

ORDINANCE NO. 2144

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FROM RETAIL (R) TO PLANNED DEVELOPMENT SINGLE-FAMILY 8,400 SQUARE-FOOT MINIMUM LOTS (PD-SF-8.4) FOR BELLA CASA, A PLANNED DEVELOPMENT CONSISTING OF 31 RESIDENTIAL LOTS AND APPROXIMATELY 1.6 ACRES OF OPEN SPACE ON APPROXIMATELY 10.9 ACRES OF LAND, LEGALLY DESCRIBED AS TRACT 3D08, ABSTRACT 457 OF THE JOHN EDMONDS SURVEY, LOCATED AT THE SOUTHWEST CORNER OF THE RUFÉ SNOW DRIVE AND RAPP ROAD INTERSECTION, AND ADDRESSED AS 1300 RUFÉ SNOW DRIVE IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Jim Tchoukaleff (Applicant), and Aamer Patel, (Owner), submitted a request for a Planned Development zoning change (Z-23-0004) for approximately 10.9 acres from Retail (R) to Planned Development - Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) for the proposed Bella Casa subdivision; and

WHEREAS, the Bella Casa Planned Development – Single-Family 8,400 square-foot minimum lots meets the 2021 Future Land Use Plan (FLUP) land use category for High-Density Single-Family; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the zoning change application described in this ordinance; and

WHEREAS, the City Council is of the opinion the zoning change herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the Unified Development Code of the City of Keller, Texas, and the accompanying Zoning Map are hereby amended by changing the zoning from Retail (R) to Planned Development SF-8.4 (PD-SF-8.4) for the Bella Casa subdivision consisting of 31 residential lots and three (3) open space lots on approximately 10.9 acres, being legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located at the southwest corner of the Rufe Snow Drive and Rapp Road intersection,

and addressed as 1300 Rufe Snow Drive in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A" is hereby approved, and incorporated herein as if fully set forth as submitted.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.


Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 17th day of October, 2023.



CITY OF KELLER, TEXAS

BY: 
Armin Mizani (Oct 18, 2023 23:07 CDT)
Armin R. Mizani, Mayor

ATTEST:


Kelly Ballard (Oct 18, 2023 11:12 CDT)
Kelly Ballard, City Secretary

Approved as to Form and Legality:

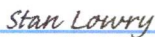

Stan Lowry (Oct 18, 2023 11:17 CDT)
L. Stanton Lowry, City Attorney

EXHIBIT _
BELLA CASA
PLANNED DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. The design and development of the Bella Casa neighborhood shall take place in general accordance with the Concept Plan (Exhibit --).
2. A minimum of 15% of the land (1.611 AC) within the Bella Casa neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association.

RESIDENTIAL STANDARDS

Development shall take place in accordance with development standards established in the Keller Unified Development Code for the SF-8.4 zoning district, as it exists or may be amended, unless otherwise identified below.

AREA REGULATIONS

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 65'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. Minimum lot width shall be established at the front yard setback.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 110'.
4. Minimum front yard: 25'. On cul-de-sacs, elbows, or non-rectangular lots, the minimum front yard shall be established where the minimum lot width is 65'.
5. Minimum side yard-Interior lot: 10%.
6. Minimum side yard-Corner lot adjacent to a street: 15'. If a garage door is accessed from the side street, the minimum setback to the garage door shall be 20'.
7. Minimum rear yard: 15'.
8. Minimum dwelling unit area: 2,000 square feet.
9. Maximum lot coverage: Fifty percent (50%) by main buildings; sixty percent (60%) including accessory buildings, driveways, and parking areas.

NEIGHBORHOOD STANDARDS

1. Fencing
 - A. Fences shall be a minimum 6' in height and shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
 - B. Fences between houses but which face the street shall be tubular steel or wrought iron type fencing. Additionally, landscaping, including shrubs, shall be provided in conjunction with the fencing to provide screening.
 - C. Side yard fences may not extend closer than 10' behind the front outside corner of the house.

- D. Side yard fences on corner lots may extend to within 8' of lot's side property line. Said fencing shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
- E. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces and shall be 6' high. Said fencing shall be installed by the home builder in conjunction with the building of the house on that lot.
- F. A minimum 6' tall masonry screening wall shall be provided along the eastern and northern limits of the neighborhood.

2. Garages

- A. J-swing garages shall be required on a minimum 50% of the lots. The remaining lots may have front facing garage doors.
- B. In no instance shall the garage door exposure to the street exceed 144 square feet. (2 car garage door.)

3. Trees: In lieu of the trees required for each single family lot as outlined in Section 9.03(G)(1) of the Keller Unified Development Code, a minimum of 1, 3" caliper tree shall be planted in the front yards of homes. Said tree(s) shall be of a species whose typical mature height is no greater than approximately 20'. Additionally, a minimum of 1 large canopy tree with a minimum 6" caliper shall be provided in the rear yard of each lot.

In addition to the trees required for each single family lot as outlined in Section 9.03(G)(1 and 2) of the Keller Unified Development Code, 1 street tree, with a minimum 6" caliper, shall be provided per each single family lot, for a total of 3 trees per lot. Said trees shall be planted in conjunction with the construction of the adjacent home.

The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street right-of-way. Additionally, corner lots shall provide 2 street trees in the side yard parkway. These trees shall be maintained by the adjacent home owner.

The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Cedar Elm, and Lace Bark Elm. Because of the vertical root structure, root barriers shall not be required for these street trees.

The planting of the above referenced trees shall be considered as meeting the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood. The planting of the above referenced trees shall take place in conjunction with the construction of the home on the subject lot by the home builder.

4. Sidewalks:

- A. Sidewalks (5' wide) shall be built so that 2' of the walk is located on the single family lot and 3' is located within the street right-of-way. In order to accomplish this, a 3' sidewalk easement shall be located on the lot. The placement of the sidewalk will allow for the maximum planting area for the street trees within the parkway.
- B. A 6' wide sidewalk shall be constructed along Rapp Road adjacent to the property.

5. Lot to lot grading and/or private HOA maintained rear yard drainage systems are allowed in order to preserve existing trees.

6. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the attached Entry Concepts exhibits and not specifically follow those treatments outlined in Section

5.09 of the Keller Unified Development Code. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.

- A. A minimum 10' wide landscape buffer shall be provided along Rufe Snow Dr and Rapp Rd.
- B. A masonry screening wall, with a minimum height of 6' shall be constructed where lots back to Rufe Snow Dr or Rapp Rd.
- C. Minor wall columns shall be spaced no greater than 12' on center. Major columns shall be spaced no greater than 100' on center.
- D. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along Rufe Snow Dr. Ornamental trees along Rapp Rd. The collective measurement of a multi-trunk tree shall be a minimum 3". The trees may be placed in an informal layout.

A specific landscape plan for the neighborhood shall be provided in conjunction with the submittal of construction plans for the neighborhood.

RESIDENTIAL ARCHITECTURAL STANDARDS

1. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
2. A minimum of 70% of the home facades shall be constructed of brick, stone, or man-made stone. A maximum of 30% of the home facades shall be constructed of stucco or cementitious fiber board plank.
3. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
4. 30 year dimensional shingles or better shall be provided on all homes.
5. Roof pitches shall be a minimum of 8:12 for main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
6. Architectural façade treatments. Each home shall incorporate at least 3 of the following:
 - A. The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
 - B. As least 1 dormer shall be provided for each roof plane over 600 square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
 - C. All shutters for windows facing a street will be operational or appear to be operational. Additionally, the shutters will be in scale with the corresponding window.
 - D. Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
 - E. The floor of front porches shall be either brick, stone, or patterned concrete.
 - F. Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate. These enhancements shall only be on the portion of the driveway which is on private property.
 - G. Front doors and/or garage doors shall incorporate glass enhancements.

