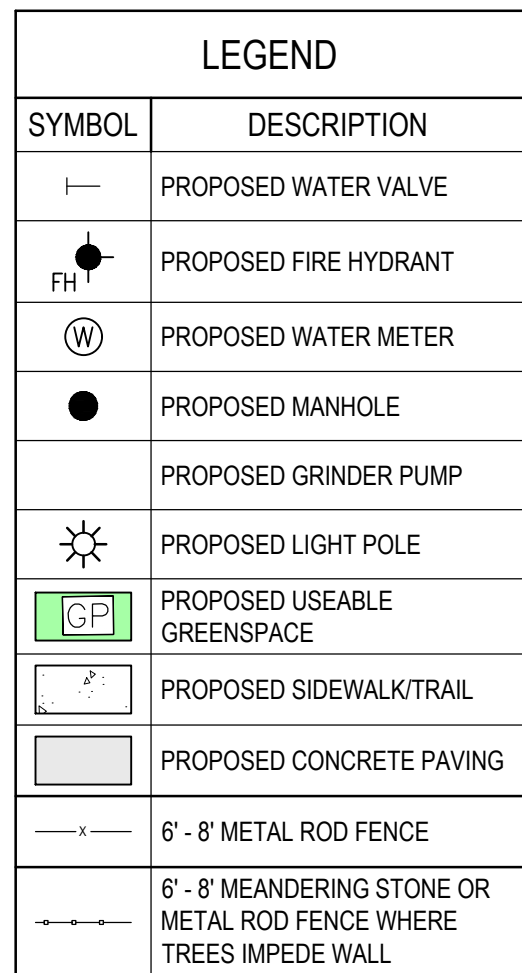
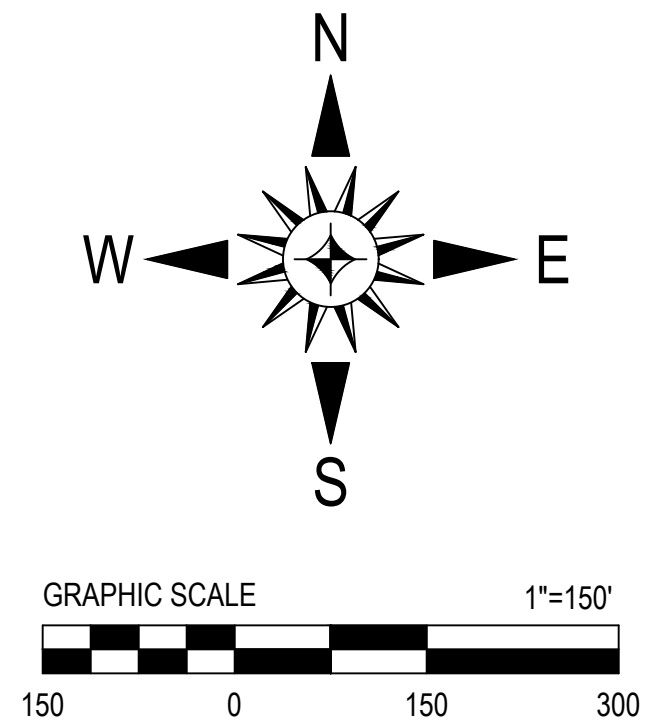
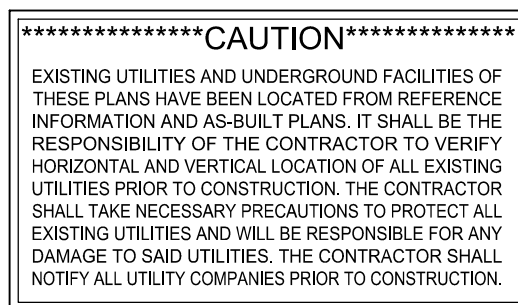


ENGINEER:
Barron-Stark Engineers, LP
6221 Southwest Blvd Ste 100,
Benbrook, TX 76132
(877) 909-6104

1. ALL RADII SHOWN ARE TO THE BACK OF CURB.
2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.
3. THIS DEVELOPMENT SHALL BE ZONED "PLANNED DEVELOPMENT (PD).
4. TxDOT ACCESS PERMITTING IN PROCESS FOR CONNECTION AT DAVIS BOULEVARD. PERMITTING PLAN SUBMITTED TO TxDOT ON 8/15/24.
5. STREET LIGHT SHALL BE ONCOR STANDARDS AS FOLLOWS:
 - DECORATIVE LUMINAIRE (LED HD 55)
 - STANDARD PILE (SLPA 14AL)
 - STANDARD PEDESTAL (SLFPII)
6. REFERENCE EXISTING CONDITIONS EXHIBIT FOR DETAILED INFORMATION REGARDING EXISTING FACILITIES.
7. PROPOSED 8" SANITARY SEWER LINE & PROPOSED 8" WATER LINE SHALL BE PUBLIC UTILITIES.



SITE PLAN DATA TABLE	
ACREAGE	48.34 ACRES
EXISTING ZONING	SF-36
PROPOSED ZONING	PLANNED DEVELOPMENTS (PD) PRIVATE SINGLE FAMILY RESIDENTIAL
PROPOSED STRUCTURES	LARGE CUSTOM-BUILT HOMES
TOTAL PROPOSED HABITABLE LOTS	49
PERCENT IMPERVIOUS	11.12%
USEABLE OPEN SPACE	16.58%

Barron Stark Engineers

April 10th, 2025

City of Keller
Keller Town Hall, 1100 Bear Creek Pkwy
Keller, TX 76244

Armstrong Hills: Project Narrative and Overview

RE: Armstrong Hills Development – 8740 Davis Blvd.

Keller Planning and Zoning Commission,

The purpose of this project narrative is to describe and discuss the proposed, private single-family development located at 8740 Davis Boulevard, Keller, TX. Per the submitted Civil Site Plan, this development shall include 49 inhabitable lots for custom residential homes. The target price point of the lots is \$3.5 million minimum. The gated development shall include an elaborate, custom entry feature with a 350 square foot guard house and extensive landscaping as well as a wet detention pond. The site is also slated to include a 8' wide, lighted mixed use golf cart trail.

Holmes Builders (Developer) is requesting a formal "Planned Development" Zoning Case for the property addressed 8740 Davis Boulevard. The subject property is currently zoned SF-36, with a future land use of low density single-family residential per the City of Keller Future Land Use Plan. Holmes Builders is requesting to slightly downzone the zoning of this property from SF-36 to SF-25, with a future land use of medium density. Holmes Builders intends to build large, fully custom homes within this development, and wishes to avoid a "cookie cutter" subdivision development. One solution to do that is to have various lot sizes. The minimum proposed lot size for this development is 20,000 square feet while yielding an average lot size of 30,000 square feet. The various sized lots are scattered throughout the development, giving the development a more custom feel and allowing the layout to flow with the geometry of the site and the existing topography and aquatic features.

Holmes Builders is proposing a constant 10' sideyard building setback, as opposed to the 10% of the lot width as required in the SF-25 zoning. Holmes Builders is giving a 40' front yard building setback meeting the front yard building setback required in the SF-25 zoning.

As the roadway within the proposed development will be privately owned and maintained, Holmes Builders is proposing a 40' Access, Fire, & Utility Easement for the roadway. On either side of this proposed 40' Easement, there is an additional 10' Sidewalk & Utility Easement. The lot width and front setback is measured from the perimeter of the 40' Access, Fire, & Utility Easement.

Barron Stark Engineers

Attachments:

1. Attachment A – Proposed Planned Developmet (PD) Standards
2. Attachment B – Average Lot Size
3. Attachment C – Architectural Treatments

Barron Stark Engineers

Attachment A

Proposed Planned Development (PD) Standards Base Zoning SF-25

- Permitted Uses – Single Family Residential
- Lot Area – Minimum 20,000 square feet
 - The average lot size is approximately 30,000 square feet. See *Attachment B*
- Lot Width – 120 feet minimum measured from property line; 100 feet minimum measured from building line on curves/cul-de-sacs
- Lot Depth – 150 feet minimum
- Building Setbacks:
 - Front yard – 40 feet
 - Side Yard – 10 feet
 - Rear Yard – 20 feet
 - Garage Setbacks
 - Allow the use of a front facing 72 SF door exposure at a 45' setback
 - Allow the use of a front facing 144 SF door exposure at a 65' setback
- Site Access – Single access point located on Davis Boulevard (less than 50 proposed lots)
 - All homes will be sprinkled for fire safety as there is only a single point of access. A second point of access is impossible with the geometry of the site as it is landlocked on all sides.
- Guard Shacks – A 350 square foot guard shack & gate permitted at entrance
- Lighting – Oncor standards as follows:
 - Decorative Luminaire (LED HD 55)
 - Standard Pole (SLPA 14AL)
 - Standard Pedestal (SLFP11)
- Management Associations – Homeowners Association
- Subdivision Entry Features, Signage, & Fencing/Screening
 - Allow the use of privacy fence (stone or masonry wall) on lots in or adjacent to open space or a common space, specifically Lot 1 Block A and Lots 19-23 Block B.
 - All other front entry features, signage, and screening shall be by separate permit and comply with UDC Sections 5.09, 5.10, & 9.05.
- Architectural Requirements – See *Attachment C*
- Fire Sprinklers – All homes within this development shall have a fire suppression system.

Anything not covered in the points above will abide by the proposed SF-25 zoning standards.