

## Item G-3

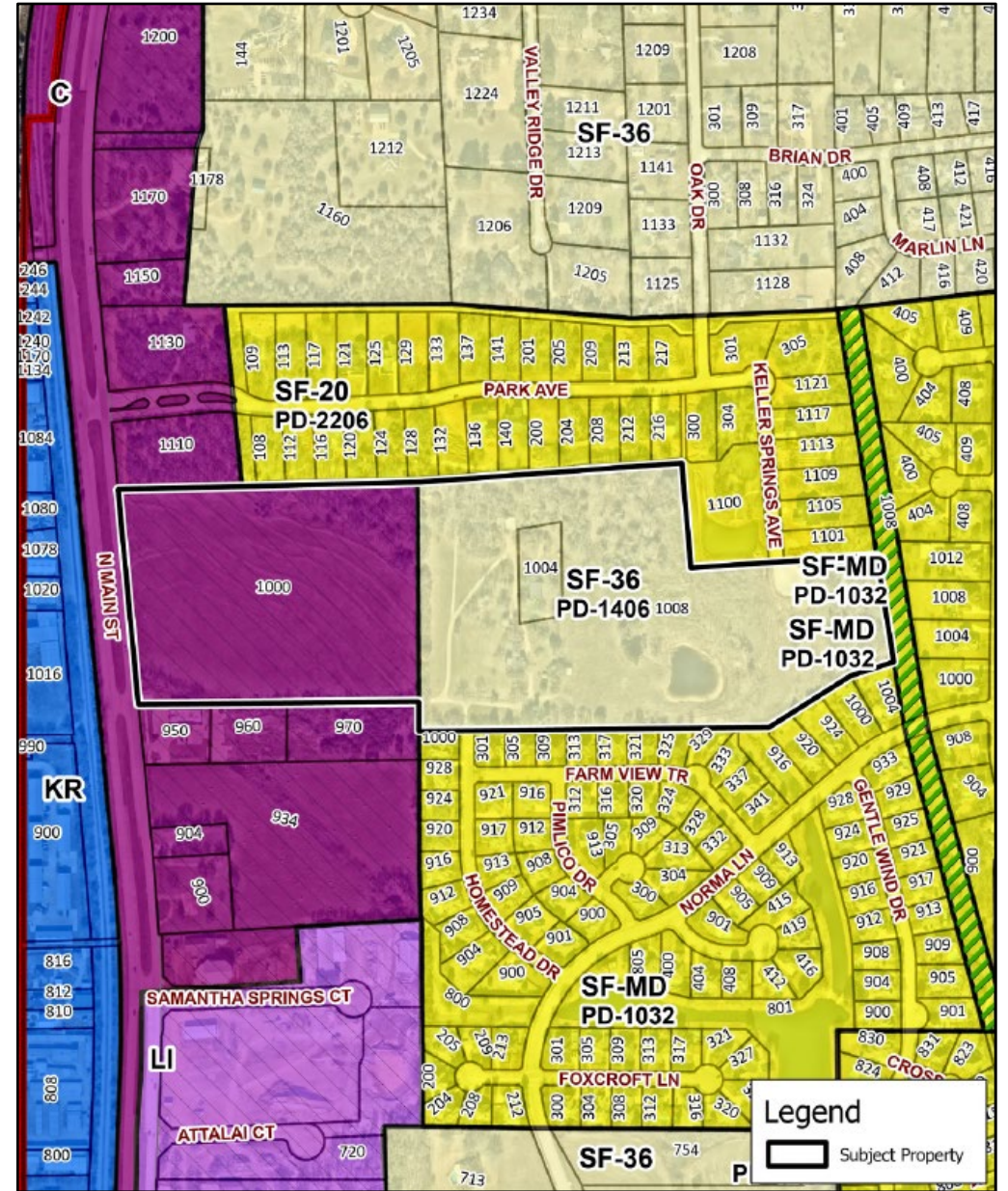
Consider an ordinance approving a Planned Development Zoning Change from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 55 residential lots, 2 commercial lots, and approximately 5.28 acres of open space, on approximately 39.38 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (ZONE-2602-0001)

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## Aerial Map



## Zoning Map



Zoned:  
SF-36 and  
Commercial

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**LOT SUMMARY TABLE BY LOT SIZE**

# of Lots	Lot Size	Lot Mix %
20	15,000 SF-19,999 SF	36.36 %
35	20,000 SF +	63.64 %

**LOT SUMMARY TABLE BY LOT WIDTH**

Lot Type	Minimum Lot Size	Minimum Lot Width	Lot Count	Lot Mix %	Average Lot Size	Density	Open Space Acreage	Open Space Percentage
A	15,370 SF	106'	12	21.82%	15,949 SF	1.54 du/ac	5.28	15%
B	16,458 SF	112.5'	25	45.45%	20,973 SF			
C	20,000 SF	125'	18	32.73%	20,702 SF			
<b>Total/Average</b>			55	100%	19,788 SF			



July 2026 Concept Plan



May 2026 Concept Plan

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## Current Zoning:

Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots

## Proposed Zoning:

Planned Development - Single Family 15,000 square-foot lots (SF-15) and Commercial.

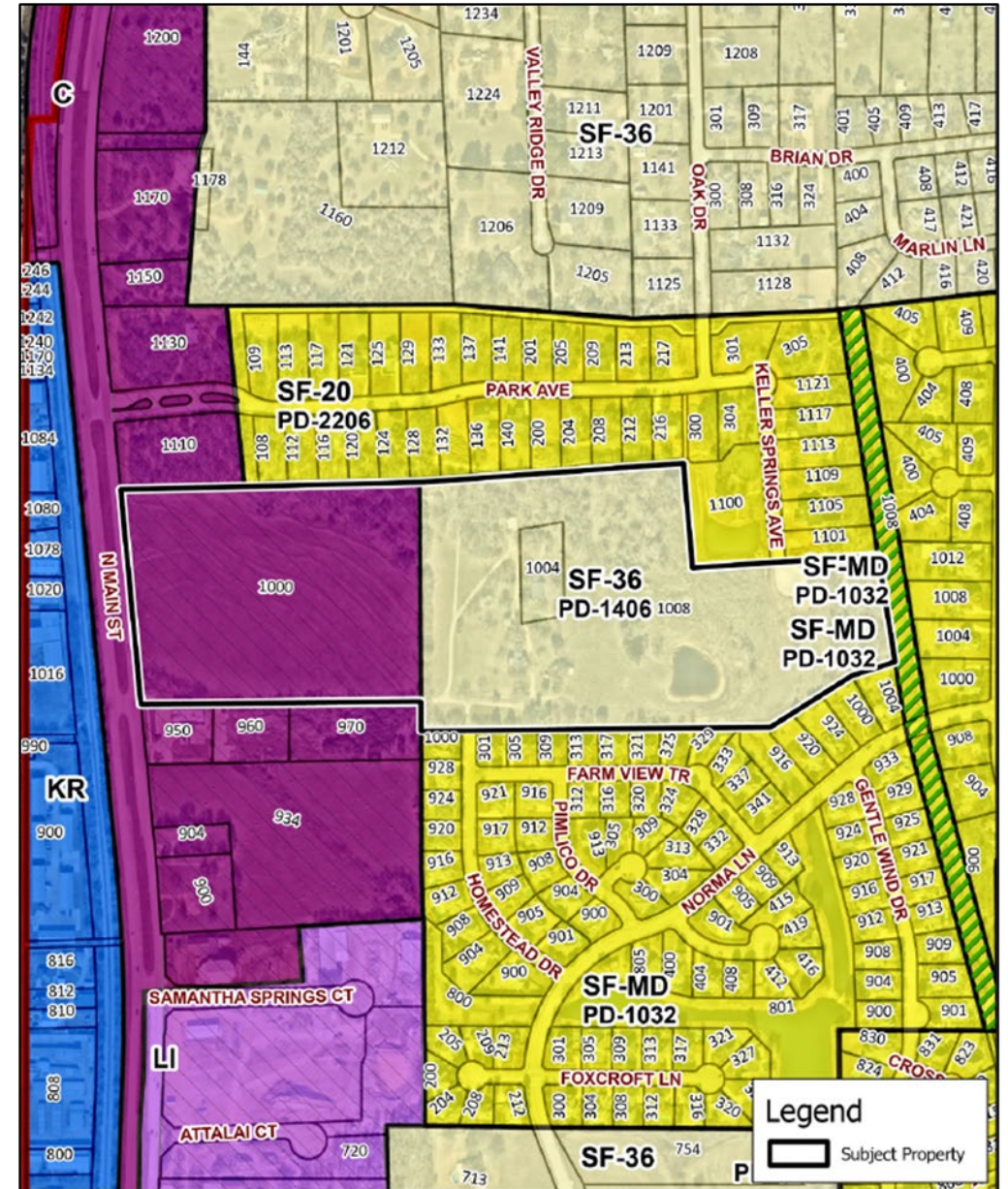
## Surrounding Zoning:

**North:** Commercial and PD-2206-SF-20 (Greenway Park subdivision)

**East:** PD-1032-SF-MD (Harmonson Farms subdivision)

**South:** Commercial and PD-1032-SF-MD (Harmonson Farms subdivision)

**West:** Katy Road



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## FLUP Amendment:

The Applicant requests a FLUP amendment to change the land use designation from Mixed-Use (MU), Medium-Density Single Family - 15,000 to 35,999 square-foot lots (MD-SF) and Low-Density Single-Family 36,000 square-feet and above (LD-SF), to Medium Density Single Family 15,000 - 35,999 square-foot lots (MD-SF) and Retail/Commercial (RTC).

## Surrounding FLUP

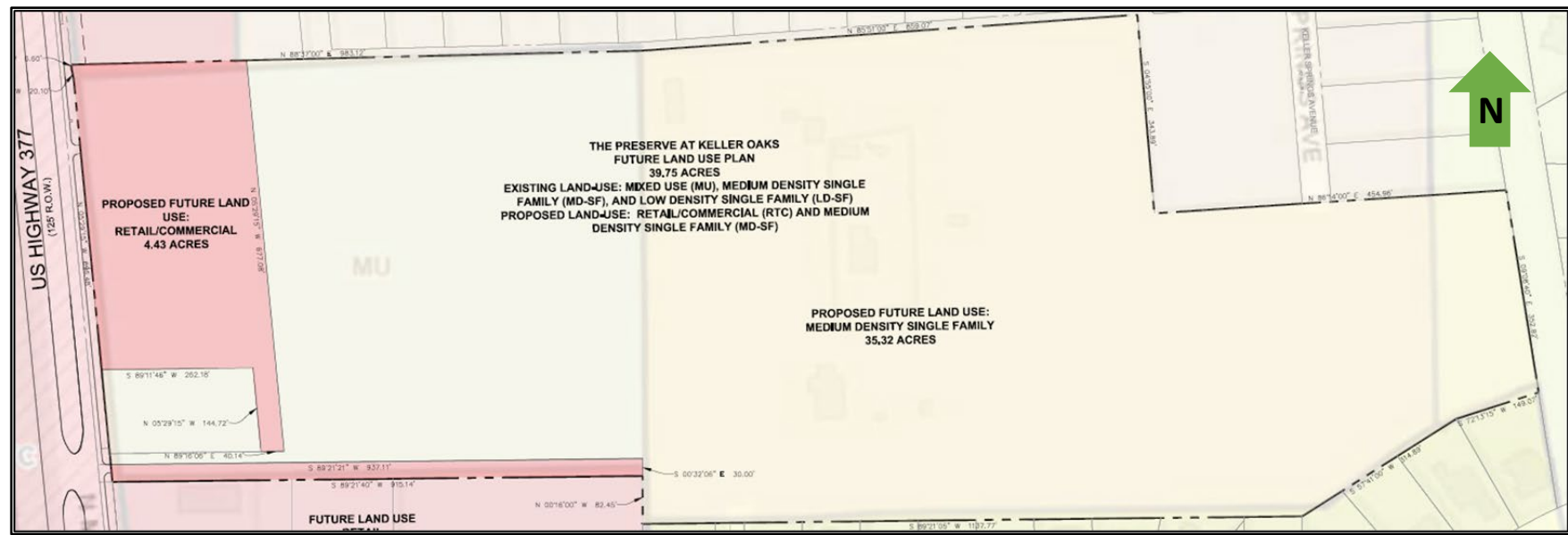
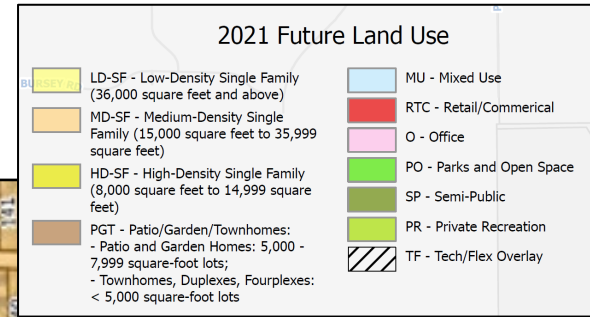
### Designations:

North: Retail/Commercial (RTC), and MD-SF

South: RTC and HD-SF

East: MD-SF and LD-SF

West: RTC with Tech/Flex Overlay



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## PD-SF-15 proposed criteria:

### Lots

Development Standard	Proposed	UDC Requirement
Minimum Lot Size	15,000 SF	15,000 SF
Average Lot Size	19,788 SF	-
Minimum Lot Width (Typical)	106'	105'
Minimum Lot Width (Curve/Cul-de-sac)	90'	90'
Minimum Lot Depth	145'	125'
Lot Coverage-Main Building	35%	35%
Lot Coverage-Total	50%	50%

 Exceeds UDC standards

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## Setback and Dwelling Size

Development Standard	Proposed	UDC Requirement
Front yard setback	30', 40' with frontage along a cul-de-sac.	30', 40' with frontage along a cul-de-sac.
Side yard setback	10% lot width not to exceed 15'	10% lot width not to exceed 15'
Rear yard setback	15', except along the southern boundary (Lots 38-46) where it shall be 40'	15'
Minimum dwelling size	2,600 SF for one-story dwellings, 3,200 SF for two-story	2,000 SF

 Exceeds UDC standards

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## **Elevations:**

- The Applicant proposes 100% masonry, to include brick, stone, or cementitious siding on the front elevation.
- All other elevations will comprise a minimum of 80 percent masonry, aligning with the requirements of the UDC.
- Additional standards related to roofing, garage, and driveway materials were included in the proposed Development Standards.

## **Landscaping: Meets UDC requirements**

- All front yards shall be fully landscaped with a minimum of two canopy trees
- Canopy Trees shall be a minimum of 3” caliper at installation, and shall be chosen from the list of tree species in the UDC

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## Maximum height:

The Applicant proposes a maximum height of 2 ½ story/ 35' for the main building. Homes on Lots 38-46 of the Concept Plan shall be restricted to one story in height.



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## Open Space:

Multiple areas of open space are proposed. The open space totals 5.28 acres, or 15% of the residential gross acreage.

## Sidewalks:

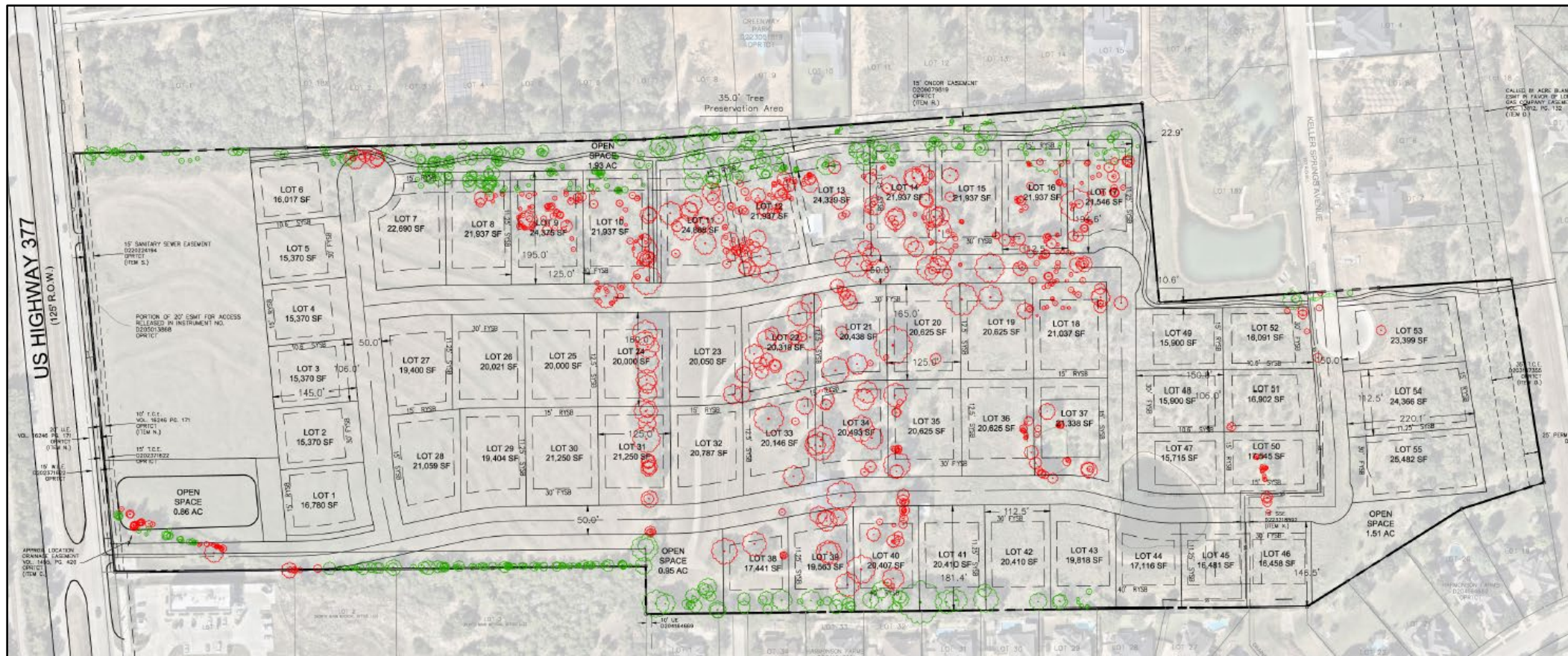
A 5' sidewalk shall be built along the street frontage of each lot by the home builder or developer, as well as within the open space corridor, as shown on the Concept Plan.



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## Tree Preservation:

Per the Development Standards, there shall be a 35' Tree Preservation Easement along the back of lots 7-17, which shall be reflected on the Final Plat. Within this easement, the developer, homebuilder, or future homeowners and assigns shall not be permitted to remove protected trees.



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## Proposed Commercial Lots:

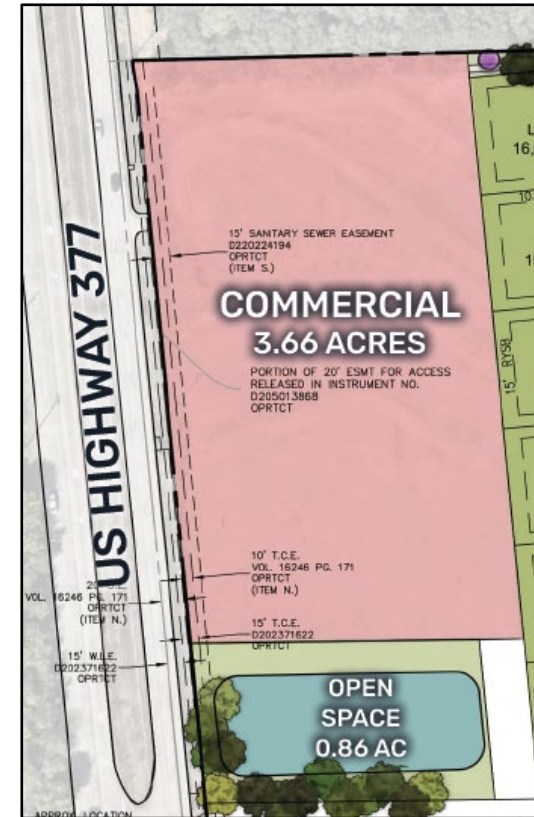
The concept plan shows two Commercial zoned lots: a 3.66-acre lot, and a 0.63-acre open space.

### 3.66-acre lot

The Applicant proposes that most uses that are allowed in the Commercial and Retail zoning districts zoning classification in the UDC shall be allowed, subject to SUP approval. An additional list of prohibited uses was included in the proposed Development Standards.

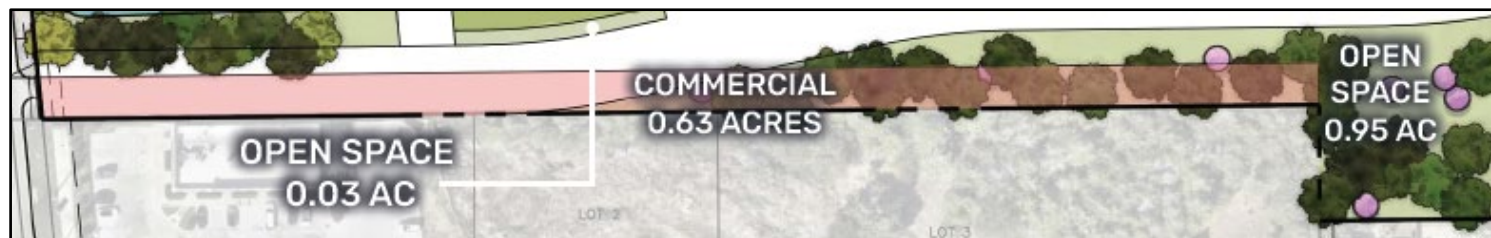
### 0.63-acre open space

According to the Applicant, the purpose of this strip is to provide a landscape buffer between commercial and residential uses. The UDC requires a minimum 60' side yard setback on Commercial lots adjacent to a lot zoned single-family. Due to this, the lot will not be developed and will only be used as open space



#### Prohibited uses:

1. Manufacturing Facilities
2. Automotive Sales – New
3. Automotive Sales - Used
4. Contractor's Shop and/or Storage Yard
5. Landfill
6. Laundromat
7. Concrete/ Asphalt Batching Plant, Permanent
8. Sexually-Oriented Business
9. Cemeteries
10. Concrete Batch Plant or Construction Yards
11. Automotive Repair
12. Car Wash
13. Assisted Living
14. Recycling Center
15. Electrical Power Plant
16. Sewage Treatment Plant/Pumping Station
17. Funeral Parlor
18. Trailer Rental
19. Water Treatment Plant

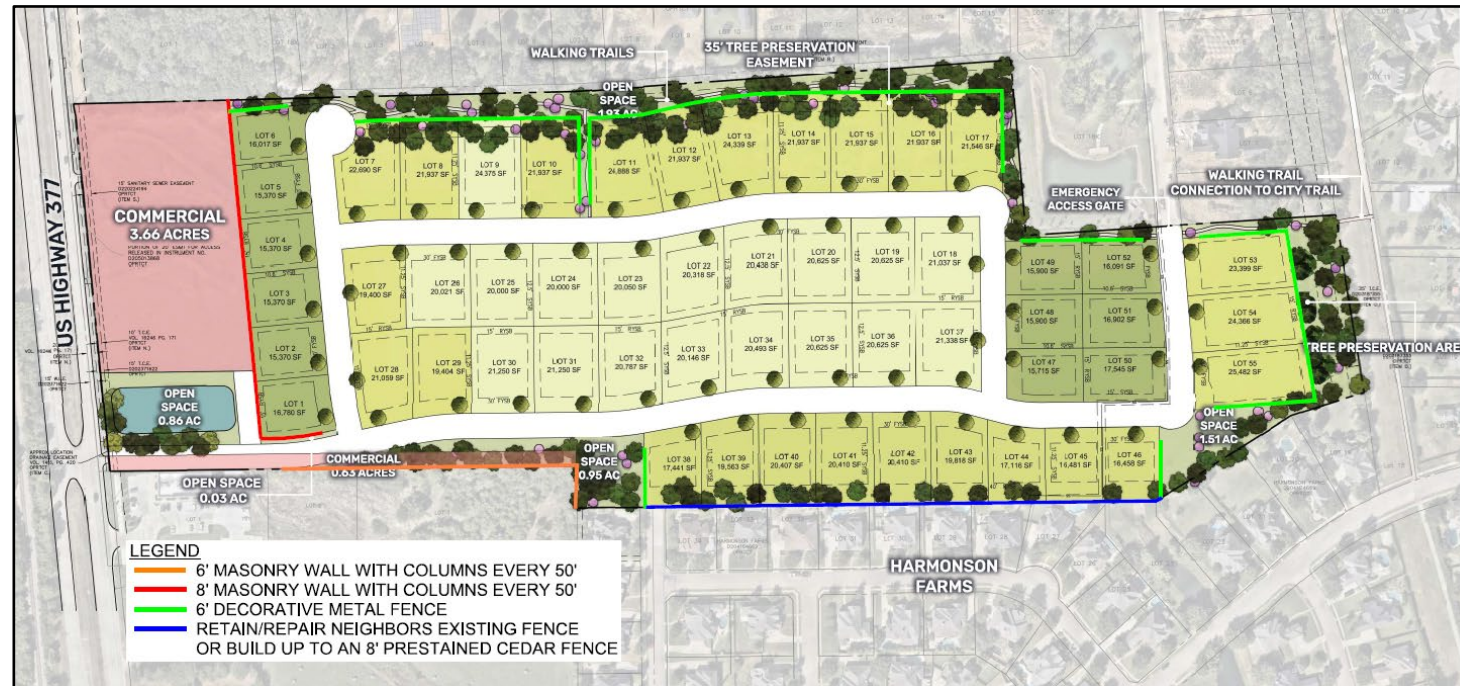


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## Screening and Fencing: Exception to UDC requirements

All fence styles and locations are shown on the Wall/Fence Diagram on the proposed concept plan.

- An 8' masonry screening wall with columns every 50', adjacent to the future Commercial tract (behind Lots 1-6) and wrapping along the south side of Lot 1, to the front setback line; and
- A 6' masonry wall with columns every 50', along the Commercial lot open space and adjacent residential open space; and
- A 6' iron open-style fence adjacent to open spaces; and
- The fence design along the southern boundary shall be determined in concert with the adjacent existing homeowners, to either retain/repair the existing fence, or build a new fence; up to 8' pre-stained cedar.



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## Drainage and Utilities:

A preliminary drainage and utility plan was provided; the Applicant will be required to provide a full set of civil plans that meets UDC requirements.

## Trip Generation:

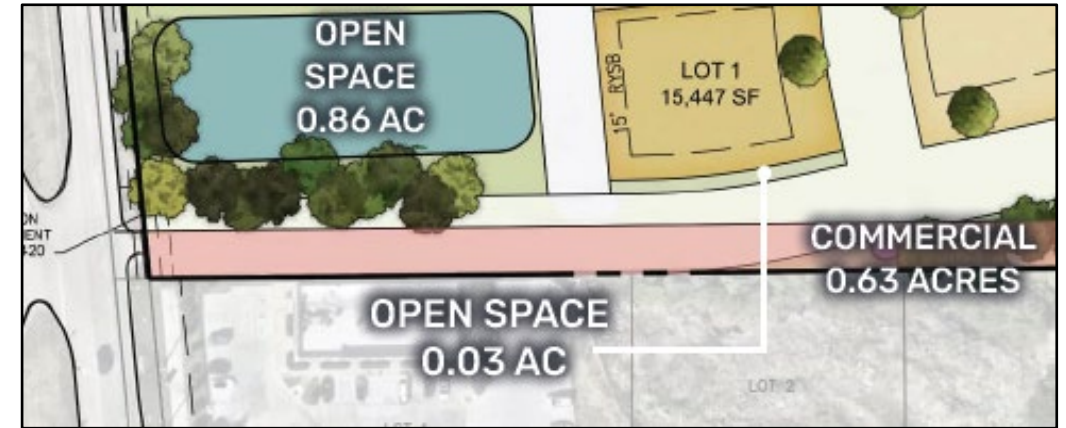
A Trip Generation form was provided by the Applicant. A Traffic Impact Analysis will also be required later in the development process.

## Ingress and Egress: Exception to UDC requirements

The Applicant is proposing a main entrance off North Main Street, with a connection to Keller Springs Avenue to the north that will be gated for emergency access only.

UDC Section 5.03 (G) states the following regarding points of access:

Subdivisions generally provide one point of access in each direction (north, east, south and west) to a public street and/or future connection, which is adequately designed and sized to handle the traffic adjacent to the development. For a development of over 50 lots, a minimum of 2 functional access points shall be required.... For new dwelling unit developments, single points of access, including cul-de-sac streets, may exceed 600' if a residential fire sprinkler system is provided and a recommendation from the Fire Chief or their designee and approval of the City Council.



US-377 Connection



Keller Springs Connection

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## Updates since May 2026:

- reduced the number of lots from 59 to 55
- removed the south connection to Homestead Drive (Harmonson Farms)
- proposing an emergency access gated connection to Keller Springs Avenue (Greenway Park) rather than a full street connection
- removed requested zoning exceptions related to lot width, front and side setback, and lot coverage with intent to follow SF-15 standards. There are still requested exceptions on access and fencing.

## Comparison to adjacent Planned Developments:

	Harmonson Farms	Greenway Park	The Preserve at Keller Oaks
Average lot size	20,626 SF	24,865 SF	19,880 SF
Median lot size	15,699 SF	23,957 SF	20,410 SF

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## Greenway Park Connection:

The concept plan included with the Greenway Park PD that was approved by City Council in 2020 shows a cul-de-sac at the end of Keller Springs Drive.

The Preserve at Keller Oaks PD is proposing to demo that existing cul-de-sac and provide a connection point that is gated for emergency access only.



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## Summary of Proposed PD Standards

	May 5, 2026 Request	UDC Requirement	Current Request
<b>Lot coverage</b>	45% by main buildings and 55% including accessory buildings, driveways and parking areas.	Sec. 8.08: 35% by main and 50% including accessory buildings, driveways and parking areas	Meets UDC
<b>Minimum Lot Width (Cul-de-sac Lot)</b>	80' measured from building line on curves/cul-de-sacs	Sec. 9.11(A): 90' on all lots with frontage on the curved radius of a dedicated cul-de-sac street.	Meets UDC
<b>Landscaping</b>	All front yards shall be fully landscaped, with a min. of either 2 min. 3" Canopy trees, or 1 min. 3" caliper Canopy and 2" caliper Understory tree and 10 shrubs.	Sec. 9.03(G): A min of two large canopy trees with a min. 3" caliper shall be planted in the required front yard.	Meets UDC
<b>Fencing</b>	8' masonry screening wall wrapping along the south side of Lot 1, to the front setback line.	Sec. 9.07(G): Open style fencing when adjacent to open space.	8' masonry screening wall wrapping along the south side of Lot 1, to the front setback line.

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	Previous Request	UDC Requirement	Current Request
<b>Front Setback</b>	30'	Sec. 8.08: 30', 40' for lots with frontage on the curved radius of a dedicated cul-de-sac street.	Meets UDC
<b>Side Setback</b>	8'. Min. separation between structures shall be 16'. Min. side yard on a corner lot shall be 15'.	Sec. 8.08: 10% of lot width but no more than 15'	Meets UDC
<b>Minimum Dwelling Size</b>	2,600 SF for one-story / 3,200 SF for two-story	Sec. 8.08: 2,000 square-feet.	2,600 SF for one-story / 3,200 SF for two-story
<b>Access Points</b>	Main entrance off N. Main St., with connection to Keller Springs Avenue to the north, and Homestead Drive to the south that will be gated for emergency access only.	Sec. 5.03 (G): For a development of over 50 lots, a min. of 2 functional access points shall be required.... For new dwelling unit developments, single points of access, including cul-de-sac streets, may exceed 600' if a residential fire sprinkler system is provided and a recommendation from the Fire Chief or their designee and approval of the City Council.	Main entrance off N. Main St., with a connection to Keller Springs Avenue to the north that will be gated for emergency access only. No connection to Homestead Dr.

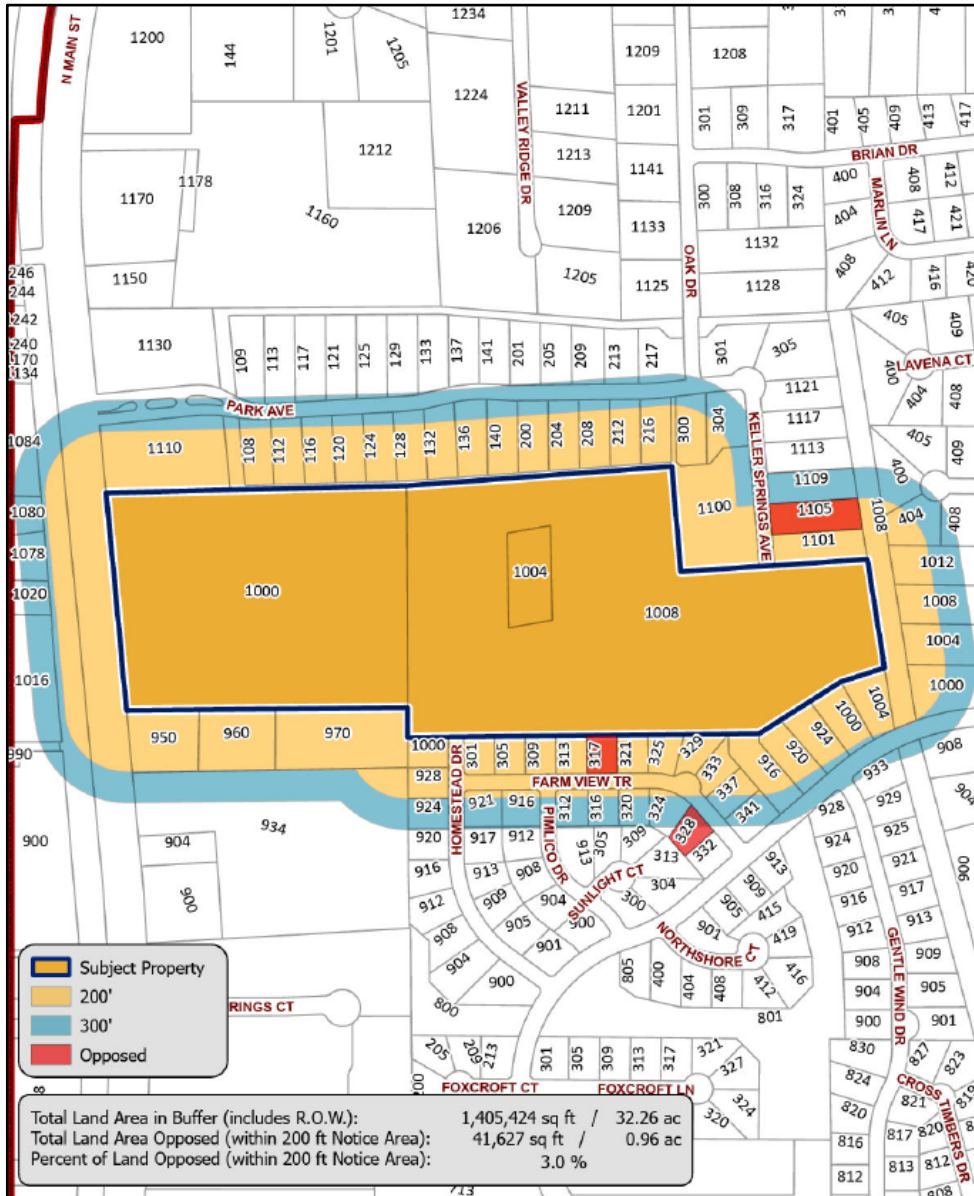
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On April 2, 2026, the City mailed 67 letters of notification for this Public Hearing to all property owners within 300' of the site, as well as a letter to the school district. A public hearing notice sign was also posted.

Staff has received multiple letters of public opinion in response to this request.

- As of May 5, 2026, the total percentage of opposition from within the 200' buffer was 18.5%
- As of July 7, 2026, the total percentage of opposition from within the 200' buffer is 3%

All written public feedback received by staff related to this item has been included in the agenda packet.



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### **Planning and Zoning Commission Recommendation:**

At the April 14, 2026, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Planned Development zoning change request with the following conditions:

- No points of ingress/egress shown on the proposed Concept plan shall have an emergency access gate; and
- 75% of the proposed lots shall meet the UDC standard for minimum lot width in SF-15 zoning.

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Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

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### Summary:

Consider a request for a Planned Development zoning change for approximately 39.38 acres from Commercial (C) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 55 residential lots, 2 commercial lots, and approximately 5.28 acres of open space.

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The City Council has the following options when considering a Planned Development Zoning Change application:

- Approve as submitted
- Approve with modifications or additional amendment(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Alexis Zimmerman**  
**817-743-4130**