



January 8, 2025

PD Zoning Request
Mountain Blue Development
Location: 5899 Lambert Lane East, Keller, TX

The Mountain Blue Project is single family development of approximately 10.6 acres. Development is further seen in the attached exhibits.

We request a PD Zoning for Mountain Blue Project. The proposed PD will adhere to the base zoning regulation of SF-36 with the following amendments.

Development Standards to be altered.

A. UDC #8.04 Accessory Structures.

- A maximum of two (2) detached accessory buildings are permitted on any lot/track.
- All accessory buildings greater than one thousand two-hundred (1,200) square feet require a Specific Use Permit (SUP)

Request:

- Increase maximum allowable structures from 2 to up to a total of 5.
- SUP not required for the proposed structures below.
- Five structures proposed as follows:
 1. Gymnasium next to football field (up to 3000 SF)
 2. Gate House, and integrated covered parking (up to 600 SF each for a total of 1,200 sf)
 3. Club House (First floor up to 5,750 sf and second floor up to 1750 SF)
 4. Future Carport (up to 4,000 SF)
 5. Future Guesthouse (Maximum height of 35' and up to 5,000 SF)

B. UDC #9.07 Fencing

- For properties which are located in SF-20, SF-25, SF-30, and SF-36 zoning districts, fence shall not exceed a height of six feet (6') when located in front of the main structure and the property is a half-acre or greater.
- Ten feet (10') in height for athletic enclosures on residential properties which cannot be seen from the street or adjacent properties.
- If a side or rear fence for a property is located in front of the main structure of an adjacent property a solid fence may be located no closer than twenty-five (25') from the side property line facing the street.

Request:

1. Fence will be allowed to be installed at least 10' from property line (right-of-way dedication) subject to any/all visibility easements.
2. All perimeter fencing will be a solid/opaque fencing materials and allowed to be a maximum height of 10 feet with exception of the gate house walls that will be 12 feet tall to support entry gates. Fence adjacent to public right-of-way will have evergreen plantings to soften the appearance.
3. Screened chain link fence will be allowed to be installed and maintained during construction of the project and will be removed at or before final inspection.

C. UDC Section #9.01 A) Exterior Construction Requirements (1)(f).

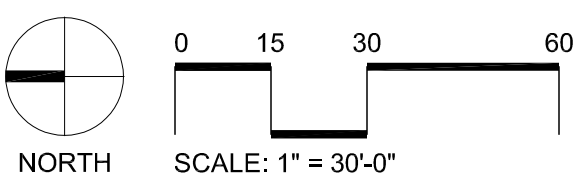
Detached carports shall adhere to the following standards:

In all residential zoning districts (SF – 36, SF – 30, SF – 25, SF – 20, SF – 15, SF – 12, SF – 10 and SF – 8.4) a Specific Use Permit (SUP is required. The construction of one carport per lot is permitted; a building permit is required for the construction of a carport regardless of size. Columns and roof structure must be compatible both in design and materials with the main structure. Detached carports shall be located at the rear of the property and observe all building setback requirements.

Request:

- Allowance of a future carport as part of PD zoning in lieu of SUP.
- Given the physical characteristics of the property the future carport will need to be located in front half of the site.





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