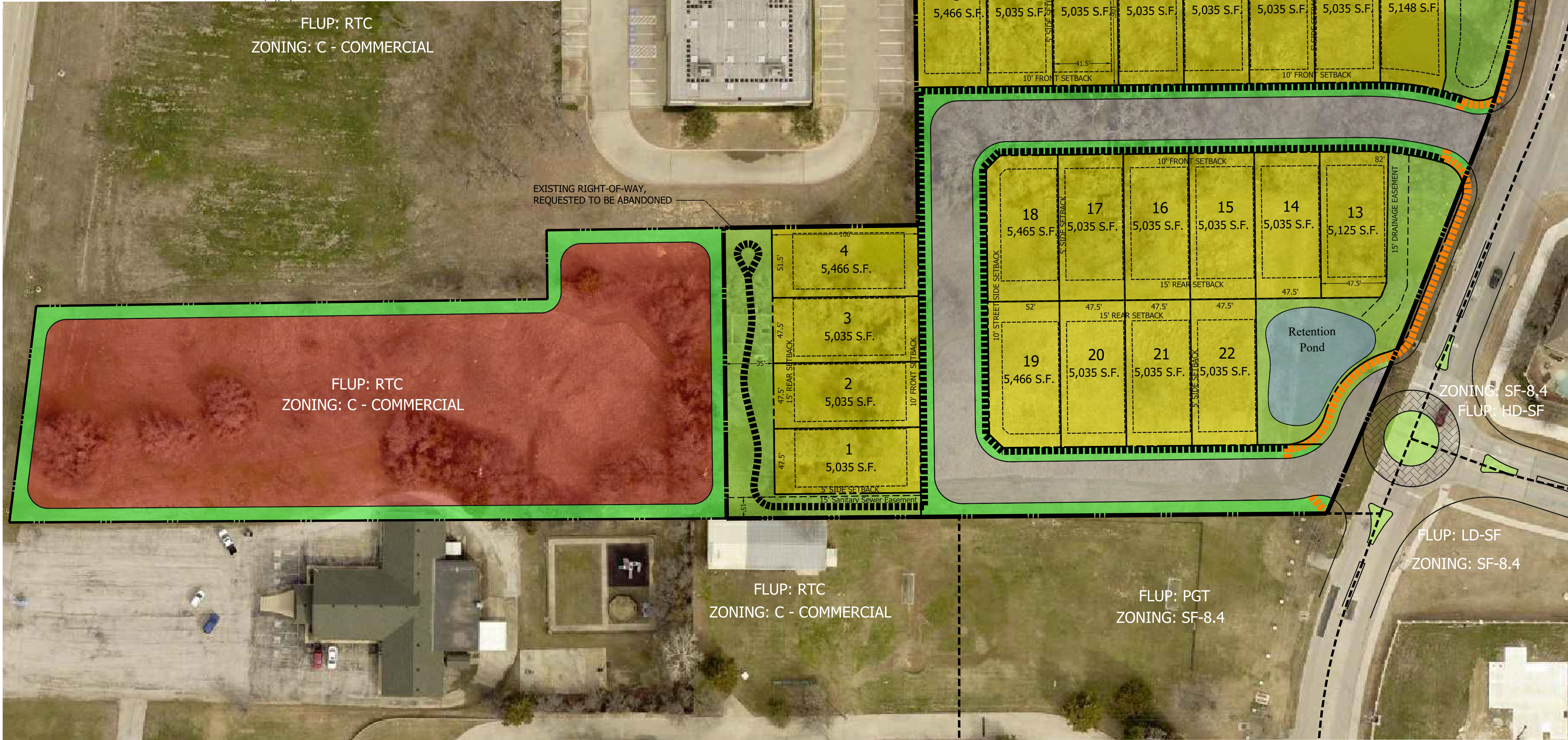
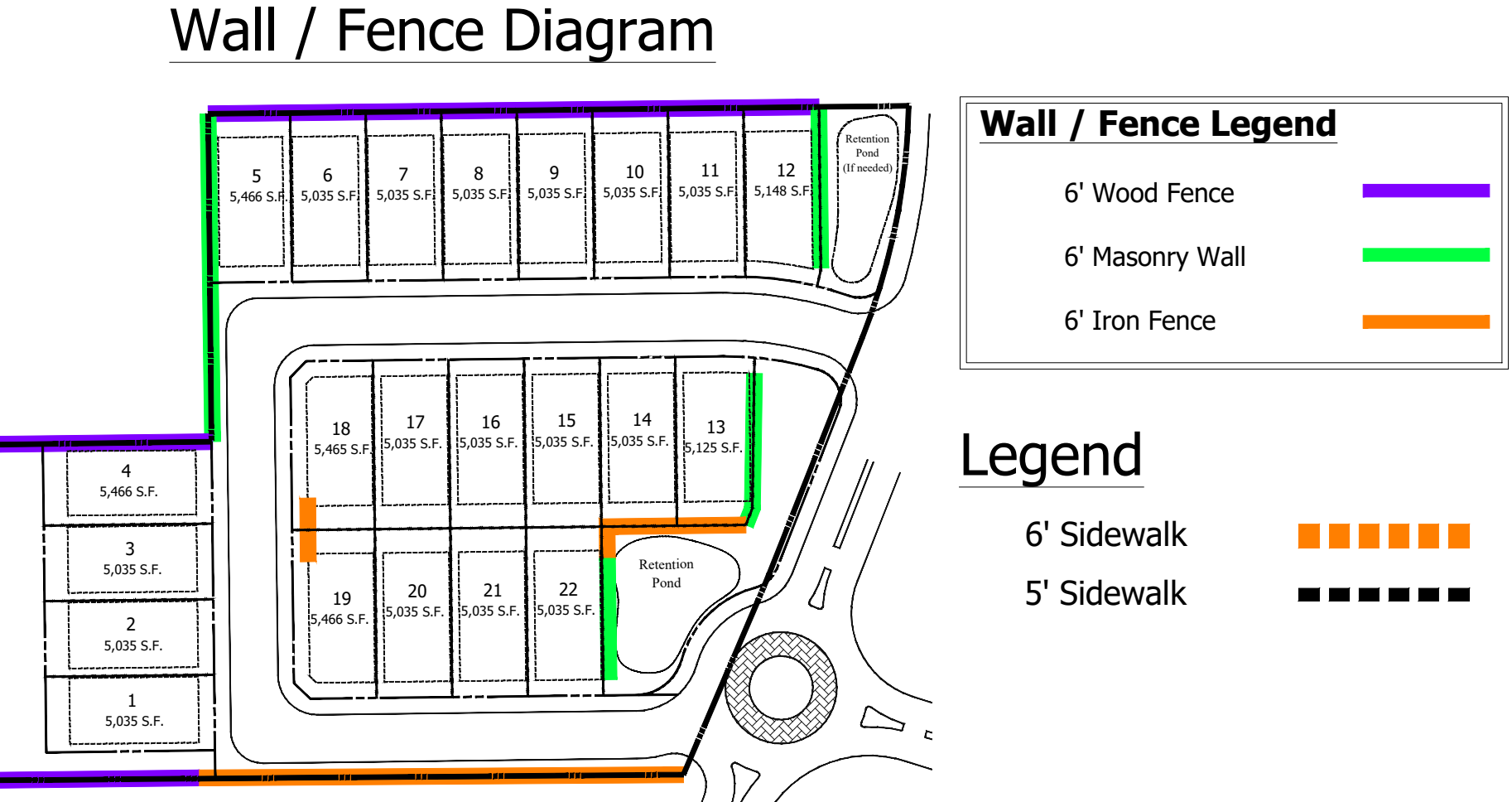
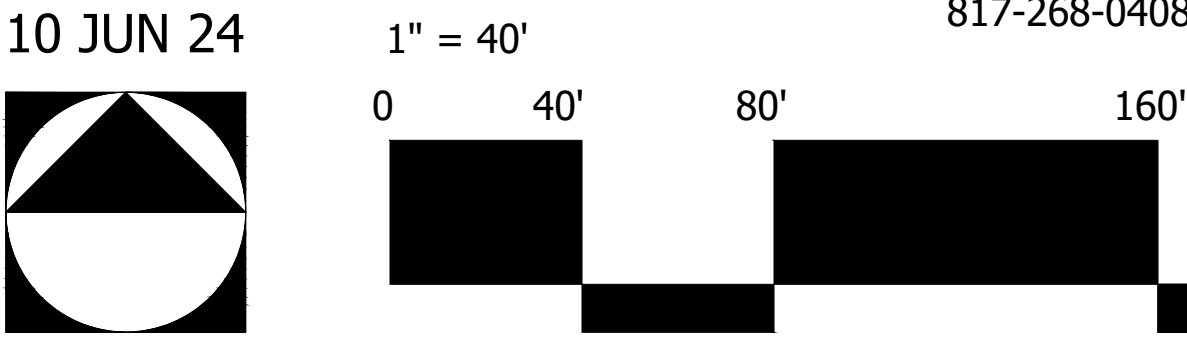


Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

Engineer:



Hamilton Duffy P.C.
8241, Mid-cities Blvd., St. 100
North Richland Hills, TX 76180
Keith Hamilton
817-268-0408



Case No. Z-24-0001

Whitley Springs

Keller, Tarrant County, Texas

Legend
Existing Tree

Cedar Elm

Live Oak

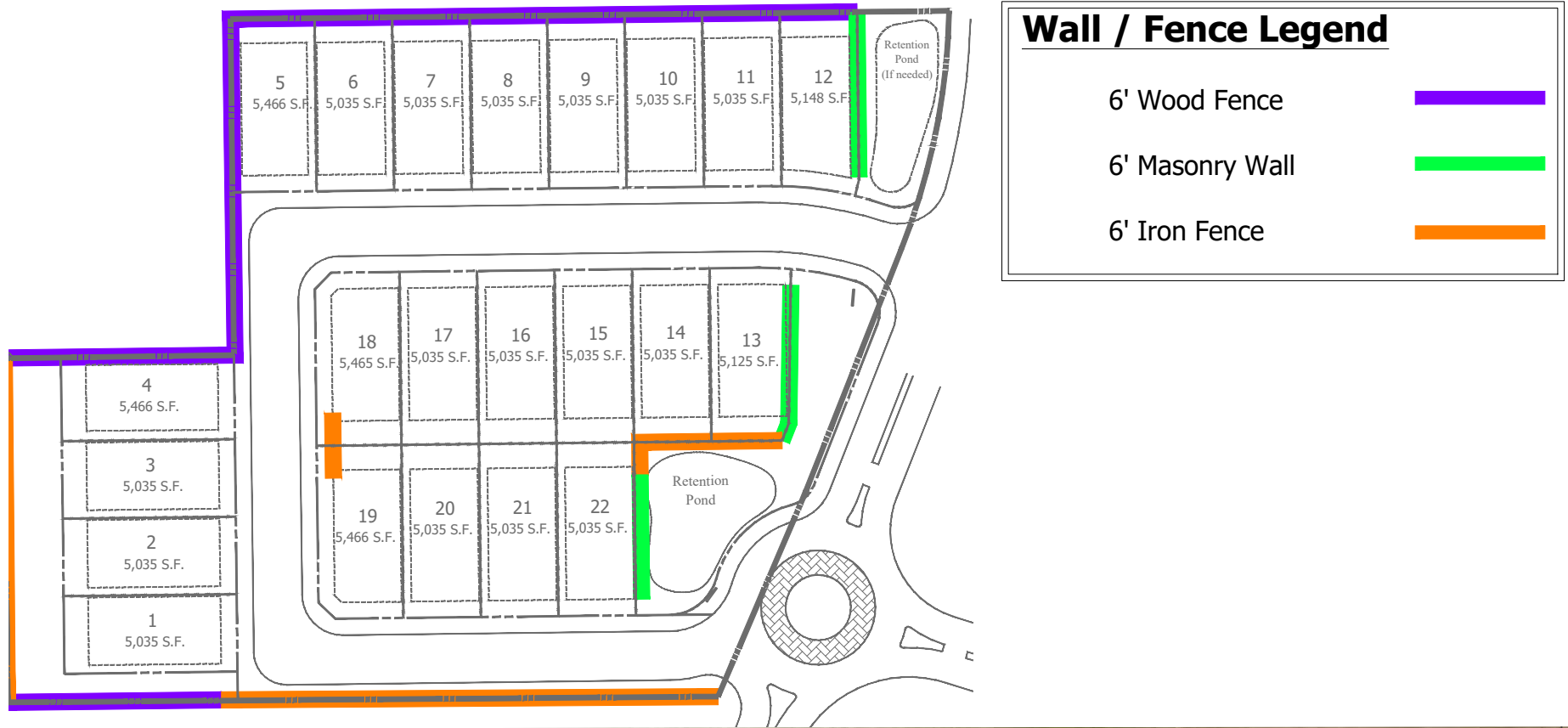
Red Oak

Desert Willow

Residential Lot trees - 2 Canopy trees in front - 3" cal minimum
Residential Lot trees - 2 Canopy trees on side - 3" cal minimum

Buffer trees - 1 Canopy tree - 30" o.c. - 4" cal minimum
Buffer trees - 2 ornamental per 100 l.f.

Wall / Fence Diagram



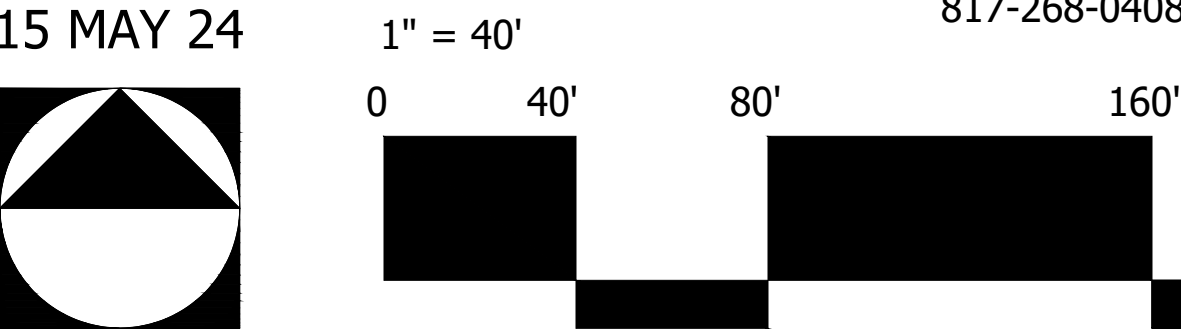
Applicant:
Garabedian Properties
P.O.Box 93984
Southlake, TX. 76092
Mike Garabedian
817-748-2669

Owner:
HUYNH & VIYAPON LLC
Sara Viyapon
817-602-6775
sivayapon@yahoo.com

Planner: SAGE GROUP, INC.

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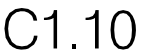
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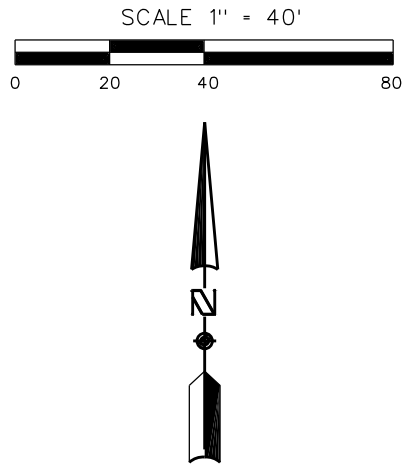
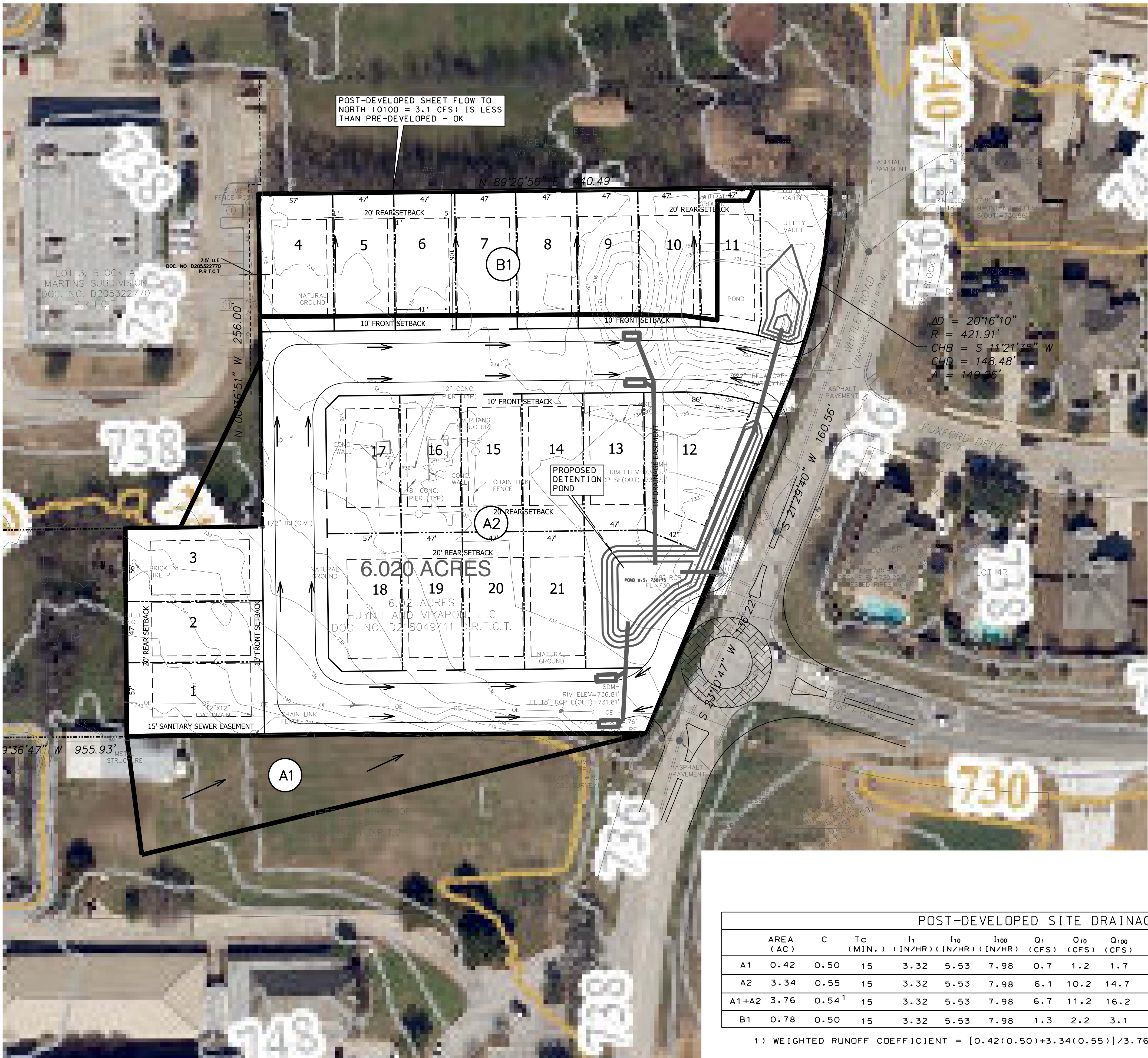


Landscape Plan

Whitley Springs

Keller, Tarrant County, Texas





LEGEND

(A1) DRAINAGE AREA

— DRAINAGE DIVIDE

→ FLOW DIRECTION ARROW

DRAINAGE NOTES:

RATIONAL METHOD CIA = 0

C FACTOR OBTAINED FROM CITY OF KELLER UNIFIED DEVELOPMENT CODE.

C = 0.90 BUSINESS
C = 0.70 INDUSTRIAL
C = 0.55 RESIDENTIAL (LESS THAN 0.5 ACRE LOTS)
C = 0.50 RESIDENTIAL (GREATER THAN 0.5 AC. LOTS)
C = 0.30 PARKS/OPEN AREAS

SITE WILL DETAIN INCREASED RUNOFF TO ALLOWABLE OR PRE-DEVELOPED CONDITIONS.

SITE LIES OUTSIDE ANY 100 YEAR FLOODPLAIN PER FEMA MAP FOR THIS AREA

REVIEWED
CITY OF KELLER
Released for Construction
Date _____
Public Works Director/City Engineer

DETENTION POND CALCULATIONS (100 year)

DETENTION POND SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOW RATES ARE MAINTAINED

Q100(PRE) = 10.8 CFS (SEE PRE-DEVELOPED MAP)
Q100(BYPASS) = 0 CFS
Q100(ALLOWABLE) = 10.8 CFS

Q100(POST) = CIA (TO POND)

C = 0.54
Tc = 15 MIN
AREA = 3.76 ACRES
Q100 = 16.2 CFS

DETENTION POND CALCS SHOW A REQUIRED VOLUME OF 6,370 CUBIC FEET OF DETENTION FOR THE 100 YEAR EVENT. THAT EQUALS APPROXIMATELY 3,200 SQUARE FEET AT 2' DEPTH OF AREA.

POST-DEVELOPED SITE DRAINAGE DATA										
	AREA (AC)	C	Tc (MIN.)	I1 (IN/HR)	I10 (IN/HR)	I100 (IN/HR)	Q1 (CFS)	Q10 (CFS)	Q100 (CFS)	COMMENTS
A1	0.42	0.50	15	3.32	5.53	7.98	0.7	1.2	1.7	SHEETFLOW TO A2
A2	3.34	0.55	15	3.32	5.53	7.98	6.1	10.2	14.7	TO DETENTION
A1+A2	3.76	0.54 ¹	15	3.32	5.53	7.98	6.7	11.2	16.2	TOTAL TO DETENTION
B1	0.78	0.50	15	3.32	5.53	7.98	1.3	2.2	3.1	SHEETFLOW TO NORTH (LESS THAN PRE-DEVELOPED - OK)

1) WEIGHTED RUNOFF COEFFICIENT = [0.42(0.50)+3.34(0.55)]/3.76 = 0.54

HAMILTON DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. • NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 266-9408 www.hamiltonduffy.com

WHITLEY SPRINGS

1212 WHITLEY ROAD

LOTS ???

CITY OF KELLER, TEXAS

POST-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR BIDDING OR PERMIT PURPOSES WITHOUT BEING PREPARED BY, OR UNDER SUPERVISION OF, KETH M. HAMILTON

DATE: 8/3/24
PE NO. 87334

JOB NO.	353-012
DATE	
DESIGNED	K. M. H.
DRAWN	K. M. H.
CHECKED	K. M. H.
TEXAS FIRM REG. NO.	F-5260

SHEET C1.11