

Item H-4

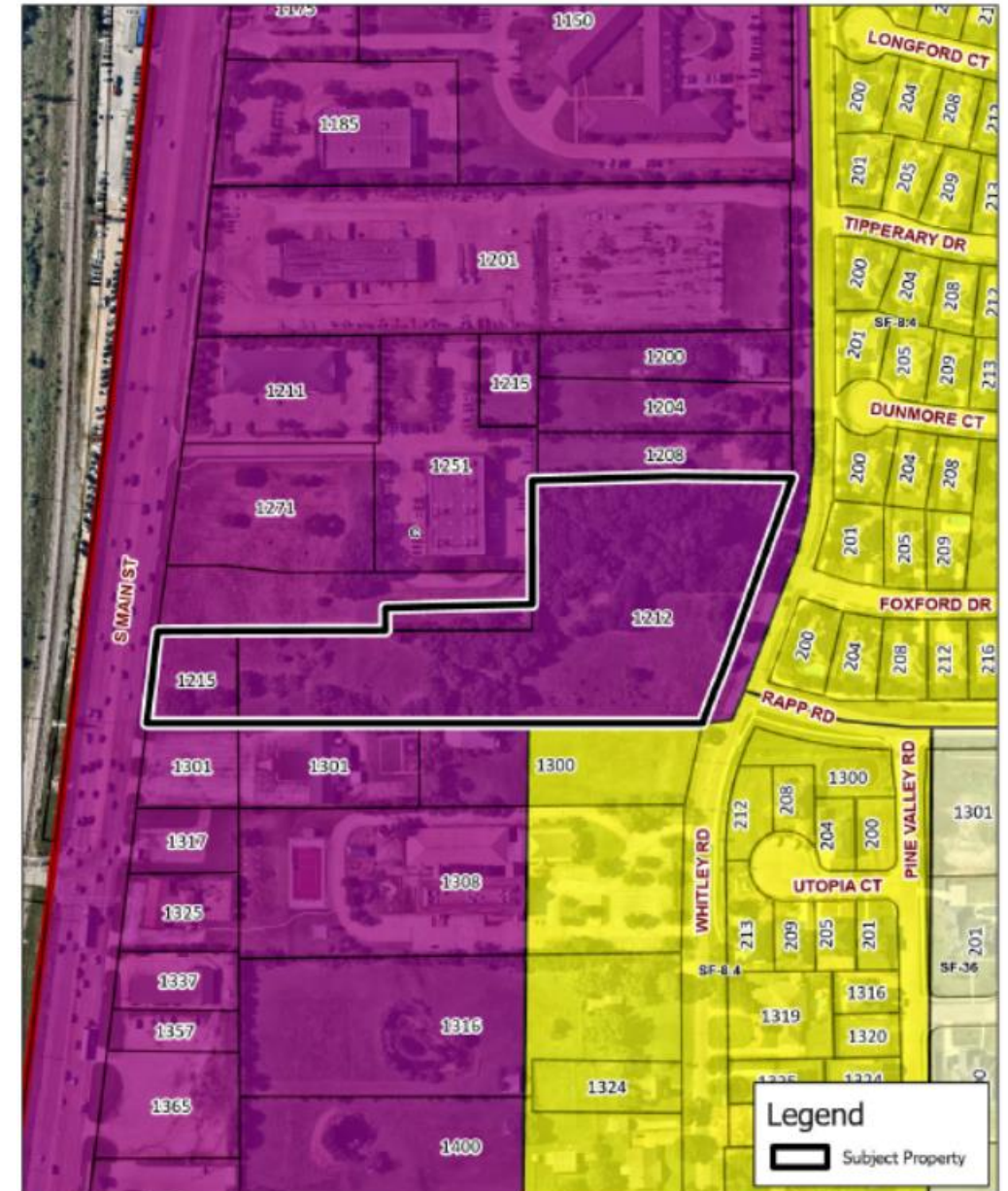
PUBLIC HEARING: Consider an ordinance approving Whitley Springs, a Planned Development Zoning Change from Commercial (C) to Planned Development - Mixed Use (MU) consisting of 22 residential lots, two commercial lots and 1.44 acres of open space on approximately 6.43 acres of land, legally described as a portion of Tract 7B, Abstract 692 of the W J Holland Survey, and a portion of the Martins Subdivision public right-of-way dedicated to the City of Keller shown on the plat filed with Tarrant County under document number D205322770, located on the west side of the Rapp Road and Whitley Road intersection, and addressed 1212 Whitley Road, and unaddressed public right-of-way. Huynh and Viyapon, LLC, Owner. Garabedian Properties, Applicant. (ZONE-2409-0005)

Item H-4 Aerial Map

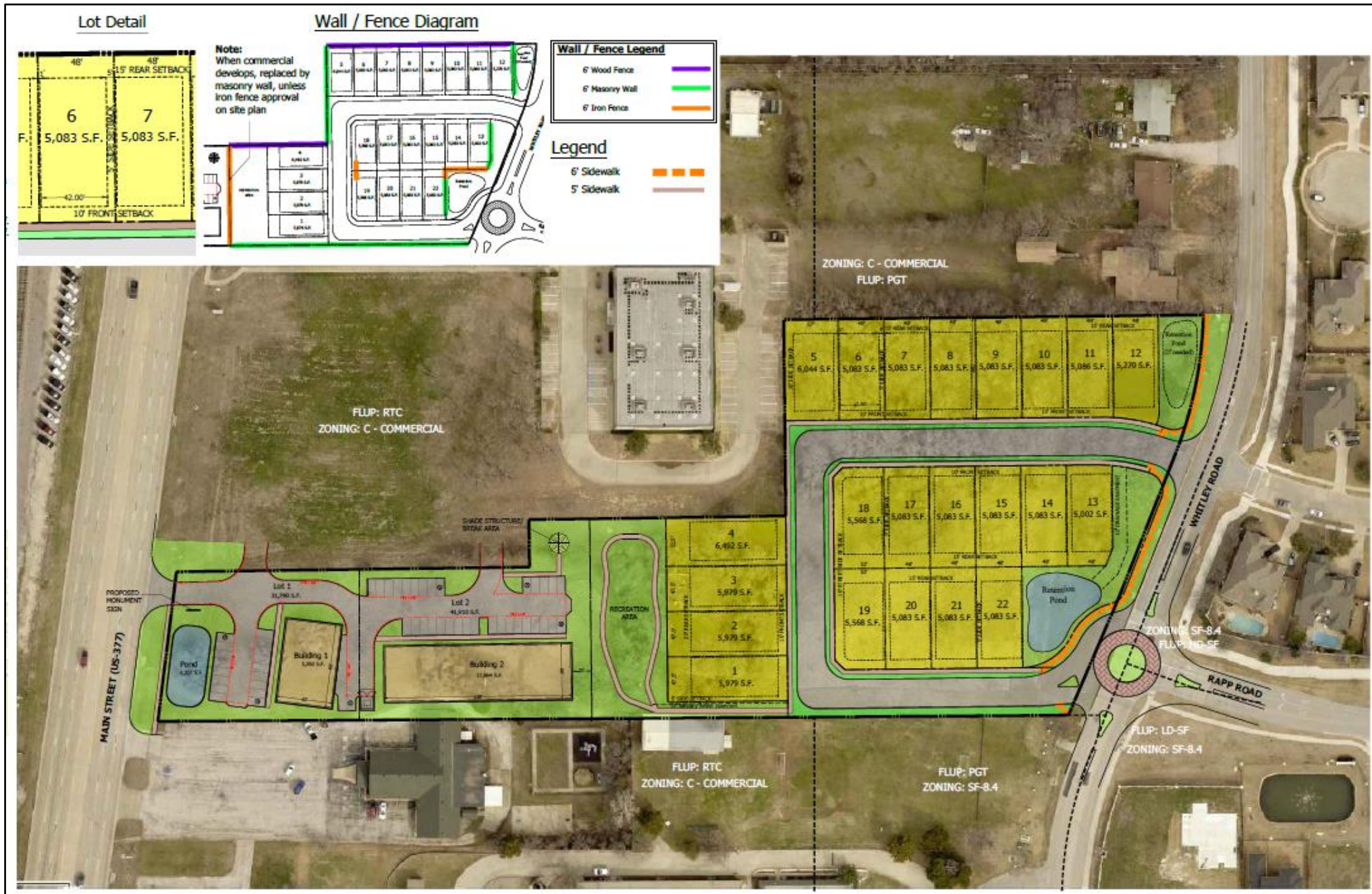


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Zoned:
Commercial (C)

Item H-4 Zoning Map



Item H-4



Item H-4

Current Zoning: Commercial (C)

Proposed Zoning:
Planned Development – Mixed Use (MU) to include
Patio Homes with 5,000 square-foot minimum lots

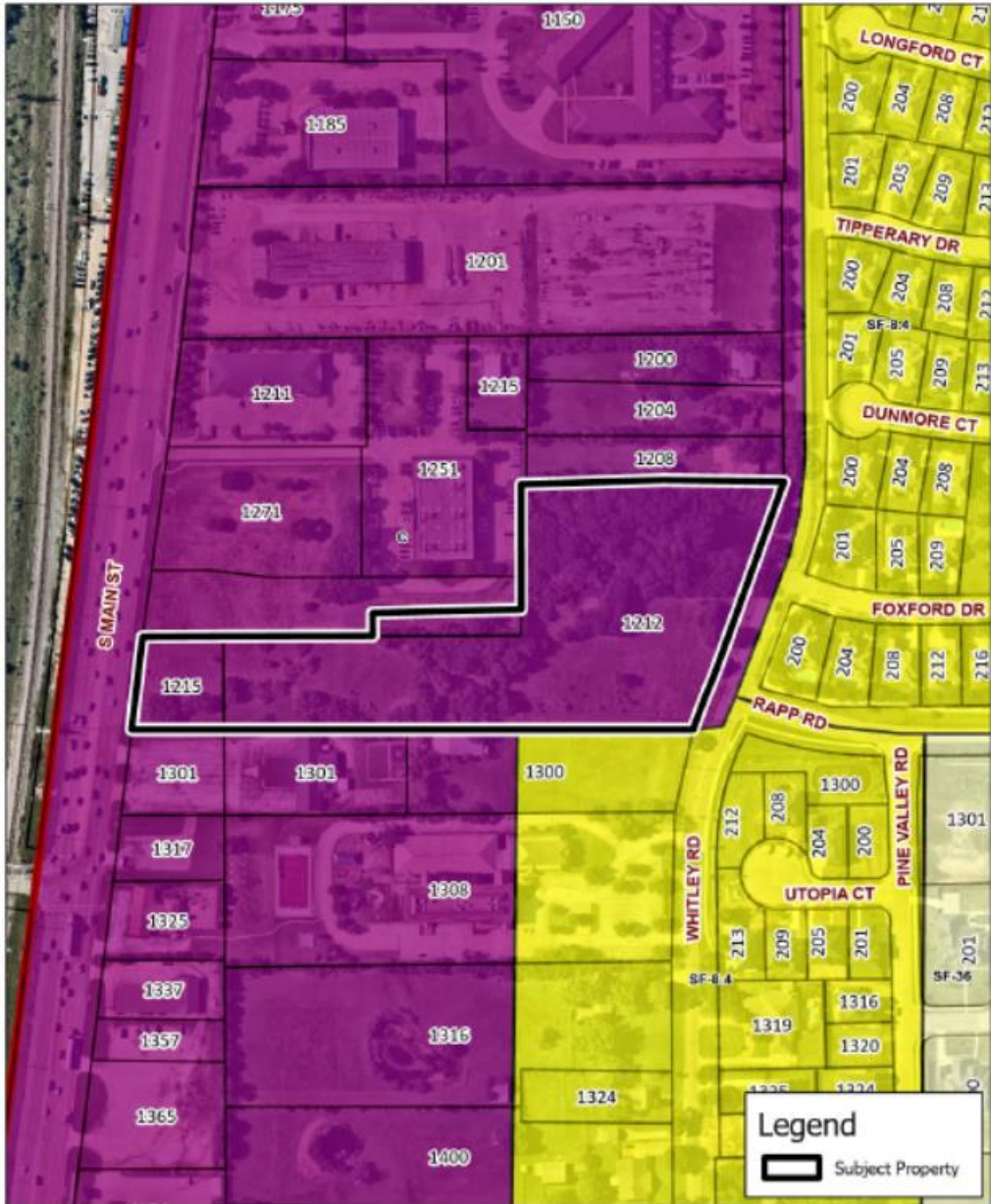
Surrounding Zoning:

North: Commercial

East: Single-Family 8,400 minimum lots (SF-8.4)

South: Commercial and SF-8.4

West: Commercial

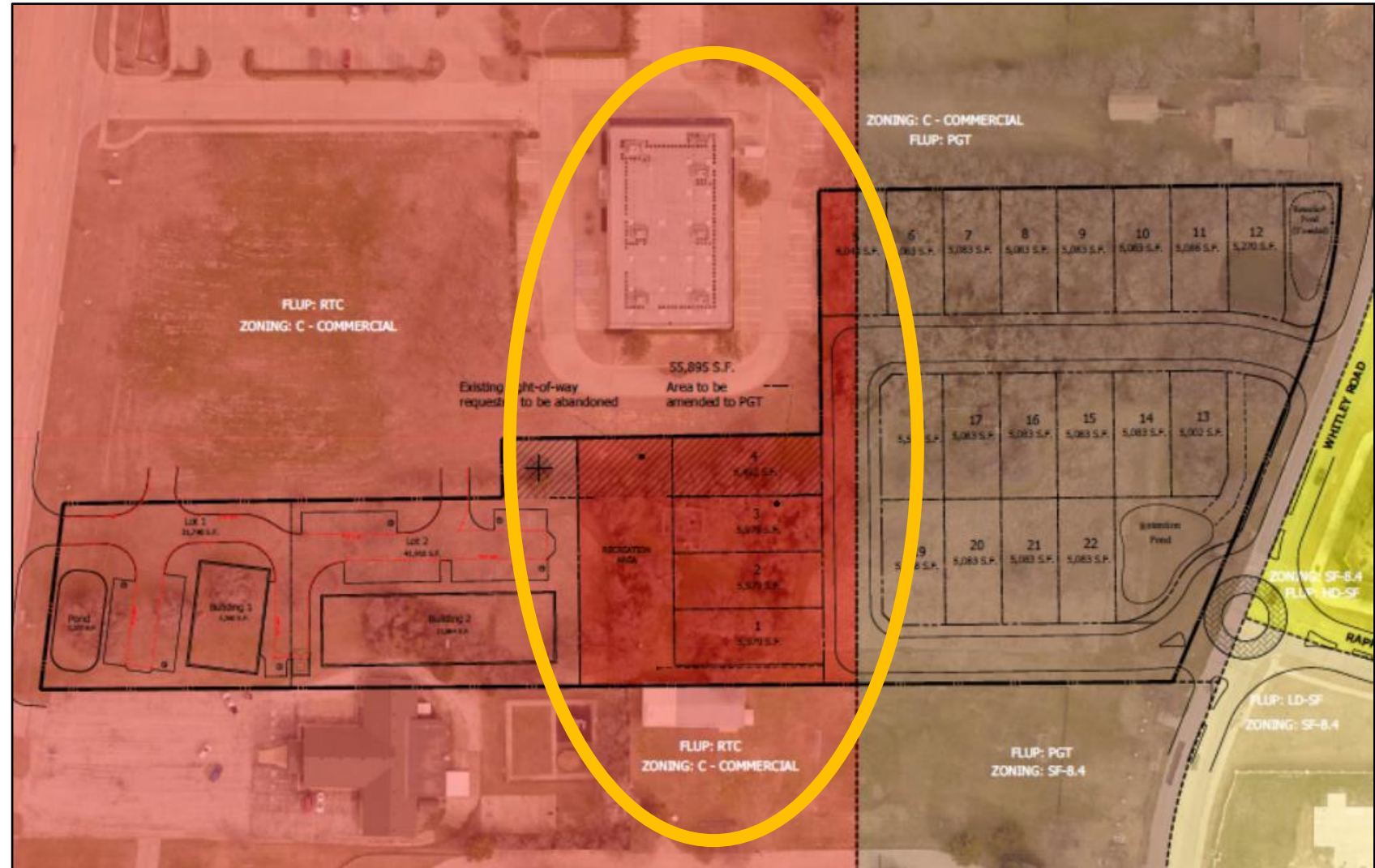


Item H-4

Future Land Use Plan:

Most of the 6.43-acre project site conforms with the FLUP, which designates all but approximately 55,959 square feet of the proposed development as Patio-Garden-Townhome, with lot sizes of 5,000 to 7,999 square feet.

The Applicant submitted a FLUP Amendment application for the remainder of the site that does not conform to the FLUP. That request is on the agenda as a separate item.



Item H-4

Residential Development Goals & Strategies



Goal 1: Restructure Residential Land Use Categories

One of the key FLUP elements regarding housing is the restructuring of residential categories that acknowledges Keller's current residential pattern. The FLUP also reflects the community's strong desire to preserve large-lot residential neighborhoods. Moreover, it anticipates future development pattern and desire for diversified residential options.

Strategy:

Create four residential land use categories that address current diverse residential uses. The four categories are as follows:

Low-Density Single Family (LD-SF):

36,000 square-foot lots or greater

Medium-Density Single Family (MD-SF):

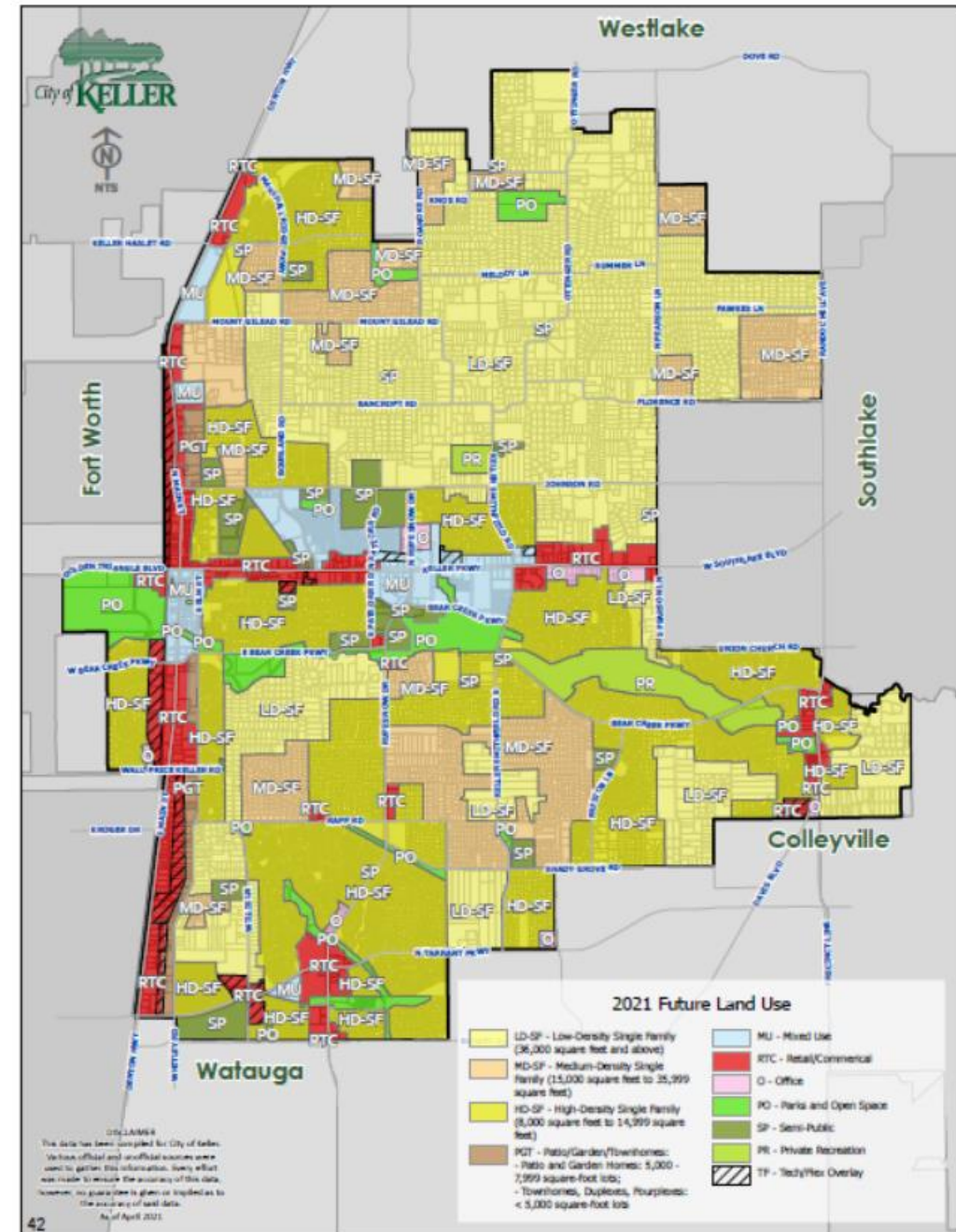
15,000 square-foot lots to 35,999 square-foot lots

High-Density Single Family (HD-SF):

8,000 square-foot lots to 14,999 square-foot lots

Patio/Garden/Townhomes (PGT):

- Patio/Garden Homes (5,000 square-foot lots to 7,999 square-foot lots)
- Townhomes, Duplexes, & Fourplexes (< 5,000 square-foot lots)



Item H-4

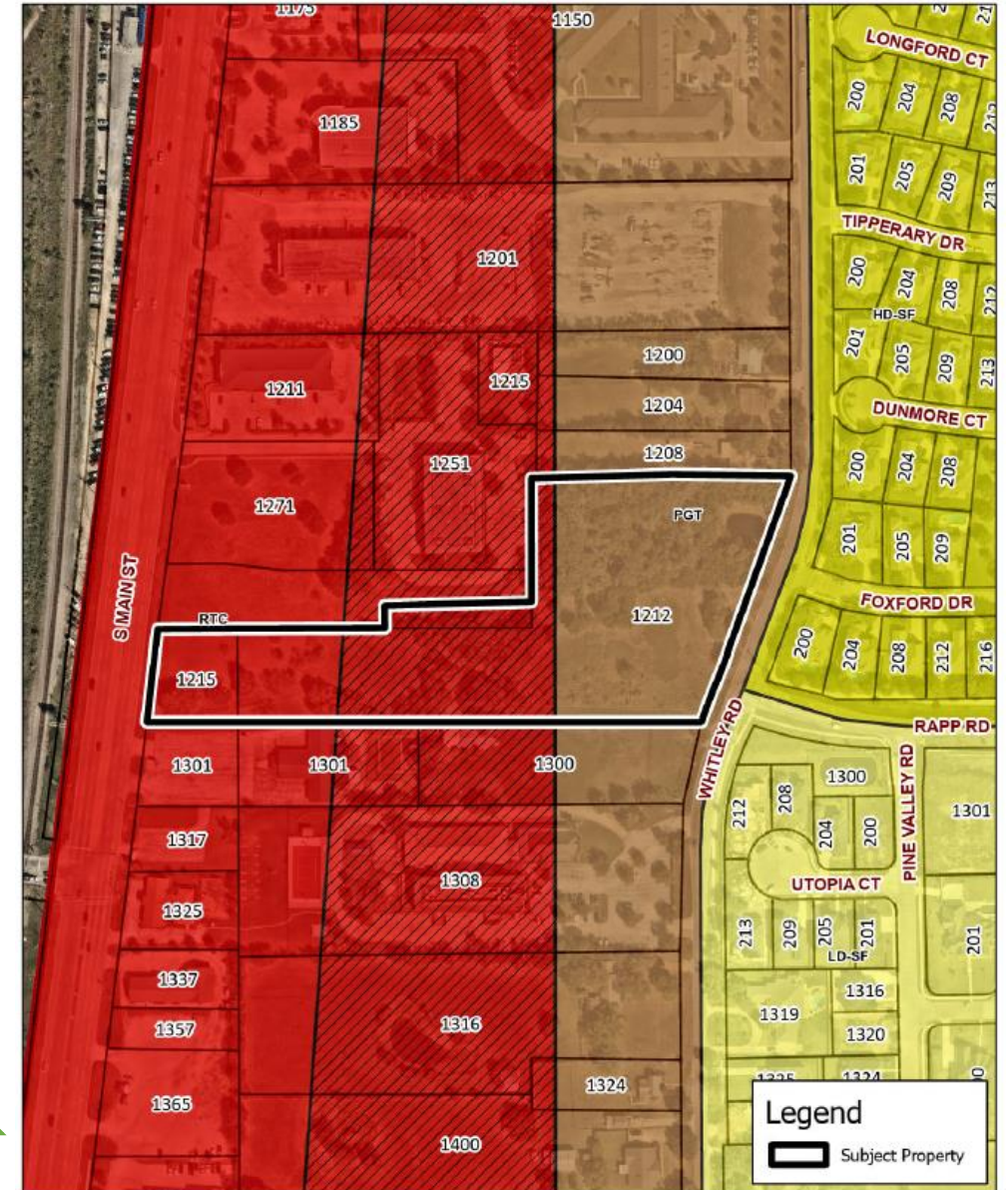
Surrounding Land Use Designations:

North: Patio/Garden/Townhomes (PGT) and Retail/Commercial (RTC)

East: High-Density Single Family Residential (HD-SF) and Low-Density Single Family Residential (LD-SF)

South: PGT/RTC

West: RTC



Item H-4

PD-Patio Home Proposed Criteria:

Minimum Dwelling Size:

2,000 square feet or greater (Exceeds the SF-8.4 requirement of 1,400 square-foot minimum)

Size of Lots:

1. Minimum lot area: 5,000 square feet (average lot size is 5,366 square feet)
2. Minimum lot width: 48'
3. Minimum lot depth: 105'

The proposed depth of 105' is less than all other single-family zoning districts in the UDC; however, it exceeds some existing PD-PH zoning areas in the city. (Riverdance, 90'; Brookstone Villas, 90'). The minimum lot width request of 48' is less than all other single-family zoning districts in the UDC, but is similar to requests approved in other existing PD-PHs. (Several lots in Brookstone Villas have a minimum lot width of 41.46').

The above-referenced existing PDs all have minimum lot sizes of 5,000 square feet.

Item H-4: Proposed PD-PH Residential Standards

Proposed Setbacks:

1. Minimum front yard: 10' (front-facing garages require 20' setback)
2. Minimum side yard: 1' and 5' (minimum distance between structures must be 6')
3. Minimum rear yard: 15'



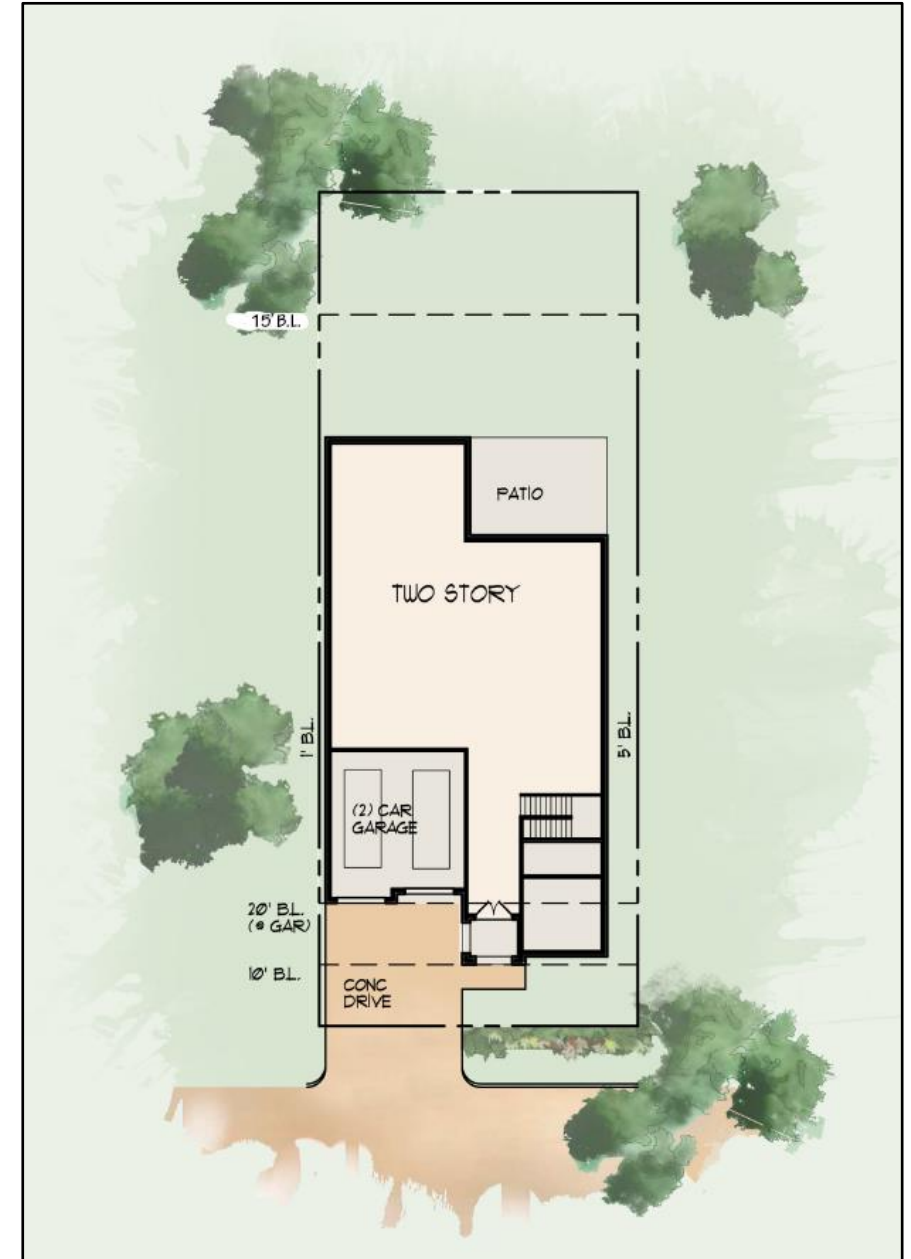
Item H-4: Proposed PD-PH Residential Standards

Maximum Lot Coverage:

The Applicant proposes a lot coverage of 60% for the main building and 70% including accessory buildings, driveways and parking areas.

The proposal exceeds the maximum lot coverage permitted for any zoning district.

Per the UDC, lots zoned SF-8.4 are permitted a maximum lot coverage of 35% for the main buildings and 50% including accessory buildings, driveways and parking areas.



Item H-4

Garage Requirements:

The applicant proposes a mix of J-swing, front-facing and side-entry garages. The Applicant requests to have no maximum number of homes with front-facing garages, and proposes a maximum front-facing garage door exposure of 128-square-feet per lot.

The Keller Unified Development Code (UDC) requires that all homes provide a minimum two-car garage, and permits front-facing garages in Planned Developments and properties platted prior to 1992.

Item H-4

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% masonry, aligning with the requirements of the UDC.



Item H-4

Elevations:

The proposed PD standards state that each home shall incorporate at least four of the following:

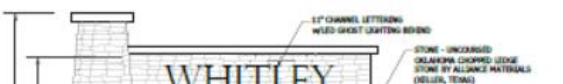
- Divided light windows on street facing elevations (front elevation and sides on corner lots)
- Enhanced masonry details
- Metal seam roof accents
- Shutter accents
- Cast stone accents
- At least 2 masonry materials (i.e. cementitious siding, brick and stone)
- Decorative coach lighting
- Pavers for sidewalk and/or driveway
- Low voltage landscape and path lighting



Landscaping: Proposed Residential PD Standards

	UDC Requirement – Section 9.03(G)	PD Request – Residential Lots
Front Yard	Minimum 2 large canopy trees with a 3” minimum caliper	Minimum 1 large canopy tree with 3” caliper OR 2” caliper understory tree, minimum of 10 shrubs
Rear Yard	Not Required	None proposed
Street Trees	Not Required	Minimum 1 street tree with a minimum 3” caliper located between the sidewalk and curb adjacent to each front yard.
Corner Lot Trees	Minimum two large canopy trees with a 3” minimum caliper in the side yard adjacent to a street	Minimum of two additional 3” caliper street trees
Total	All lots – 2 trees Corner lots – 4 trees	All lots – 2 trees Corner lots – 4 trees

Landscaping Buffers: Proposed Residential PD Standards

	UDC Requirement – Section 5.10(B)	Proposed PD Standards
Whitley Road	<p>10' landscape buffer with minimum 3" caliper large canopy trees placed each 50 linear feet</p> 	<p>10+' landscape buffer with at least one 4" caliper tree spaced every 30' and two ornamental trees every 100'.</p>



Item H-4

Open Space:

- Four areas of open space are proposed to meet the 15% open space requirement for all Planned Developments.
- Open space totals 1.44 acres, which includes an 80'-wide recreation area and up to three pond areas.
- HOA shall be required and will be responsible for all open space areas within the residential portion of the project, including the recreation area.



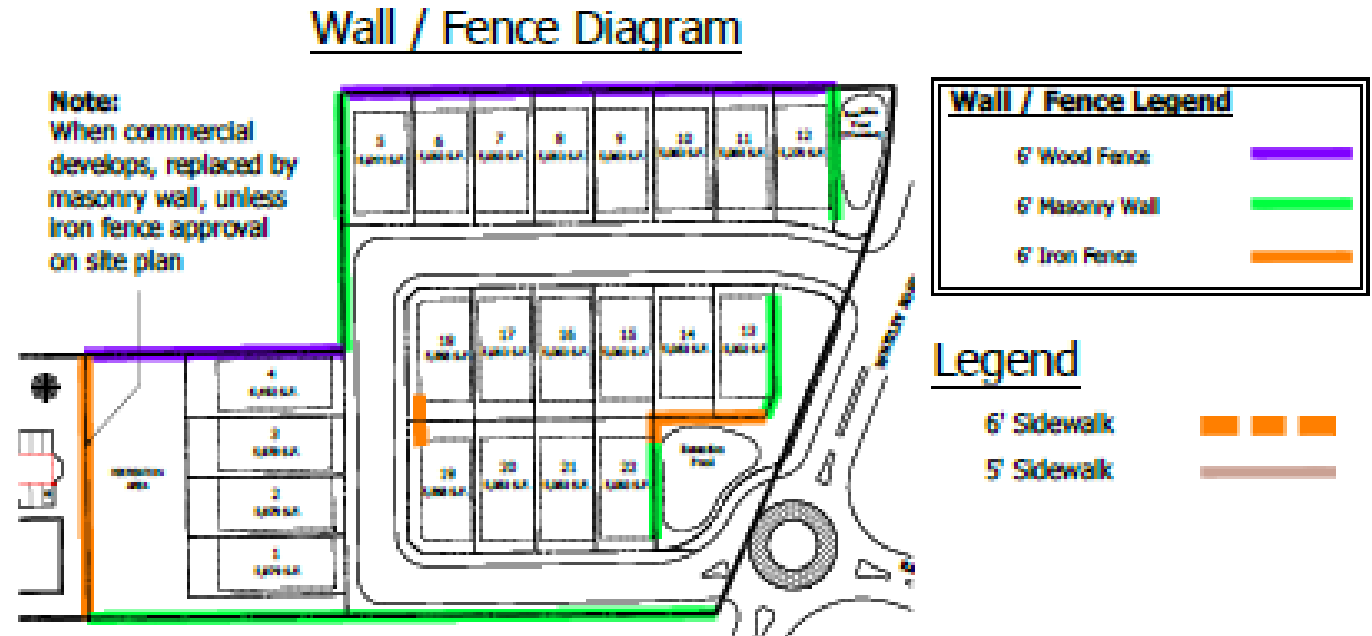
Item H-4

Screening:

For the residential portion, the Applicant proposes to install masonry screening walls with a minimum height of 6' along the following:

- Whitley Road
- western boundary near the ASI Gymnastics facility
- southern property line adjacent to the Messiah Lutheran church (change since P&Z meeting)

Iron fencing will be permitted between the retention pond at the main entry and adjacent lots. The Applicant will be required to replace the iron fencing along the western boundary of the Recreation Area with masonry screening when the non-residential portion develops.



Item H-4

Whitley Springs Original (Summer 2024) vs. Current Proposal

Residential Development Standard	Original Proposal	Current Proposal
Acreage	4.33	4.64
Homes/gross acre	5.08	4.74
Minimum lot width	47.5'	48'
Average lot size	5,122 square feet	5,366 square feet
Lot 5 width (closest to ASI)	51.5'	57'
Lot coverage – main dwelling	70%	60%
Lot coverage – total	80%	70%
Open space acreage	0.65	0.83
Open space percentage	15.01%	18.1%
Screening along south property line (residential portion only)	6' wooden and 6' iron fence	6' masonry screening wall

Item H-4

Trip Generation:

A Traffic Impact Analysis was not required for this proposed development, as anticipated trips per day are fewer than 500.

Ingress and Egress:

Whitley Springs proposes two entrances and exits off Whitley Road. One entry/exit will tie into the future roundabout at Rapp Road and Whitley Road. The other entry/exit is proposed to align with Foxford Drive.



Proposed Development Standards – Differences with Base Zoning:

PROPOSED PD USE	SUP or P in PD	COMMERCIAL
Accessory Dwelling as part of a primary structure	-	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	-	SUP
Appliance Rental	-	SUP
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	-	SUP
Automobile renting	-	SUP
Automobile Sales	-	SUP
Automobile service station	-	SUP
Brewery with entertainment inside or outside	P	SUP
Building materials and hardware sales	-	P
Child Care (Center)	-	P
College, university or private boarding school	-	P
Community center	-	P
Convenience store with gas pumps	-	SUP
Distillery	P	SUP
Donation center	-	SUP
Driving school	-	SUP
Dry cleaning plant or commercial laundry	-	P

Proposed Development Standards – Differences with Base Zoning:

PROPOSED PD USE	SUP or P in PD	COMMERCIAL
Fraternal clubs, lodges, sororities and fraternities, etc.	-	P
Freight or truck terminal yard	-	SUP
Greenhouses and nurseries (commercial retail or wholesale)	-	SUP
Gunsmith (repair only)	-	P
Heavy vehicle storage	-	SUP
Heliports and helistops	-	SUP
Hospital	-	P
Hotel/Motel	-	SUP
Metal Recycling Center	-	SUP
Mini-Warehouse or Self storage warehouse	-	SUP
Monuments and headstones sales with outside storage	-	SUP
Nursing Home	-	SUP
Outpatient Substance Use Treatment Program for Adolescents	-	SUP
Overnight delivery and service center	-	SUP
Public Parking Garage associated with a building	SUP	P
Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	-	SUP
Sales of used goods and merchandise	-	SUP

Proposed Development Standards – Differences with Base Zoning:

PROPOSED PD USE	SUP or P in PD	COMMERCIAL
Tool and machinery rental shop	-	SUP
Utility structures (Private or Franchised)	-	SUP
Wind Turbines	-	SUP

Item H-4

Proposed Non-Residential PD Criteria:

Architectural Standards:

The Applicant proposes building materials in earth tones, natural colors of stone, meal and wood or variations of gray, with a minimum of 80% masonry or metal (with metal being not more than 20%), and up to 20% wood.



Item H-4

Proposed Non-Residential PD Criteria:

Lot Size:

While the PD concept plan shows two non-residential lots of 31,790 and 41,910 square-feet, the Applicant proposes a PD standard allowing a minimum lot size of 15,000 square-feet. The minimum lot size in the base zoning district (Commercial) is 33,000 square-feet.

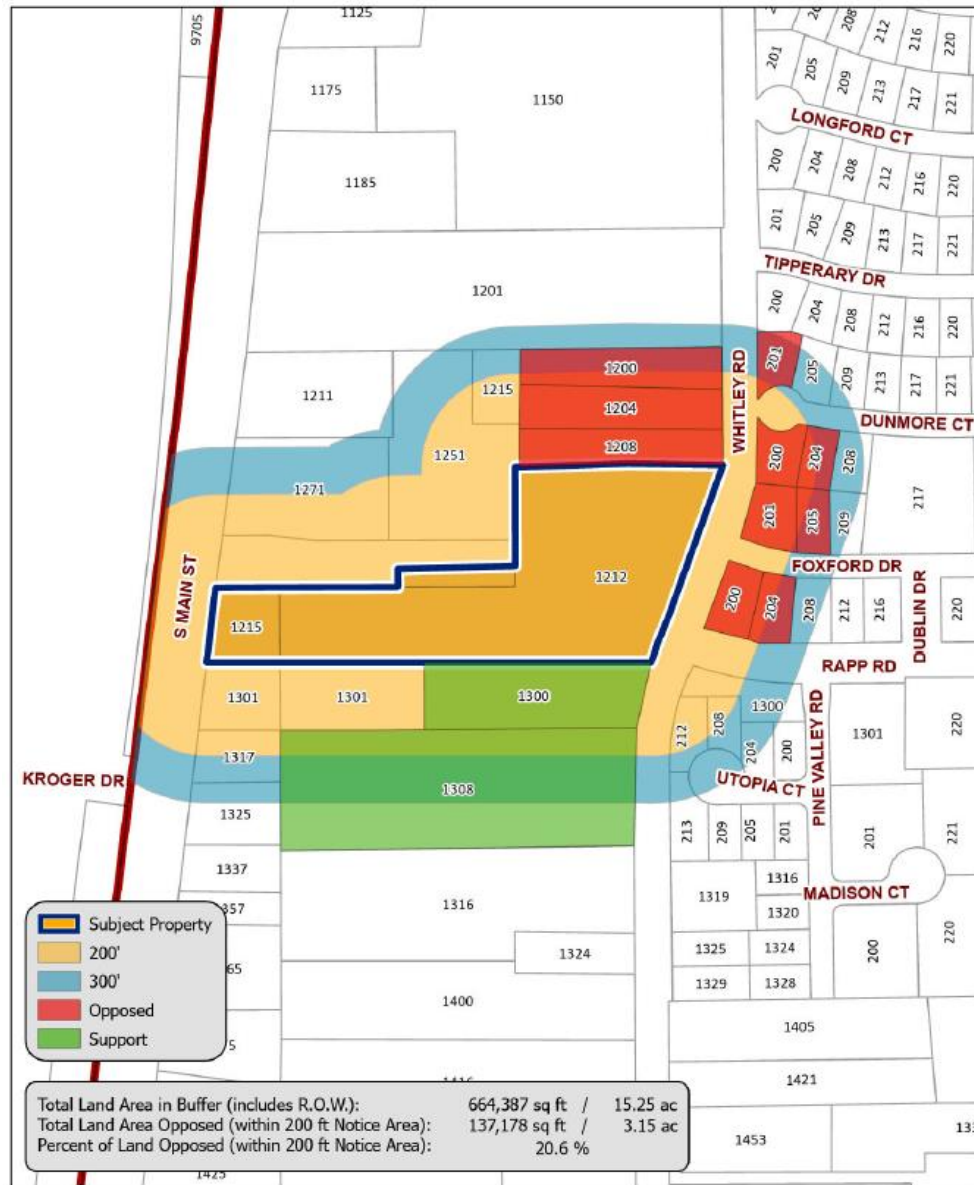
Ingress and Egress:

The concept plan shows one point of access off U.S. Hwy. 377 with a stub for cross access to the property to the north. No pedestrian or vehicular access is proposed connecting the Whitley Springs residential and non-residential areas.

The entry/exits meet the requirements of the UDC.



Item H-4

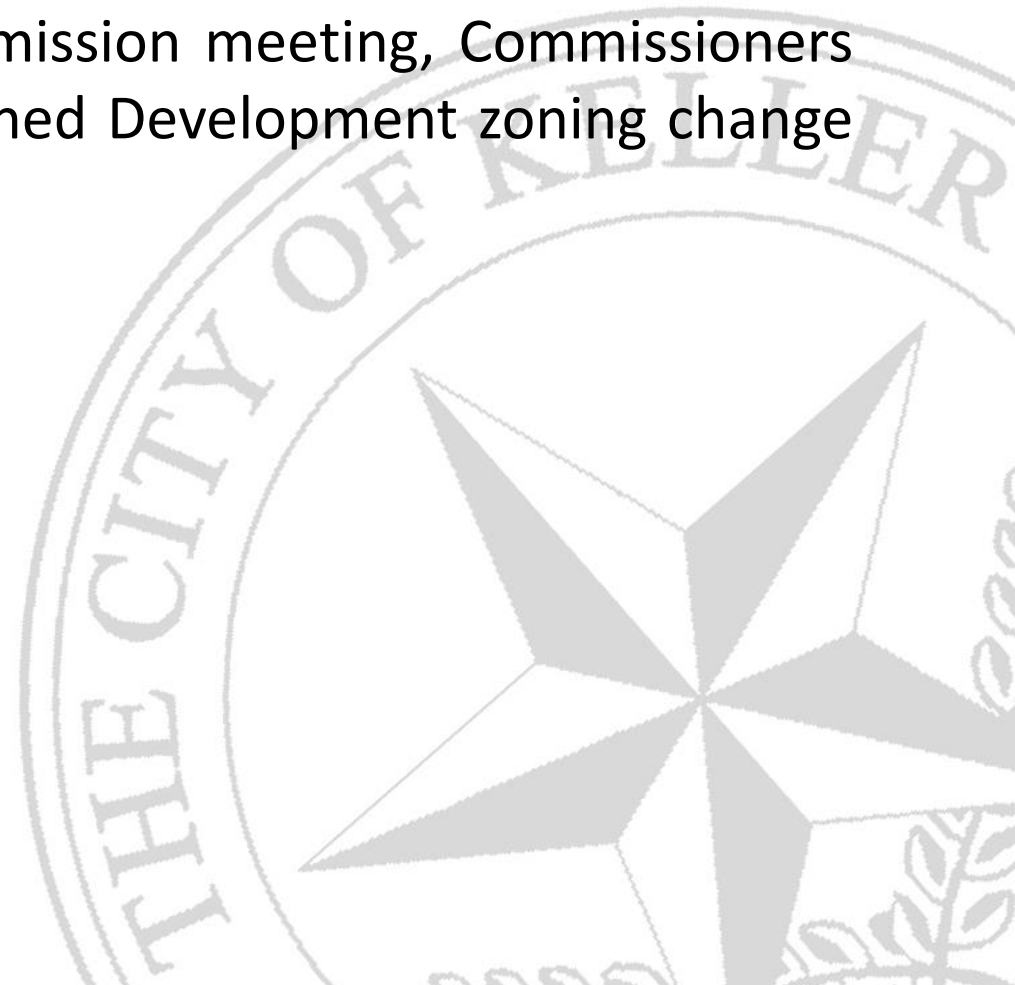


- On Oct. 31, 2024, the City mailed 36 letters of notification for this Public Hearing to all property owners within 300' of the site, as well as a letter to the school district. A public hearing notice sign was also posted.
- Staff has received 104 emails and a petition representing 10 properties in opposition, and 8 emails and 1 letter in support in response to this request. Opposition within the 200' buffer totals 20.6% of the land within that buffer, so a supermajority (3/4) vote has been triggered.
- The Applicant has reached out to surrounding property owners; details are included in the "Neighbor Outreach" section of their Zoning Narrative.

Item H-4

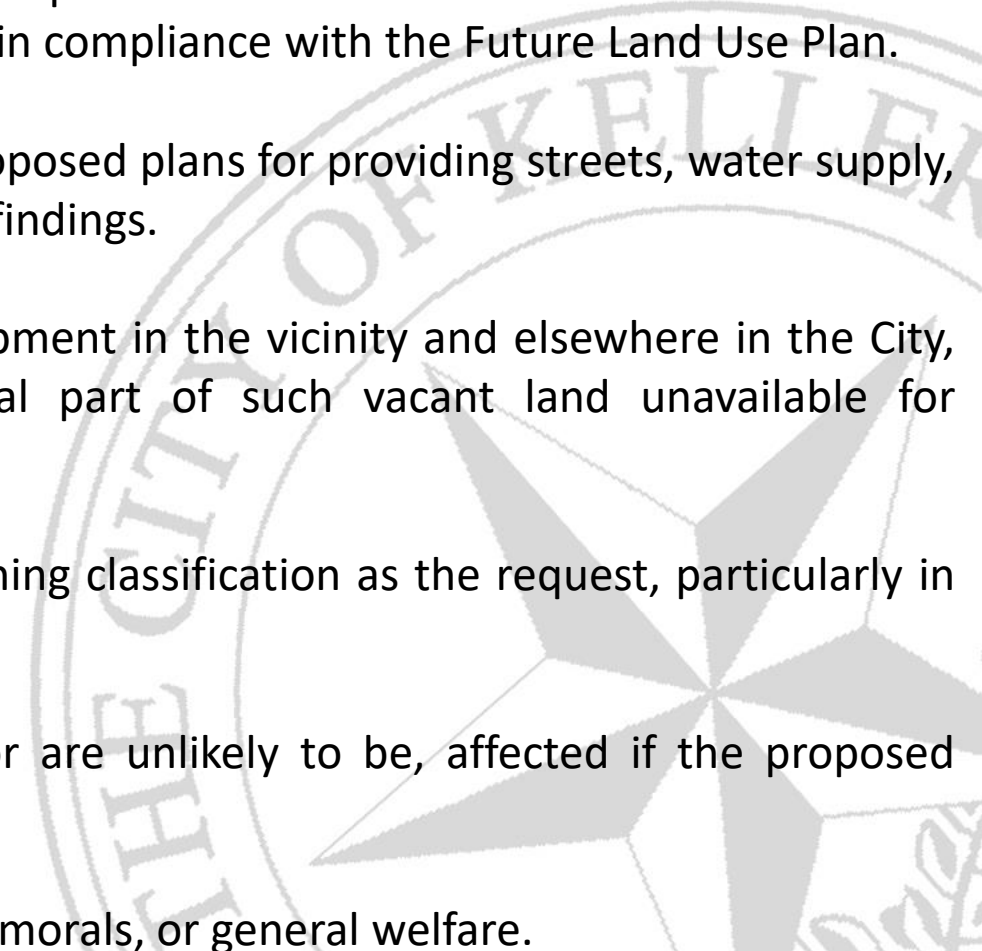
Planning and Zoning Commission Recommendation:

At the Nov. 12, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Planned Development zoning change request as presented.



Item H-4

Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the 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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Item H-4

Summary:

Consider an ordinance approving a Planned Development Zoning Change for approximately 6.43 acres of land from Commercial to Planned Development - Mixed Use for 22 residential lots, two commercial lots and 1.44 acres of open space.



Item H-4

The City Council has the following options when considering a Planned Development zoning change request:

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



**Questions?
Sarah Hensley
817-743-4130**

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