



## FUTURE LAND USE PLAN AMENDMENT APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: CONTOUR REAL ESTATE + DEVELOPMENT  
Street Address: 4851 LBJ FREEWAY, SUITE 205  
City: DALLAS State: TX Zip: 75244  
Telephone: 214.986.5009 Fax: \_\_\_\_\_ E-mail: JIM@CONTOURDEV.COM  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: GARLAND ALL STORAGE ASSOCIATES LTD  
Street Address: 301 S. SHERMAN ST. SUITE 100  
City: RICHARDSON State: TX Zip: 75081  
Telephone: 972.267.2149 Fax: \_\_\_\_\_ E-mail: CAVINE@CAVINE.COM

Signature of Applicant  
Date: 08.04.2020

Signature of Owner  
Date: 8/4/2020

Printed Name of Owner  
COY QUINE

Engineering Firm: JB PARTNERS Contact Name: JERRY SYLO  
Street Address: 2121 MIDWAY RD SUITE 300  
City: CARROLLTON State: TX Zip: 75006  
Telephone: 972.738.0248 Fax: \_\_\_\_\_ E-mail: JSYLO@JBIPARTNERS.COM

### SECTION 2. FUTURE LAND USE AMENDMENT REQUEST INFORMATION

Property Location: NW CORNER OF WHITLEY RD/WALL PRICE-KELLER RD  
Legal Description:

Lot(s): 1-10 Block(s): A Subdivision Name: BEAR CREEK TOWN CENTER

Unplatted Property Description:

Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
If property is not platted, please attach a metes and bounds description.

Current Land Use Designation: IC Proposed Land Use Designation: MU

Current Use of Property: VACANT

Proposed Use of Property: MIXED-USE DEVELOPMENT

Justification for Requested Future Land Use Plan Amendment:

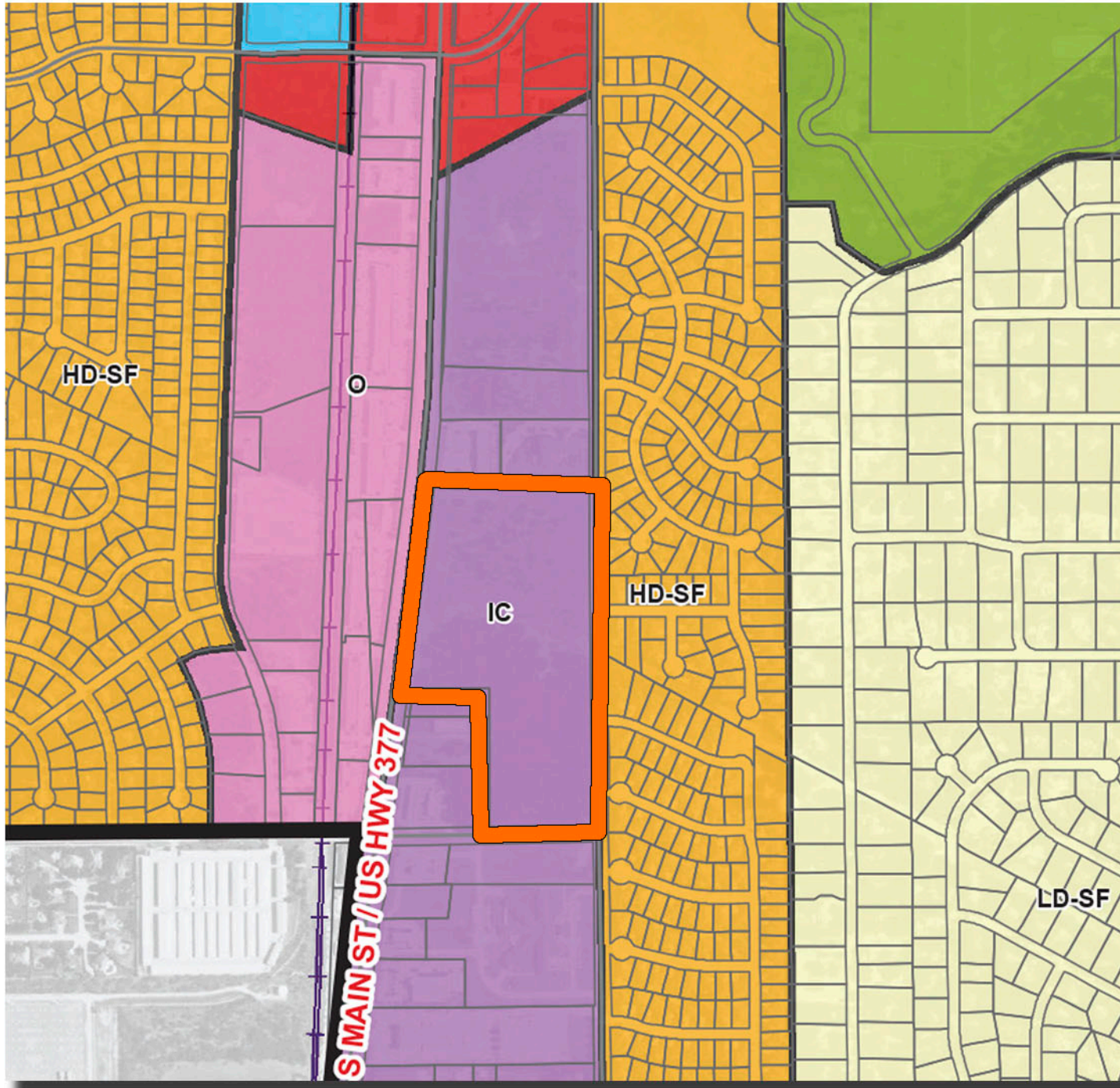
**A detailed letter of justification and/or exhibits shall accompany this application.**

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

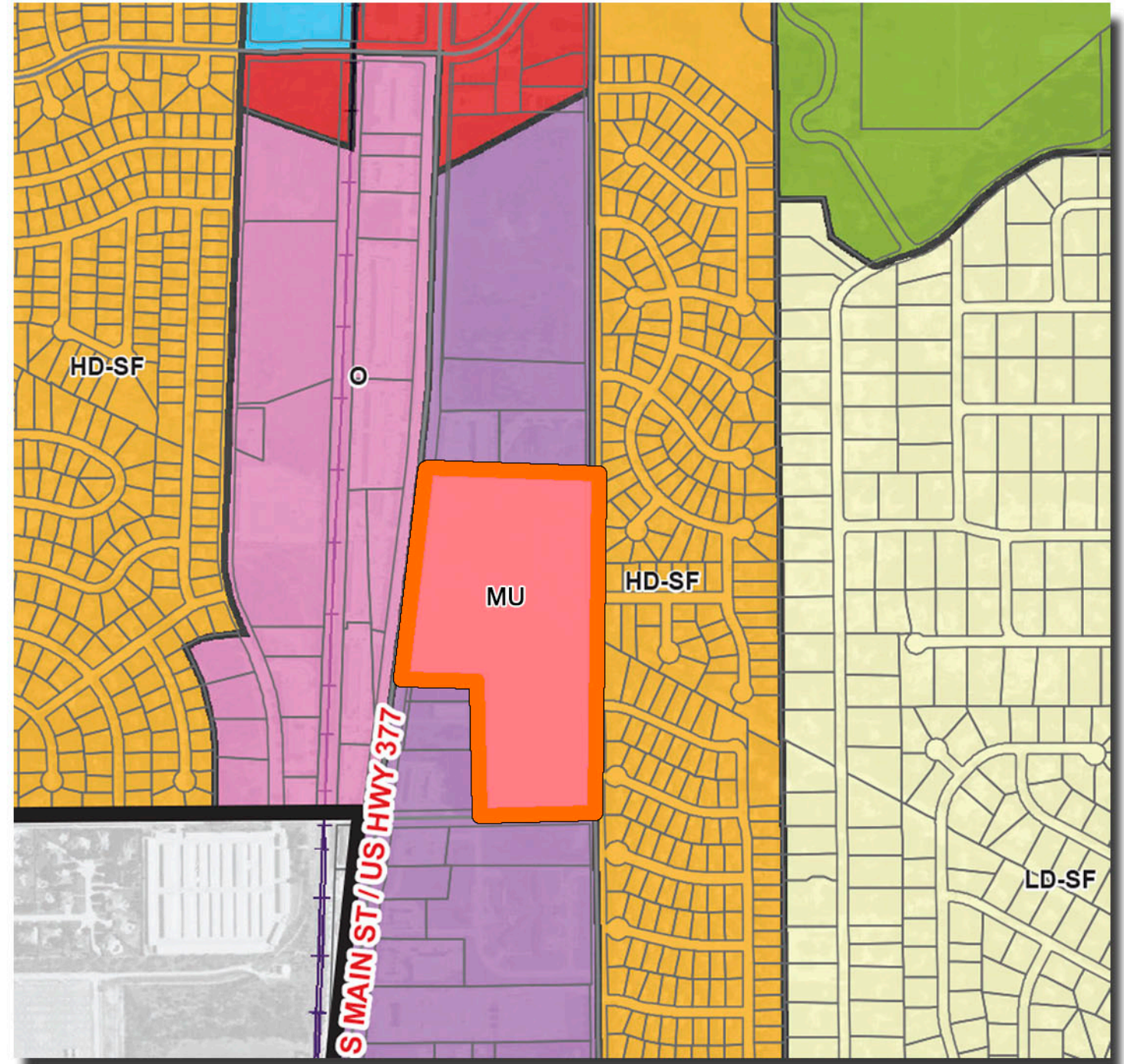
*Mark W. Harp*

Mark W. Harp, R.P.L.S. No. 6425  
August 6, 2020





CURRENT FUTURE LAND USE PLAN MAP



PROPOSED FUTURE LAND USE PLAN MAP



**LAND USE PLAN AMENDMENT  
STATEMENT OF INTENT  
WIMBERLEY**

Wimberley is proposed to be a mixed-use neighborhood located at the northwest corner of Whitley Road and Wall Price-Keller Springs Road. The residential portion of the neighborhood provides 80 homes sites on approximately 15 acres of land. All of the homes will be single family detached homes with front entry garages. All of the homes will be for sale and each home will be located on its own lot.

The nonresidential portion of the neighborhood will be adjacent to US 377. This will allow for it to benefit from activity within the corridor while balancing its impact on the adjacent single-family neighborhoods. Vehicular access will be focused on US 377, while pedestrian linkages will allow residents to have accessible connections between living, working, and entertainment uses.

This mix of uses contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form.

The property is comprised of 10 parcels of land. The Future Land Use Plan proposes IC, Industrial/Commercial uses for this property. Per the Future Land Use Plan, Industrial/Commercial uses include manufacturing, processing, packaging, assembly storage, warehousing and distribution of products. These types of uses typically have operating characteristics or traffic service requirements generally incompatible with office, retail-shopping, and residential environments. These types of commercial activities are not compatible with the existing single family neighborhoods on the east side of Whitley Road nor the assisted living facilities along Whitley Road.

Additionally, physical characteristics of the site do not lend themselves well to Class A-industrial/commercial development. A 100' wide electric easement traverses the property from northwest to southeast. This easement carries major electric transmission lines which further subdivides the property making it inefficient for a common commercial project. The varying depths of the property will most likely cause piecemeal development to occur, which has the potential for inhibiting development to those users who want the specific size piece(s) of remaining property. Finally, the property slopes from east to west, which will dictate detention ponds be located on valuable US-377 frontage land.

On the other hand, per the Future Land Use Plan, the "Mixed-Use" land category was introduced to allow Keller to maintain its low density residential character by meeting the demand for higher density residential and non-residential in an efficient and creative manner. The land use designation is intended to allow for land development of superior quality through the encouragement of flexibility and creativity in design options that amongst other things,

- Permit creative approaches to the development of land reflecting changes in the technology of land development;
- Allow for the efficient use of land, which can result in smaller networks of utilities and streets and thereby lower development costs;
- Encourage a broad range of services (shopping, employment, recreation, etc.) in close proximity to their need.

The Wimberley neighborhood is intended to provide living opportunities for three underserved groups in Keller; young professionals, both single and married, without children, empty nesters looking for an

opportunity to downsize their home while still being near their friends, places of worship, and familiar businesses and restaurants, and single, divorced parents with children who want to stay in the Keller ISD.

Amending the Future Land Use Plan is the first step in the process. A request to rezone the property to a Planned Development for a mixed-use neighborhood accompanies this request to amend the Future Land Use Plan. This rezoning will allow for the creation of a neighborhood which will provide an opportunity for families to move to Keller and experience the conveniences of a thriving metropolitan area while concurrently experiencing the benefits of a more intimate neighborhood which you may have living in a small town.