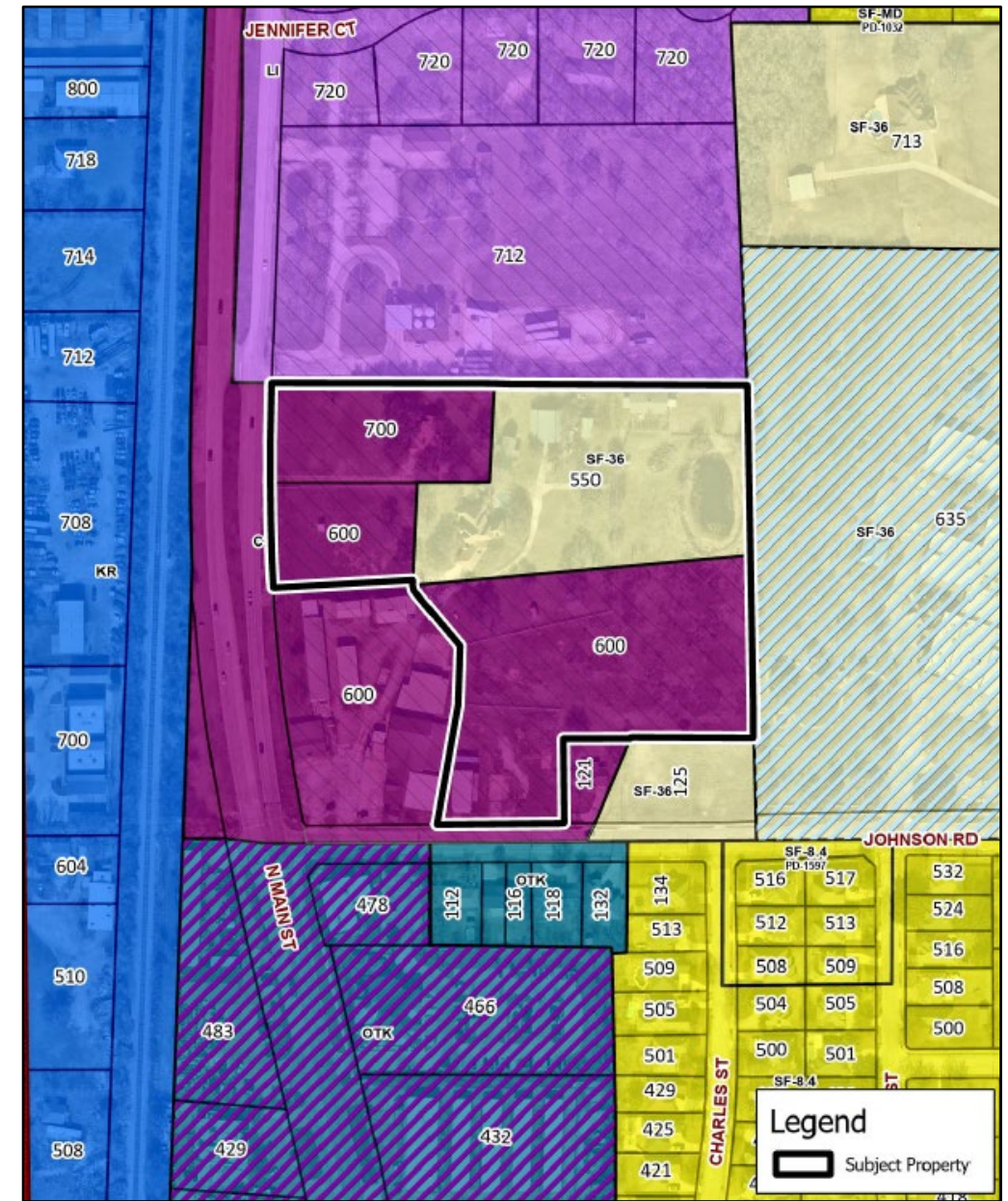


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PUBLIC HEARING: Consider an ordinance approving Rosebury, a Planned Development Zoning Change from Commercial (C) and Single-Family Residential - 36,000 square-foot lots (SF-36) to Planned Development - Mixed Use (MU) consisting of 21 residential lots, 2 commercial lots, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (ZONE-2501-0002)

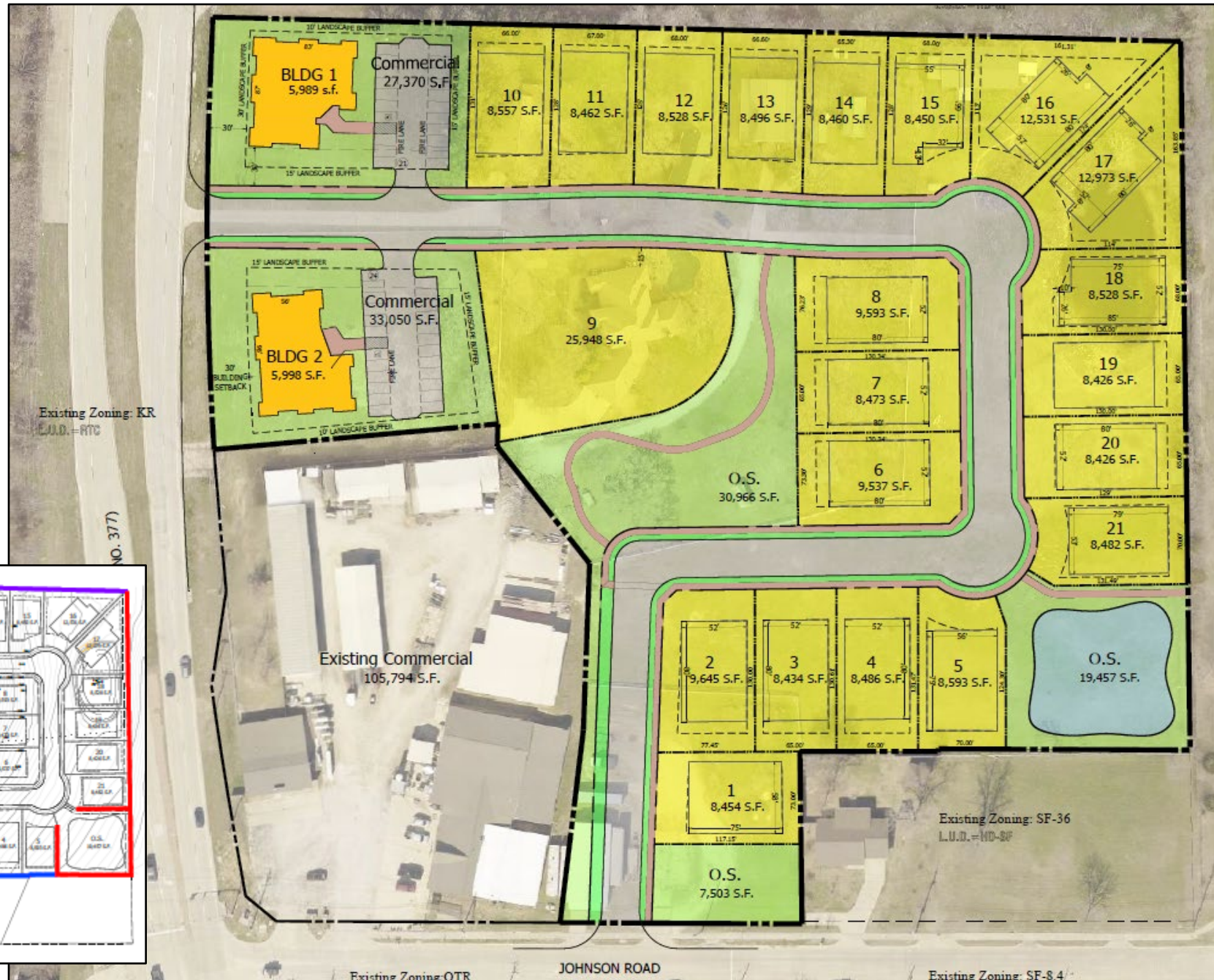
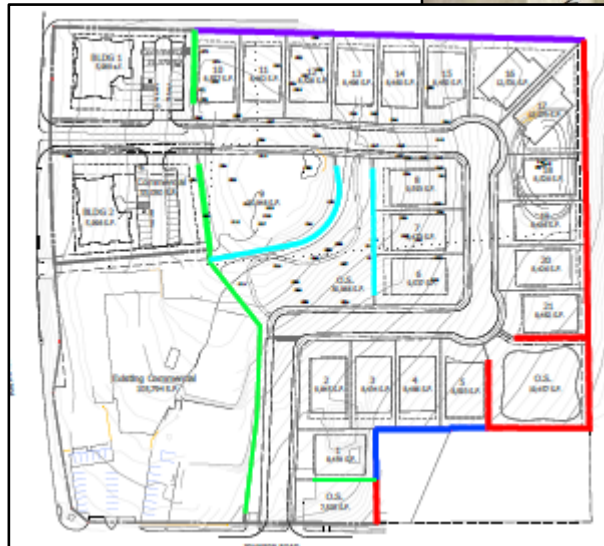
Zoning Map




**Zoned:
SF-36 and
Commercial**

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Fence Legend	
8' Wood Fence on metal posts with a cap	
6' Wood Fence	
6' Iron Fence with Masonry Columns at Corners	
6' Masonry Wall	
6' Iron Fence	



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Current Zoning:

Single-Family Residential - 36,000 square-foot lots (SF-36)
Commercial (C)

Proposed Zoning:

Planned Development – Mixed Use (MU) to include 21 residential 8,400 square-foot minimum lots

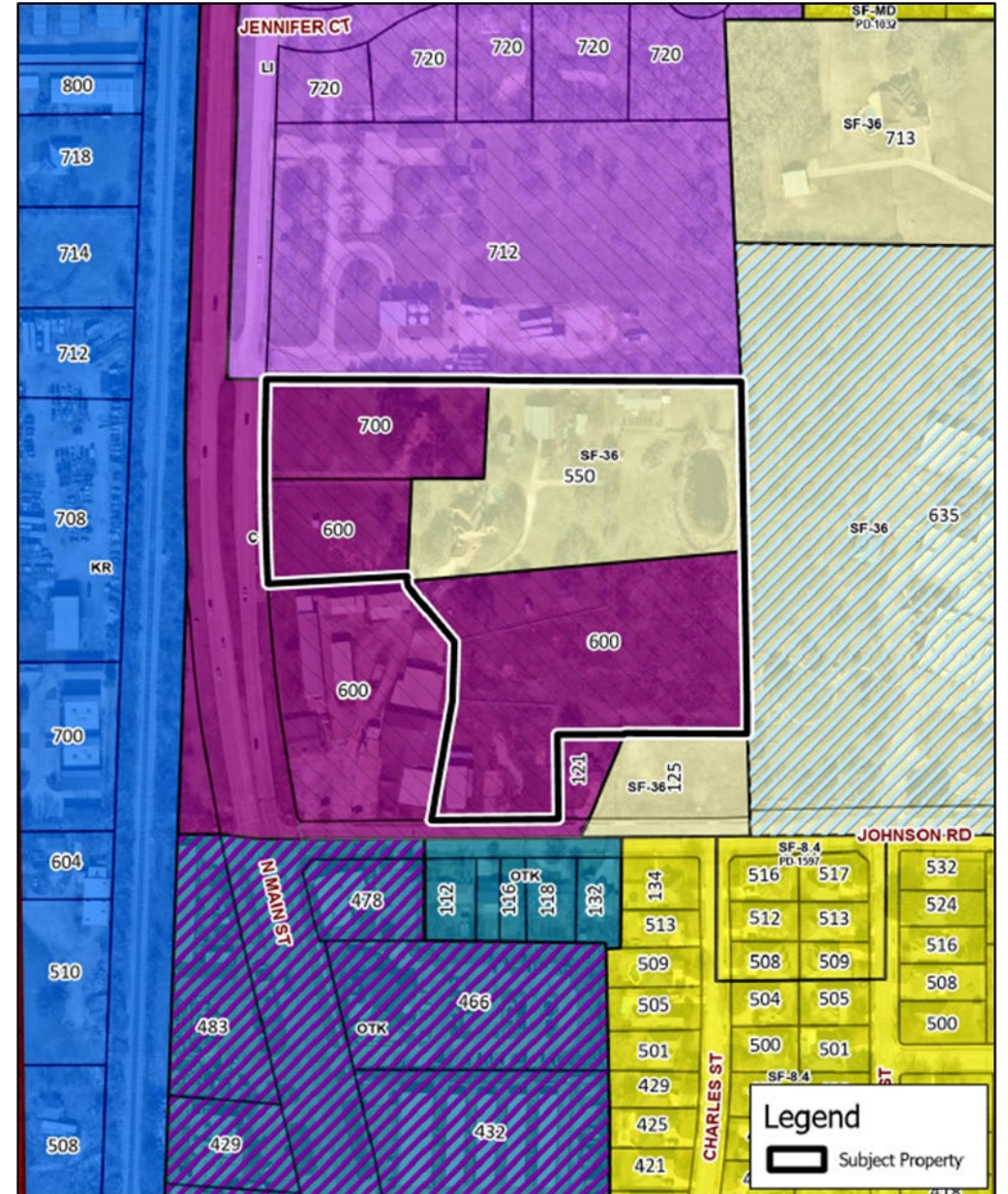
Surrounding Zoning:

North: Light Industrial (Samantha Springs)

East: Old Town Keller/OTK Monument Sign

South: Commercial and SF-8.4

West: Commercial



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Surrounding FLUP Designations:

North: Retail/Commercial, PGT

South: Retail/Commercial

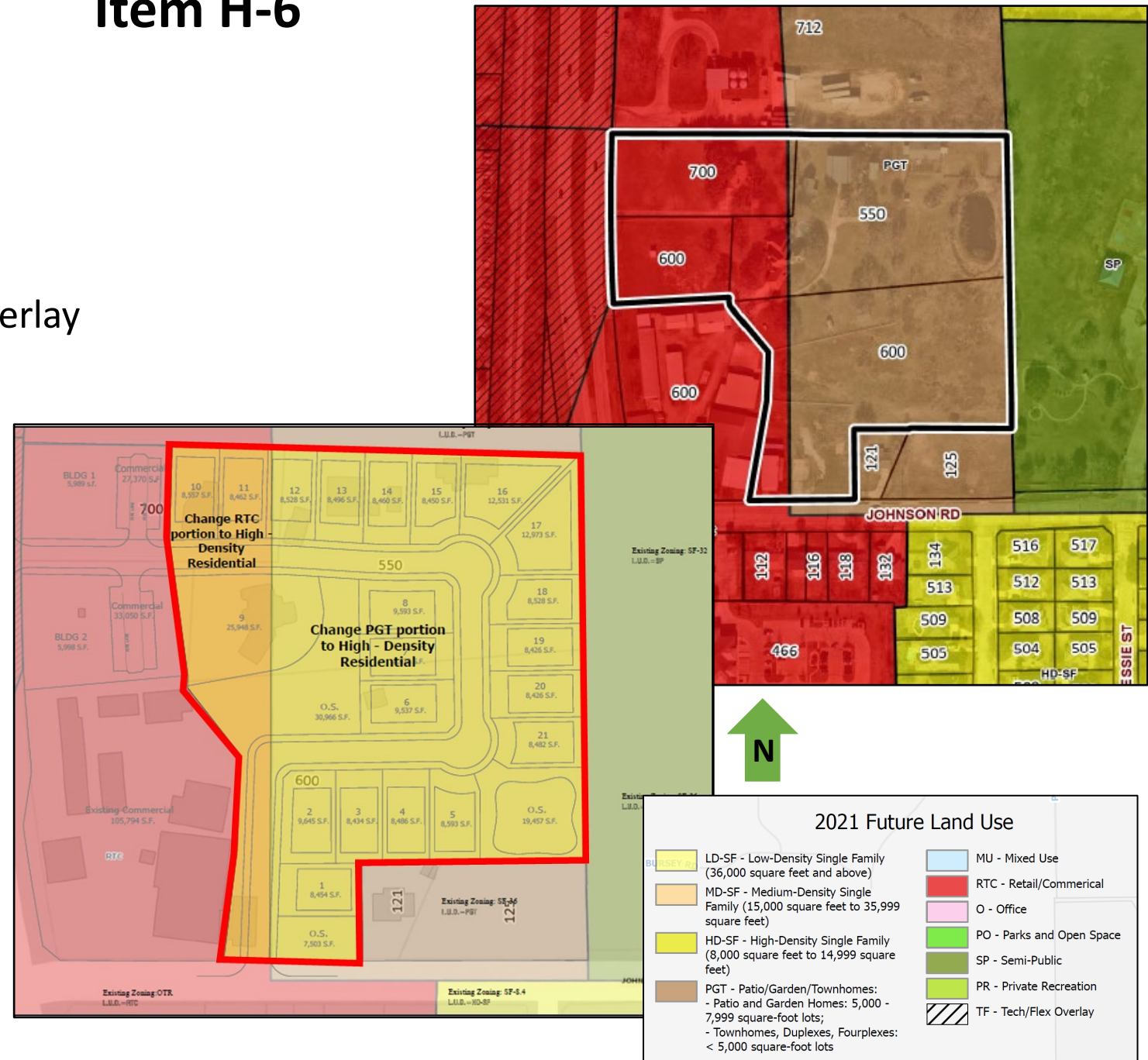
East: Semi-Pubic

West: Retail/Commercial with Tech/Flex Overlay

FLUP Amendment:

The Applicant requests a FLUP amendment to change the land use designation from Patio-Garden-Townhome (PGT) and Retail/Commercial (RTC) to High-Density Single Family (HD-SF) for the residential portion of the Rosebury Planned Development.

That request is on the agenda as a separate item.



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PD-SF-8.4 proposed criteria:
Lots

Development Standard	Proposed	UDC Requirement
Minimum Lot Size	8,400 SF	8,400 SF
Average Lot Size	9,800 SF	-
Minimum Lot Width (Typical)	65'	65'
Minimum Lot Width (Curve/Cul-de-sac)	60'	60'
Minimum Lot Depth	110'	110'
Lot Coverage-Main Building	50%	35%
Lot Coverage-Total	60%	50%

 Indicates exception to UDC

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Setback and Dwelling Size

Development Standard	Proposed	UDC Requirement
Front yard setback	25'	25'
Side yard setback	6.5' Minimum separation between structures shall be 13'. Minimum side yard on a corner lot adjacent to a street shall be 15'.	10% lot width not to exceed 15'
Rear yard setback	15'	15'
Minimum dwelling size	2,500 SF	1,400 SF

Garage Requirements:

The Applicant proposes J-swing garages as a requirement on a minimum 50% of the lots. These homes shall also be allowed an additional single, front-facing garage with a maximum of 72 SF of garage door exposure to the street, if located a minimum of 45' behind the property line or right-of-way, whichever is closer.

The remaining lots may have front-facing garages (garage doors facing the street shall not exceed a total of 144 SF) with a minimum setback of 25'.

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Rosebury- Home Design Examples

Garage J-Swing Entry:



Rosebury- Home Design Examples

Garage Front Entry:



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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.

Landscaping:

Development Standard	Proposed	UDC Requirement
Front Yard Planting	Either 2 canopy trees with minimum 3" caliper, or 1 canopy tree with minimum 3" caliper and 1 understory tree with minimum 2" caliper and 10 shrubs.	2 canopy trees with minimum 3" caliper
Side Yard Planting – Corner Lots	2 canopy trees with minimum 3" caliper	2 canopy trees with minimum 3" caliper

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Open Space:

Three areas of open space are proposed to meet the 15% open space requirement for all Planned Developments

Open space totals 1.33 acres, which includes a public trail space and a pond area.

HOA shall be required and will be responsible for all open space areas within the residential portion of the project.

Trail Connection:

The proposed PD is located along the U.S. Hwy. 377 and Johnson Greenwalk trail system as shown on the Parks and Trails Master Plan.

The Applicant proposes to maintain the 5' wide trail connection along the southern open space lot instead of constructing the required 10' connection.

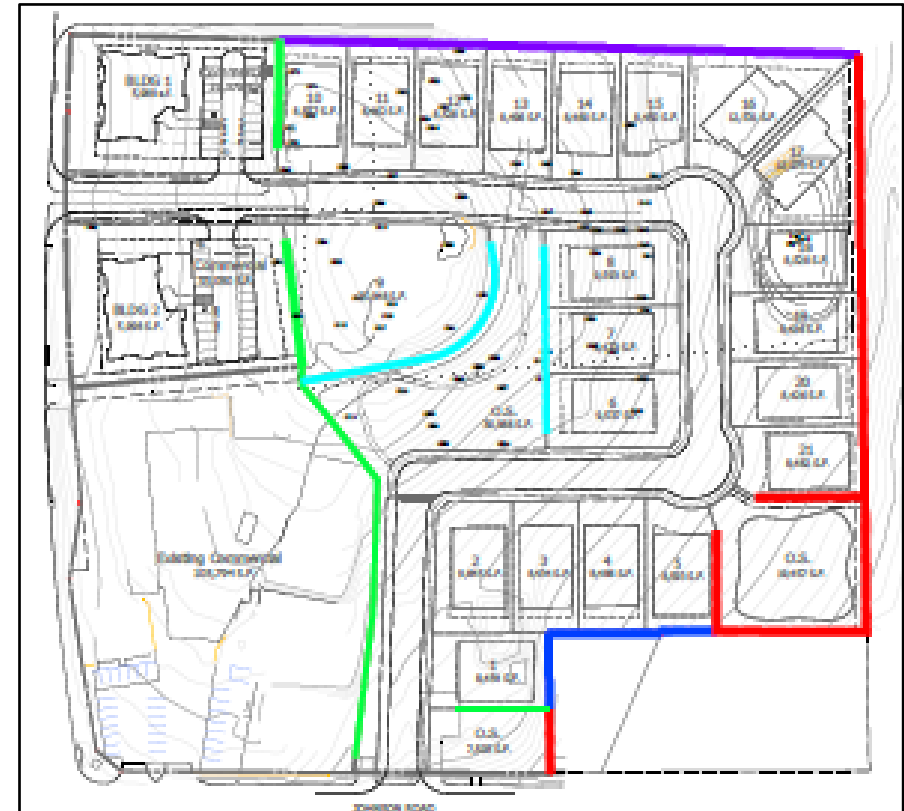





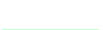

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Screening and Fencing:

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

Proposed	UDC Requirement
8' pre-stained cedar fence with metal poles, top cap, top side trim	masonry screening wall
6' wood fence along the existing residential behind Lots 1 and 3-5	wood fence
6' iron open-style fence with masonry columns	masonry adjacent to non-residential use and open style adjacent to open space
6' masonry wall between the commercial lots and residential subdivision	masonry screening wall
6' masonry wall between Lot 1 and an open space.	open style fencing when adjacent to open space.
6' iron fence adjacent to open space	open style fencing when adjacent to open space.



Fence Legend	
8' Wood Fence on metal posts with a cap	
6' Wood Fence	
6' Iron Fence with Masonry Columns at Corners	
6' Masonry Wall	
6' Iron Fence	



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Proposed Non-Residential PD Criteria:

Project Phasing:

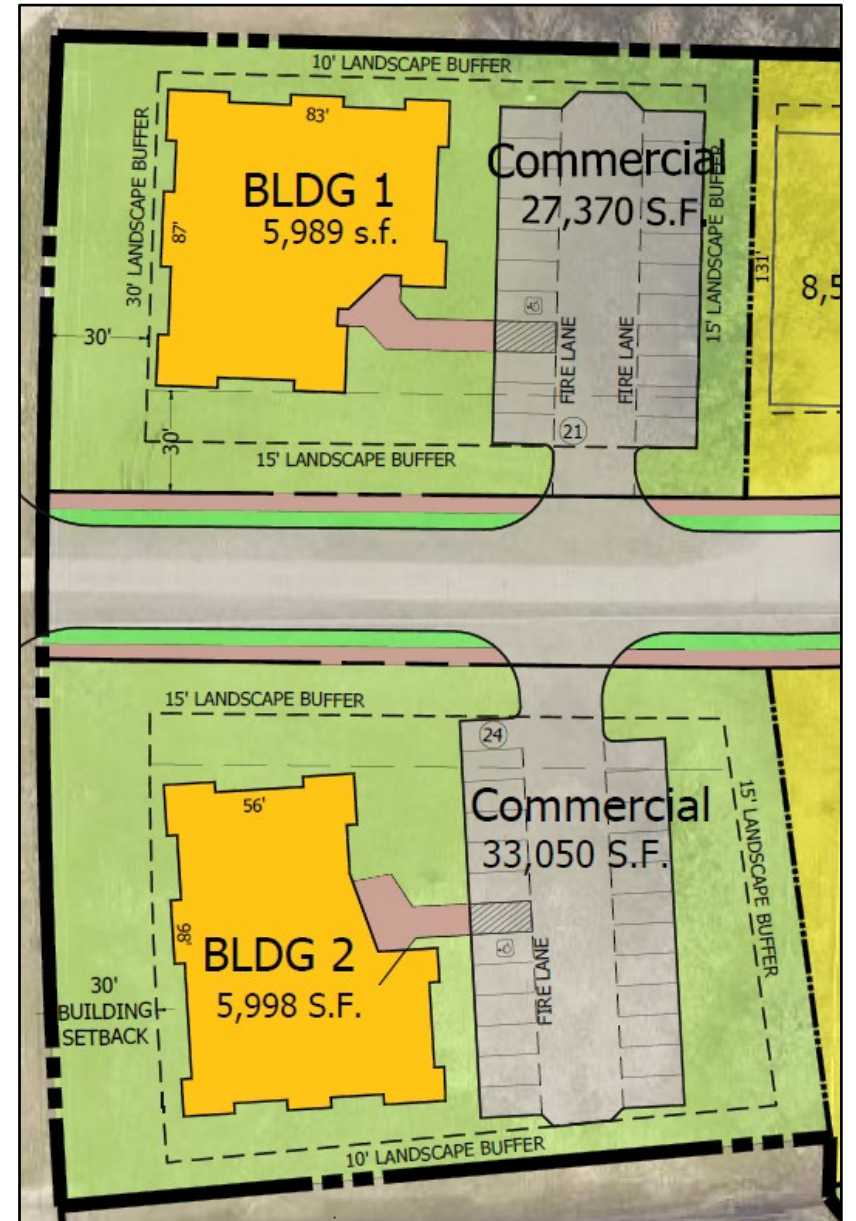
The Applicant proposes to develop the property in two phases; the residential portion will be Phase 1, while the commercial portion will either be co-developed with the adjacent property to the south, or when market conditions warrant.

Allowable Uses:

The Applicant proposes uses that are allowed in the Commercial and Retail zoning districts, with the same conditions.

Elevations: 80% masonry/metal, up to 20% wood.

A Detailed Site Plan shall have to be approved by the City Council, showing detailed plans, elevations, building materials and proposed uses.



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Proposed Non-Residential PD Criteria:

Development Standard	Proposed	UDC Requirement
Lot Size	Two lots: 27,370 and 33,050 square-feet	33,000 SF minimum
Front yard setback	30' minimum, along US-377 and internal street	30'
Side yard setback	10' minimum	None; 60' setback when adjacent to residential properties
Rear yard setback	10' minimum	20' (60' setback when adjacent to residential properties)
Landscape buffer adjacent to residential	15'	30' minimum

 Indicates exception to UDC

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Drainage:

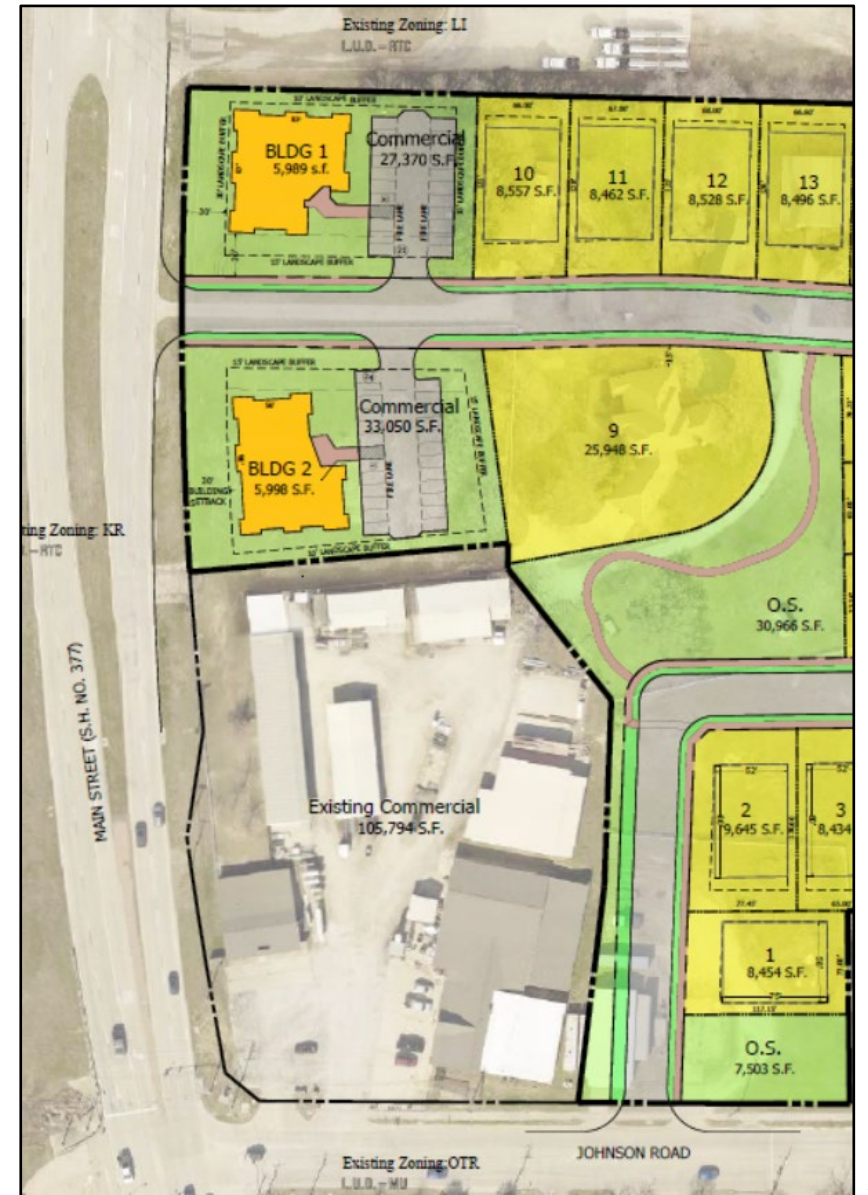
A preliminary plan was provided; the Applicant will be required to provide a full set of civil plans with the Detailed Site Plan that meets UDC requirements.

Trip Generation:

A Trip generation form was provided by the Applicant. Traffic Impact Analysis was not required for this proposed development, as anticipated trips per day are fewer than 500.

Ingress and Egress:

Rosebury proposes two entrances and exits; one off the east side of North Main Street/US-377 and one to the north of Johnson Road. The entry/exits meet the requirements of the UDC. The Applicant will have to coordinate with TX-DOT to construct the entrance off US-377.



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Summary of Proposed PD Standards that Differ from UDC

	PD Request – Residential Lots	UDC Requirement
Lot Coverage	Maximum lot coverage of 50% by main buildings and 60% including accessory buildings, driveways and parking areas.	UDC Section 8.11(4)(c). Maximum lot coverage of no more than 30% by main buildings and not more than 50% including accessory buildings, driveways and parking areas.
Side Setback	6.5'. Minimum separation between structures shall be 13'. Minimum side yard on a corner lot adjacent to a street shall be 15'.	UDC Section 8.11. SF-8.4 requires side yard to be 10% of lot width but no more than 15'
Minimum Dwelling Size	2,500 square-feet	UDC Section 8.11. SF-8.4 requires a minimum dwelling size of 1,400 square-feet

Item H-6

Summary of Proposed PD Standards that Differ from UDC

	PD Request – Residential Lots	UDC Requirement
Garages	<p>J-swing garages on a minimum 50% of the lots. These homes shall also be allowed an additional single, front-facing garage (max 72 SF garage door exposure), if located a minimum of 45' behind the property line or right-of-way, whichever is closer.</p> <p>The remaining lots may have front-facing garages (garage doors facing the street shall not exceed a total of 144 SF) with a minimum setback of 25'.</p>	<p>UDC Section 9.02 (C) requires that all homes provide a minimum two-car garage and permits front-facing garages in PDs and properties platted prior to 1992.</p> <p>An attached front-facing garage with 144 SF garage frontage is permitted if located a minimum 100' behind the property line or right-of-way (whichever is closer) or located a minimum 45' behind the property line with 72 SF of garage frontage.</p>
Landscaping	<p>All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree and 10 shrubs.</p>	<p>UDC Section 9.03(G). A minimum of two large canopy trees with a minimum 3" caliper shall be planted in the required front yard of all new single-family uses</p>

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Summary of Proposed PD Standards that Differ from UDC

	PD Request – Fencing	UDC Requirement
North Boundary	An 8’ pre-stained cedar fence with metal poles, top cap, top side trim along the northern boundary of the residential lots.	UDC Section 9.09(D) requires masonry screening when a single-family development is constructed adjacent to a developed non-residential use.
East Boundary	A 6’ iron open-style fence with masonry columns on the eastern boundary of the residential lots and adjacent to open spaces.	UDC Section 9.09(D) requires masonry screening when a single-family development is constructed adjacent to a developed non-residential use.
Open Space	A 6’ masonry wall between the commercial lots and residential subdivision and between Lot 1 and an open space.	UDC Section 9.07(G) requires open style fencing when adjacent to open space.
Sidewalk/Trail Connection	Trails not less than 10’ wide shall be constructed according to the Parks and Trails Master Plan	5’ connection adjacent to south open space lot

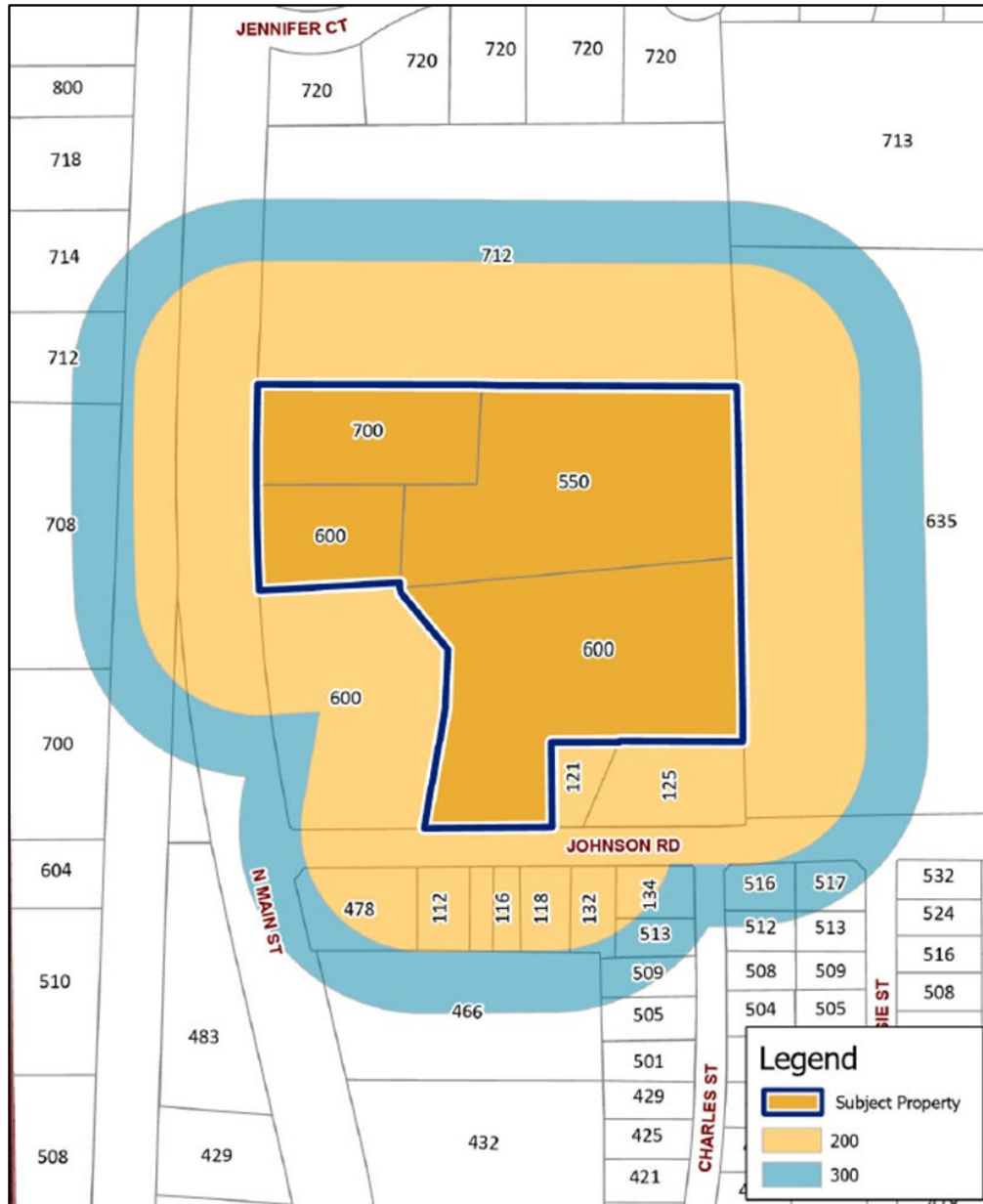
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Summary of Proposed PD Standards that Differ from UDC

	PD Request – Commercial Lots	UDC Requirement
Lot Sizes	Two lots: 27,370 and 33,050 square-feet.	UDC Section 8.23(4). The minimum lot size in the Commercial zoning district is 33,000 square-feet.
Side Setback	10' minimum	UDC Section 8.23(4)(b)(4). The side or rear setback, whichever is adjacent to the single-family zoning district, shall observe a 60' setback
Rear Setback	10' minimum	UDC Section 8.23(4)(b)(3) requires minimum 20' rear yard. The side or rear setback, whichever is adjacent to the single-family zoning district, shall observe a 60' setback
Landscape Buffer	15' minimum	UDC Section 9.03(F)(1)(c) requires a minimum of 30' landscape buffer adjacent to residential properties

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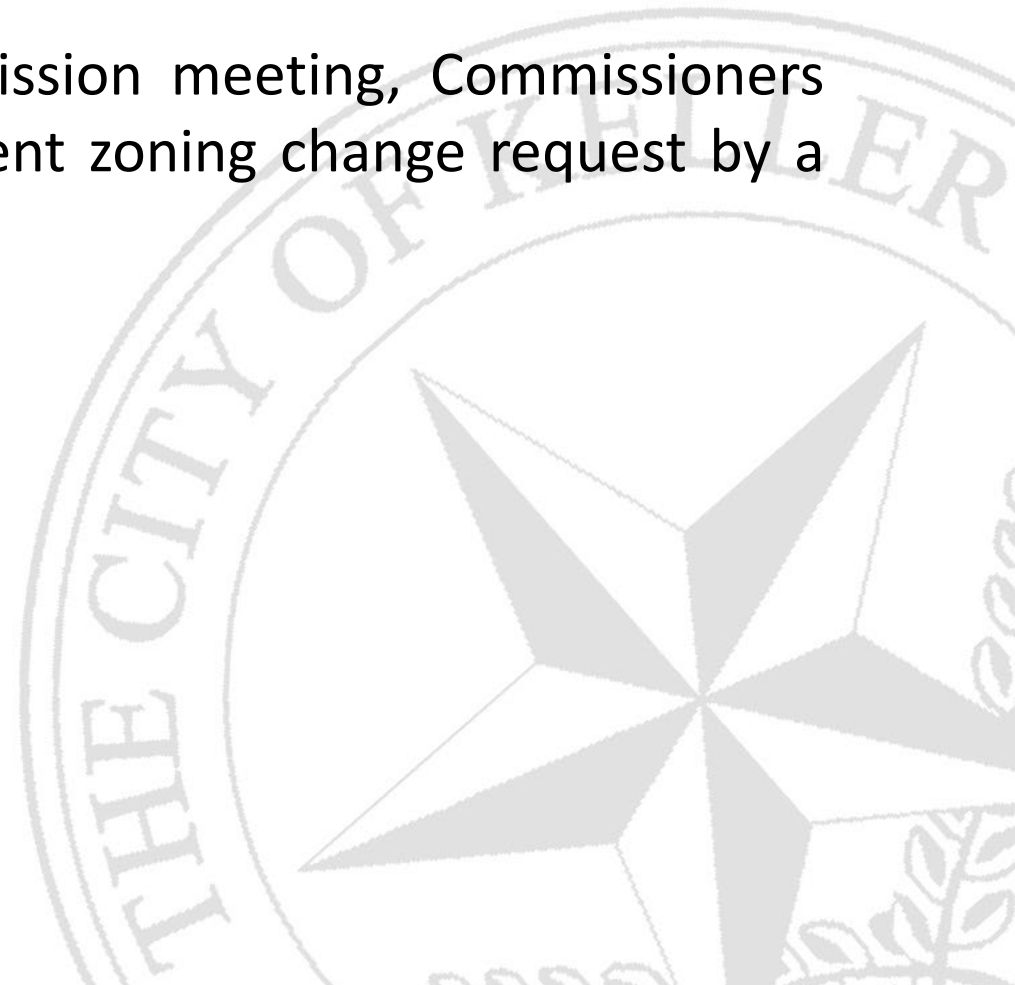
Staff has received two emails of support in response to this request.



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Planning and Zoning Commission Recommendation:

At the April 8, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the Planned Development zoning change request by a vote of 6-1.



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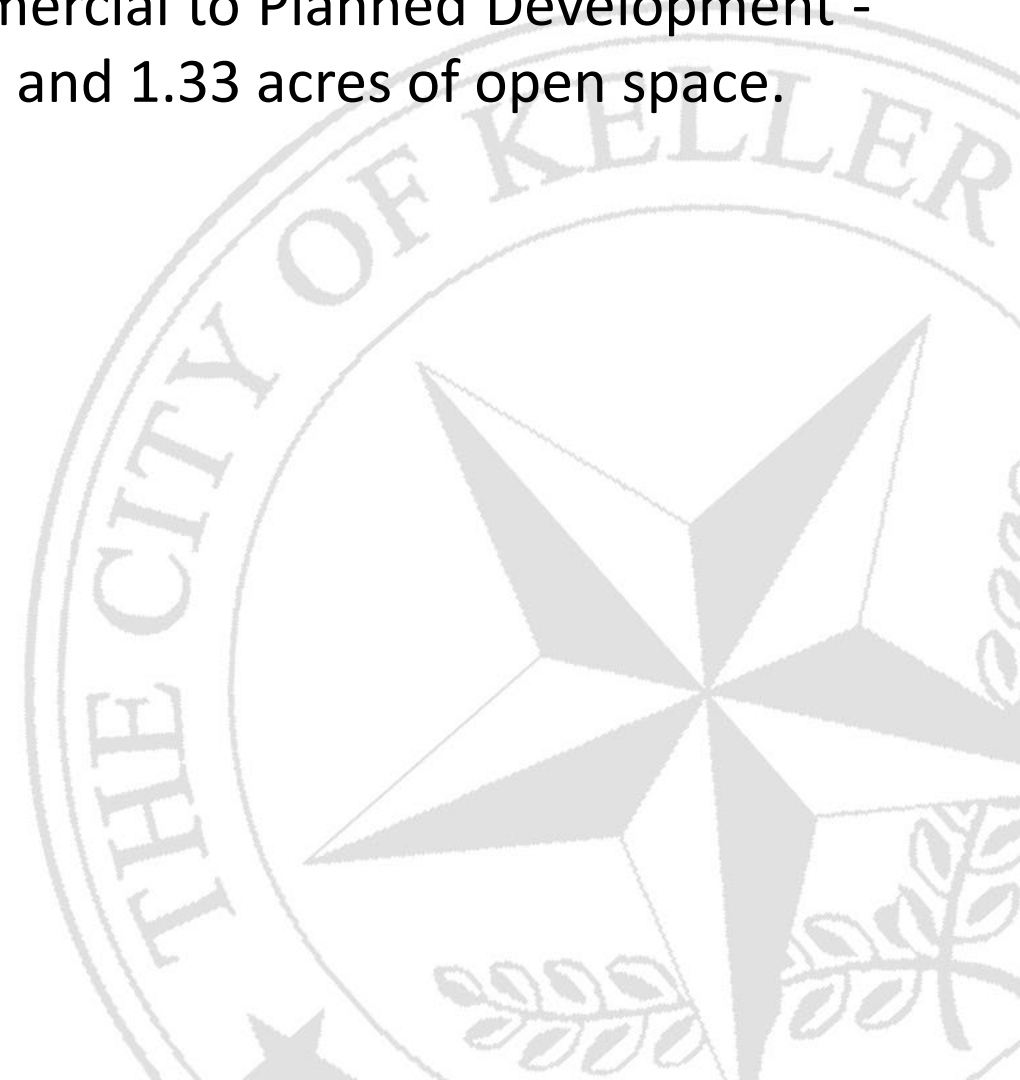
Section 8.02 (D)(1)(e) of the UDC states that when considering a zoning change request, the City Council shall consider the following factors:

- 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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Summary:

Consider a recommendation for a Planned Development Zoning Change for approximately 9.2 acres of land from SF-36 and Commercial to Planned Development - Mixed Use for 21 residential lots, two commercial lots and 1.33 acres of open space.



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

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



Questions?
Alexis Russell
817-743-4130

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