

Barron Stark Engineers

February 26th, 2025

City of Keller
Keller Town Hall, 1100 Bear Creek Pkwy
Keller, TX 76244

Armstrong Hills: Project Narrative and Overview

RE: Armstrong Hills Development – 8740 Davis Blvd.

Keller Planning and Zoning Commission,

The purpose of this project narrative is to describe and discuss the proposed, private single-family development located at 8740 Davis Boulevard, Keller, TX. Per the submitted Civil Site Plan, this development shall include 49 inhabitable lots for custom residential homes. The target price point of the lots is \$3.5 million minimum. The gated development shall include an elaborate, custom entry feature with a 350 square foot guard house and extensive landscaping as well as a wet detention pond. The site is also slated to include a 8' wide, lighted mixed use golf cart trail.

Holmes Builders (Developer) is requesting a formal "Planned Development" Zoning Case for the property addressed 8740 Davis Boulevard. The subject property is currently zoned SF-36, with a future land use of low density single-family residential per the City of Keller Future Land Use Plan. Holmes Builders is requesting to slightly downzone the zoning of this property from SF-36 to SF-25, with a future land use of medium density. Holmes Builders intends to build large, fully custom homes within this development, and wishes to avoid a "cookie cutter" subdivision development. One solution to do that is to have various lot sizes. The minimum proposed lot size for this development is 20,000 square feet, with the maximum lot size being 48,000 square feet, yielding an average lot size of 30,000 square feet. The various sized lots are scattered throughout the development, giving the development a more custom feel and allowing the layout to flow with the geometry of the site and the existing topography and aquatic features.

Holmes Builders is proposing a constant 10' sideyard building setback, as opposed to the 10% of the lot width as required in the SF-25 zoning. Holmes Builders is giving a 35' front yard building setback meeting the front yard building setback required in the SF-25 zoning, however, Holmes Builders is requesting the garage setback to be 60' from the right-of-way.

As the roadway within the proposed development will be privately owned and maintained, Holmes Builders is proposing a 40' Access, Fire, & Utility Easement for the roadway. On either side of this proposed 40' Easement, there is an additional 10' Sidewalk & Utility Easement. The lot width and front setback is measured from the perimeter of the 40' Access, Fire, & Utility Easement.

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Attachments:

1. Attachment A – Proposed Planned Developmet (PD) Standards
2. Attachment B – Average Lot Size
3. Attachment C – Architectural Treatments

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Attachment A

Proposed Planned Development (PD) Standards Base Zoning SF-25

- Permitted Uses – Single Family Residential
- Lot Area – Minimum 20,000 square feet; Maximum 48,000 square feet
 - The average lot size is approximately 30,000 square feet. See *Attachment B*
- Lot Width – 120 feet minimum measured from property line; 100 feet minimum measured from building line on curves/cul-de-sacs
- Lot Depth – 150 feet minimum
- Building Setbacks:
 - Front yard – 40 feet
 - Side Yard – 10 feet
 - Rear Yard – 15 feet
 - Garage Setback – 60 feet
- Site Access – Single access point located on Davis Boulevard (less than 50 proposed lots)
 - All homes will be sprinkled for fire safety as there is only a single point of access. A second point of access is impossible with the geometry of the site as it is landlocked on all sides.
- Guard Shacks – A 350 square foot guard shack & gate permitted at entrance
- Lighting – Oncor standards as follows:
 - Decorative Luminaire (LED HD 55)
 - Standard Pole (SLPA 14AL)
 - Standard Pedestal (SLFP11)
- Management Associations – Homeowners Association
- Subdivision Entry Features, Signage, & Screening – all front entry features, signage, and screening shall be by separate permit and comply with UDC Sections 5.09, 5.10, & 9.05.
- Architectural Requirements – See *Attachment C*

Anything not covered in the points above will abide by the proposed SF-25 zoning standards.

Attachment B

Block	Lot	Area in Sqft	Area in Acres	Block	Lot	Area in Sqft	Area in Acres	Block	Lot	Area in Sqft	Area in Acres	Lot	Area in Sqft	Area in Acres
A	Lot 1	24,670	0.57	B	Lot 1	38,137	0.88	C	Lot 1	32,185	0.74	Lot 51X	3,756	0.09
A	Lot 2	25,778	0.59	B	Lot 2	34,175	0.78	C	Lot 2	47,735	1.10	Lot 52X	5,800	0.13
A	Lot 3	26,821	0.62	B	Lot 3	39,658	0.91	C	Lot 3	41,493	0.95	Lot 55X	3,869	0.09
A	Lot 4	27,261	0.63	B	Lot 4	45,980	1.06	C	Lot 4	35,784	0.82	Lot 56X	10,688	0.25
A	Lot 5	26,827	0.62	B	Lot 5	24,634	0.57	C	Lot 5	41,409	0.95	Lot 57X	5,605	0.13
A	Lot 6	25,512	0.59	B	Lot 6	20,089	0.46	C	Lot 6	30,477	0.70	Lot 58X	146,045	3.35
A	Lot 7	23,480	0.54	B	Lot 7	20,232	0.46	C	Lot 7	35,734	0.82	Lot 59X	14,811	0.34
A	Lot 8	22,137	0.51	B	Lot 8	23,996	0.55	C	Lot 8	37,463	0.86	Lot 60X	235,816	5.41
A	Lot 9	27,081	0.62	B	Lot 9	51,610	1.18	C	Lot 9	32,556	0.75	Lot 15X	3,929	0.09
A	Lot 10	32,907	0.76	B	Lot 10	29,292	0.67	C	Lot 10	33,512	0.77	Total	430,320	9.88
A	Lot 11	33,176	0.76	B	Lot 11	23,832	0.55							
A	Lot 12	27,333	0.63	B	Lot 12	27,945	0.64							
A	Lot 13	23,371	0.54	B	Lot 13	33,601	0.77	Avg Lot Size	30,754					
A	Lot 14	24,605	0.56	B	Lot 14	30,815	0.71							
A	Lot 15	25,232	0.58	B	Lot 15	30,624	0.70							
A	Lot 16	30,047	0.69	B	Lot 16	30,675	0.70							
				B	Lot 17	30,787	0.71							
				B	Lot 18	38,910	0.89							
				B	Lot 19	49,263	1.13							
				B	Lot 20	27,737	0.64							
				B	Lot 21	20,088	0.46							
				B	Lot 22	20,080	0.46							
				B	Lot 23	20,214	0.46							

Attachment C

Section 5 Architectural Treatments

5.01 Exterior Materials.

No more than three principal exterior finish materials (excluding trim) shall be used on any dwelling. Guidelines for exterior materials are as follows:

- (a) Masonry materials shall be defined as brick, stone, and stucco.
- (b) Sixty percent (60%) of all exterior wall surfaces (excluding dormers, gables, porches, windows, doors, non-supportable areas, or architectural elements) shall consist of masonry. Each elevation shall consist of not less than sixty percent (60%) masonry materials.
- (c) *Brick.* Brick must be hard-fired face brick. Brick shall be Modular, Queen, or Norman size Painted brick shall be approved on a case-by-case basis by the ACC (Architectural Control Committee).
- (d) *Stone.* Artificial stone shall not be allowed without written consent of the ACC. Stone that is subject to damage by freezing weather shall not be permitted.
- (e) *Stucco.* Stucco shall be 7/8" conventional stucco. Stucco must be reinforced with metal lath and an elastomeric topcoat or integral colored cement topcoat (e.g., LaHabra). External Insulating and Finish System (EIFS) shall not be permitted.
- (f) *Wood Siding.* All wood siding shall be 3/4" thick. Redwood, cedar, thermally modified hardwood, Accoya, and cypress are approved. Wood shingles (No. 1 Grade Red Cedar) or wood shakes (No. 1 Hand Split Red Cedar) may be used as siding.
- (g) *Fiber Cement (or Similar) Exterior Siding.* All fiber cement exterior (or similar) siding shall be 3/4" thick with a 50-year warranty. The size and pattern shall match the architectural style of the home.
- (h) *Other Sidings.* The use of fiber cement shingle siding, aluminum siding and vinyl siding are not permitted.
- (i) *Interlocking Metal Panels.* Interlocking metal panels to be used on the exterior of a home are permitted, subject to approval of the ACC.
- (j) *Fascia Boards.* All fascia boards shall be a minimum of 3/4" thick, when used.
- (k) *Eaves and Overhangs.* Eaves and overhangs are highly important to distinguish various types of architecture and must be designed specifically to keep with the overall architectural style of the house. Detailed designs of both the eaves and overhangs (at a sale of 1 1/2" = 1') must be submitted to the ACC. **Common "box cornice" with a common brick frieze shall not be permitted, except with special permission of the ACC.**

5.02 Chimneys.

- (a) Chimneys must be viewed as a highly important part of the design and character of the house.
- (b) All chimneys shall be faced on all sides with masonry material (brick, stone or stucco) consistent with the masonry material utilized on the exterior elevation of the house.
- (c) All termination caps shall be concealed by either a unique decorative metal cap or by masonry material.

5.03 Roofs.

- (a) The following materials shall be permitted though must be approved by the ACC:
 - Wood shingles shall be No. 1 Grade Red Cedar Shingles fire-treated per code.
 - Wood shakes shall be No. 2 Hand Split Red Cedar Shakes fire-treated per code.
 - Slate.
 - Concrete and clay barrel or flat tile.
 - Standing-seam metal roof. Approved materials include copper, zinc, natural grey galvanized or galvalume metal.
 - Painted metal roofs are permitted; however, the color is subject to the approval by the ACC.
 - Composition roofs are permitted but only when the composition shingle is a dimensioned shingle from a designer or upgraded series. Examples of acceptable composition shingles include GAF's Camelot Series and Certainteed's Grand Manor Shingle, Arcadia Shake and Presidential Shake. Manufacturer and color must be approved by the ACC.
- (b) The roof pitch/slope shall match the architectural style of the home. Flat roofs are acceptable for modern home designs. **All roof pitches will be reviewed very closely to be sure the massing of the home is compatible with the overall architecture of the home.**
- (c) Roof Venting and Flashing
 - Ridge vents along with decorative metal vents (e.g., butterfly or gable vents) are the primary method of venting attics.
 - If ridge vents are inadequate venting, a maximum of four roof hawks may be used.
 - Roof turbines are not allowed.
 - Rooftop-mounted air conditioning units are not allowed unless specifically approved by the ACC.
 - All plumbing vent flashings shall be lead.
 - Plumbing vents must be tied together; one (1) vent per bathroom may penetrate the roof.
 - No plumbing vents are permitted on the front elevation unless approved in writing by the ACC.
 - **All roof flashing must be made of copper, zinc, paint grip metal or be painted to match the roof.**

5.04 Doors. All front or street-facing doors shall be a custom, unique door made of wood, steel and/or glass. Fiberglass and metal doors of quality construction are acceptable on the sides and rear of homes. Painted doors, including color, must be approved by the ACC prior to painting. Screen doors and full pane glass storm doors are not permitted for front door use.

5.05 Windows and Skylights.

- (a) All street side elevations and other highly visible windows from the street shall have wood sash and frame windows, high quality thermally broke aluminum windows, or steel windows.
- (b) Commercial grade aluminum or vinyl sash and frame windows shall be permitted on all non-street viewing windows.
- (c) Glass block may be used in very limited situations. The size and location of the glass block must be approved by the ACC.
- (d) High quality wood skylights or roof windows with aluminum clad exterior and tempered or laminated glass shall be permitted. Skylights shall be manufactured by Velux or a comparable manufacturer. Aluminum skylights with a plastic dome lens shall not be permitted.

5.06 Garages.

- (a) The ACC standards will follow the City of Keller's UDC Standards.
- (b) If the garage doors are perpendicular to the street (e.g., a swing-in garage), an architectural element must be designed to shield doors from the street view (e.g., a wing wall, gates or hardscapes).
- (c) Garage doors which shall be prominently viewed from the street shall require higher quality garage doors.
 - Garage doors shall be 100% wood exterior, high-end aluminum and glass, or other flush-panel, foam-cored aluminum door. The garage doors must be architecturally detailed in such a way as to complement the specific architectural details of the home; and
 - Adequate hardscape or landscape screening shall be required.