

Creekview II & III

Keller, Texas

Terra Creekview, LLC.
Zoning Case #: Z-12-0012

Sage Group, Inc.
July 27, 2012

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you "Creekview II & II," the proposed revision of the second phase, and an additional third phase of a private and gated residential community of luxury patio homes in Keller, Texas.

The Property:

Creekview II & III is located on and behind commercial tracts fronting on the east of Davis Blvd., across and south of the Davis/ Bear Creek Parkway intersection. The property is bounded by Big Bear Creek on its East side; a creek/ drainage channel and undeveloped property within the City of Southlake to the north; an existing Quicktrip Service Station, a Veterinary Clinic and undeveloped property to the west; and the Cubesmart personal storage facility to the south. Creekview II & III is proposed to be an expansion of the Creekview neighborhood, currently under development nearby, and will offer a similar patio home product on a similar lot size. The proposal includes 69 patio home sites and 2 commercial tracts (split off at the entry, intended to augment adjacent commercial development tracts) on 17.81 acres, a density of 3.87 homes per gross acre. Common Open Space totals 5.65 acres, or 31.72% of the site for these phases of the project.

Existing Zoning

The existing zoning designation attached to the property is PD- Patio Homes and C (Commercial).

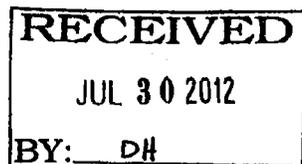
Proposed Zoning

For "Parcel A" and "Parcel B" the base zoning district will be C (Commercial), and those parcels will be developed and used in accordance with the standards applicable to the C (Commercial) zoning district in the Unified Development Code (UDC).

The remainder of the property within this submittal will be developed and used in accordance with the Patio Home standards of the PD zoning ordinance, as modified below and shown on the PD Concept Plan:

- PD- Patio Homes –

The zoning designation listed above is listed as a base district within the Planned Development (Section 8.04) section within the City of Keller Unified Development Code. This development will comply with the Land Use Regulations as set forth within the PD- Patio Homes ordinance, except as noted below:



Minimum Front Yard:

Base PD- Patio Homes: Minimum 20'
Proposed PD- Patio Homes: Face of Garage- Minimum 20'
Living Area (Enclosed Space)- Minimum 10', limited to no more than 60% of the front elevation of the structure; minimum 20' for remainder.

Garage Doors:

Base PD- Patio Homes: No requirement
Proposed PD- Patio Homes: Front facing garages allowed; all garages facing street shall have decorative wooden (Cedar) single or double doors (up to 144 s.f. maximum size), with stain finish.

Minimum Floor Area:

Base PD- Patio Homes: 1,200 s.f.
Proposed PD- Patio Homes: 2,000 s.f.

Maximum Lot Coverage: 60%, for a maximum of 60% of the lots (41 lots)
50%, for all remaining lots.
(Primary Structure plus covered patios).

Compatibility of Proposed Zoning with surrounding Zoning and Land Uses:

We feel the proposed zoning for this site will be compatible with the surrounding mix of Open Space to the north and east, and C (Commercial) zoning to the west and south.

As we mentioned in the Creekview II zoning, we feel the proposed Zoning is the best way to take advantage of the frontage on the Jellico Creek and Bear Creek drainage open space, making far better use of the beautiful views than development under the existing land use of R (Retail) would, which in all likelihood would turn its back to the creek, choosing instead to focus toward Davis Blvd, and would have a difficult time extending usable development this far removed from Davis Blvd. This application makes minor changes to the approved Creekview II zoning, and adds additional property to the south, to the northern extent of the existing CubeSmart property. As in Creekview I (on the south side of the storage facility), we believe this type of residential will be very compatible adjacent to such use.

Important Physical Features

The site generally drains toward the east (Jellico/Bear Creek drainage). The site will need to be filled to remove it from the 100 year Flood Plain.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for this density single family housing in the Keller area. The City is becoming increasingly "built out" and development of smaller tracts, of this size, are the next logical step within the City Limits. We feel the proposed zoning for this site will be very compatible with the surrounding uses.

Adequacy of Public Facilities and Services

City water and sewer services are readily available at this site. The proposed subdivision will be served by an existing major water main within Davis Blvd. and a trunk waste water line located within the adjacent Bear Creek corridor.

Roadway access is available from the Davis Blvd./ Bear Creek Parkway intersection, via existing and proposed access easements along the southern edge of the "QuikTrip" site and the undeveloped property to its south. A gated Resident and Visitor entry is proposed just east of the adjacent commercial tracts, at the boundary of the residential portion (Phase II) of this

development. A gated, "exit only" street will be connected to Davis Blvd along the Phase III project frontage south of the Veterinary clinic. This second entry will be accessible to all Emergency Services. Additionally, we are allowing for a possible street connection to Creekview I (see dashed lines at the SE corner of the development), should excess land at the east end of the CubeSmart tract be acquired.

The combination of the streets and subsurface drainage shall carry the storm water to the Bear Creek drainage. Our analysis of the drainage confirms that no on-site detention is required or desirable. All proposed infrastructure (roads, water, sewer, storm drainage) will be designed per City Code. Davis Blvd. currently has sufficient Right-of-Way, and is fully developed.

Home Owners Association

A Home Owners Association will be formed which will be responsible for the maintenance of all streets, sidewalks, gates, entry features, visitor parking spaces (20 off-street spaces to be provided), perimeter screening walls, landscaping within Open Space Lots, drainage infrastructure, and Open Space Lot Maintenance. Per the Planned Development Concept Plan Exhibit, the following lots are to be dedicated as private open space lots to be owned and maintained by the HOA:

Block A: Lot OS-1; Block B: Lot OS-1; Block C: OS-1 & OS-2; Block D: OS-1 & OS-2;
Block E: OS-1; & Block F: OS-1.

Perimeter Screening, Fencing and Street Trees

As noted on the Concept Plan exhibit, there will be a masonry column and ornamental iron fence and gate built at the entry. (Please see attached Concept Sketch of the Entry.)

Between the residential lots and Parcels A & B, as well as the along the rear of the adjacent, existing commercial parcels to the west (at the rear of Lots 1, 3 through 9), and the first two lots inward from Davis Blvd, south of the Veterinary Clinic (18 & 19, Block B) there shall be a 6' masonry wall installed. At the rear of the remaining residential lots adjacent to existing commercial property to the south, west and north, there will be a 6' cedar wood fence with cap shall be installed as those homes are constructed. Between the eastern lots and the open space to the east, there will be a 6' ornamental iron fence built, also installed as those homes are constructed.

All fences on Residential Lots, fronting (parallel to) the streets, shall be of ornamental iron, and shall not extend forward of the front building setback line.

On the residential lots, each lot shall have at least: two (2), minimum 3" caliper Shade Tree, planted within the front yard. In addition, one (1), minimum 3" caliper Shade Tree shall be planted in the rear yard.

Sidewalks

A 4' concrete sidewalk shall be installed along all internal residential lot street frontages, and in the open space lots as shown on Zoning Concept Plan. The Home Builders shall install sidewalks in front of all residential lots with the construction of the homes; the developer shall install all other sidewalks. In addition, a 5' concrete Trail along the Davis Blvd. frontage, and accessing the Open Space will be provided, generally as shown on the Zoning Concept Plan.

Project Schedule / Phasing

Assuming zoning is granted, project will proceed immediately to final design, platting and development. It is anticipated that the project will be developed in two phases.

Legend

- Common Open Space
- Residential Lots
- C - Commercial
- Proposed Access Esmt.
- 5' Concrete Trail
- 4' Concrete Sidewalk
- 6' Solid Masonry Wall
- Iron Fence
- 6' Cedar Fence
- 6' Double Faced Cedar Fence w/ Cap

BOUNDARY LINE TABLE

LINE	LENGTH	DIRECTION
L1	76.30	S89°19'14"W
L2	274.87	S56°40'00"E
L3	1.52	S0°37'45"W
L4	20.21	N89°47'29"E
L5	163.38	S11°54'04"W
L6	65.00	S17°46'10"E
L7	62.09	S16°37'47"W
L8	25.94	S21°20'58"E
L9	69.95	S55°32'12"E
L10	60.31	S39°39'39"E
L11	11.49	N74°14'17"E
L12	39.03	N7°00'59"E
L13	48.88	N62°47'59"E
L14	8.59	S67°49'27"E
L15	10.03	S37°08'39"E

BOUNDARY LINE TABLE

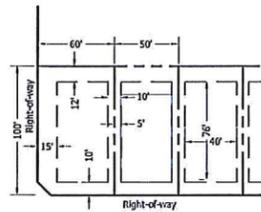
LINE	LENGTH	DIRECTION
L17	24.18	S14°26'54"E
L18	38.50	S29°38'20"W
L19	8.07	S20°00'18"W
L20	14.73	S21°12'57"E
L21	8.37	S87°13'48"E
L22	40.62	N70°10'24"E
L23	17.48	N17°28'10"E
L24	10.89	N38°24'52"E
L25	14.04	N78°08'47"E
L26	14.88	S82°40'57"E
L27	23.04	S38°52'57"E
L28	39.89	S20°41'40"W
L29	20.89	S10°45'58"E
L30	65.37	S40°58'07"W
L31	85.67	S83°03'48"W

BOUNDARY LINE TABLE

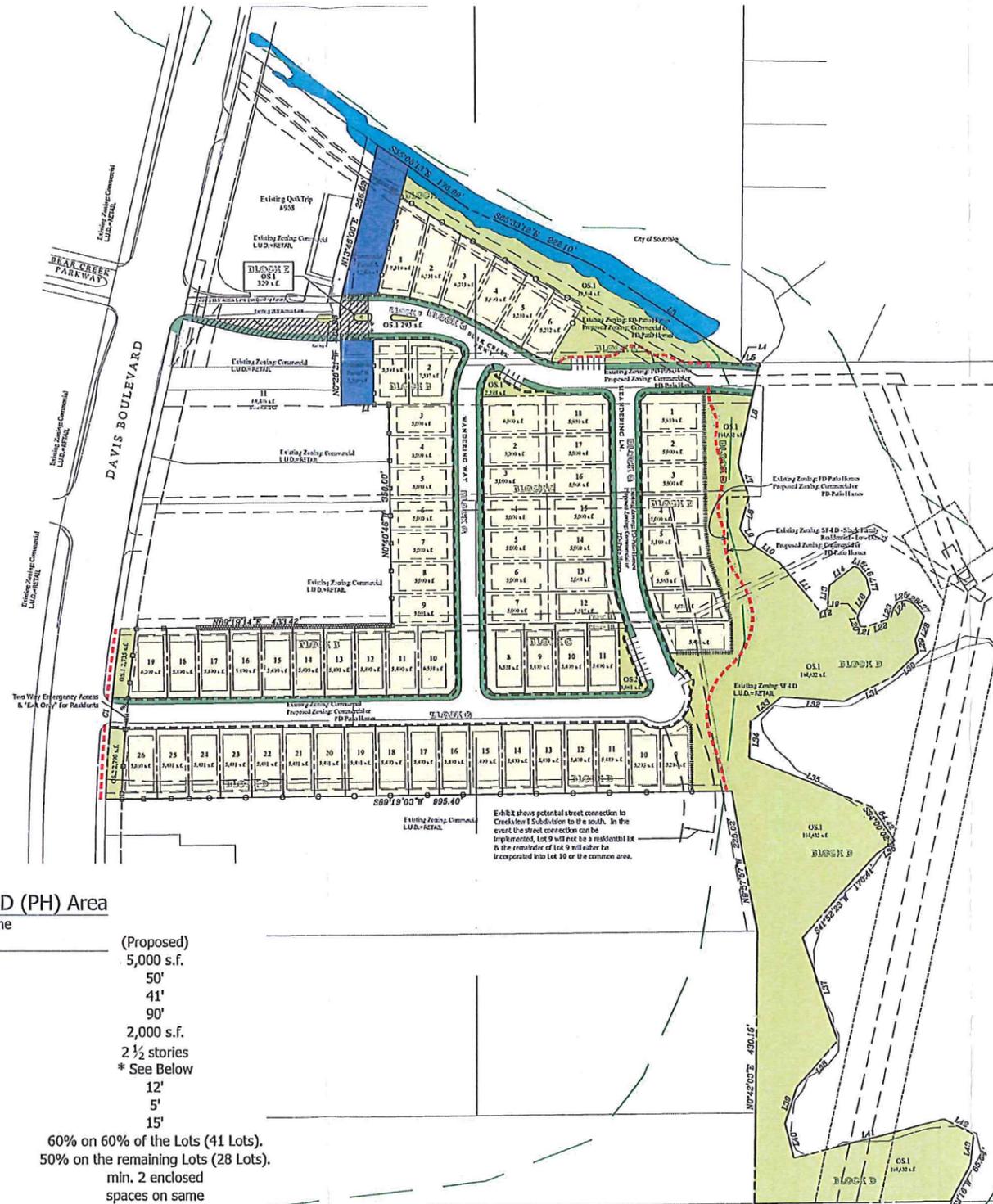
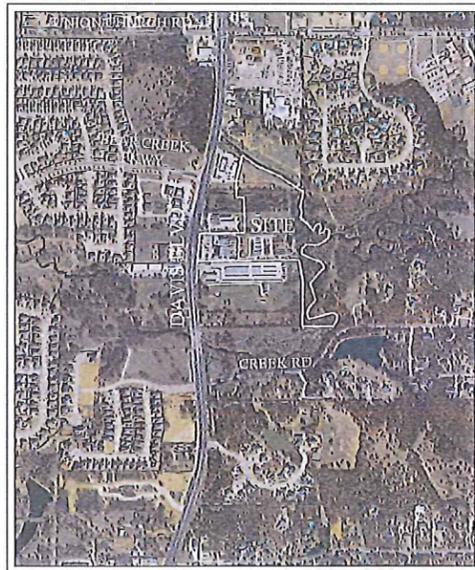
LINE	LENGTH	DIRECTION
L32	101.10	N85°55'41"W
L33	01.48	S51°03'59"W
L34	67.94	S2°10'15"W
L35	208.87	S67°59'15"E
L36	34.05	S54°47'10"W
L37	172.80	S18°00'00"E
L38	87.89	S42°17'57"W
L39	80.00	S10°10'18"W
L40	60.39	S14°29'34"E
L41	245.04	N75°48'38"E
L42	64.12	S84°01'59"E
L43	48.52	S70°03'02"W

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	WORD BEARING	CHORD
CI	271.03	2804.78	5°32'12"	N4°54'39"E	270.03



Typical Lot Dimensions / Building Setbacks



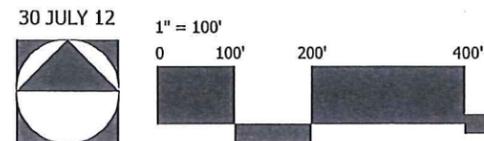
Planned Development Standards for PD (PH) Area

	Standard Patio Home Requirements	(Proposed)
1. Minimum Lot Size	5,000 s.f.	5,000 s.f.
2. Minimum Lot Width (at Building Line)	50'	50'
3. Minimum Lot Width (at R.O.W.)	50'	41'
4. Minimum Lot Depth	90'	90'
5. Minimum Floor Area	1,200 s.f.	2,000 s.f.
6. Maximum Height	2 1/2 stories	2 1/2 stories
7. Minimum Front Yard	20'	* See Below
8. Minimum Rear Yard	12'	12'
9. Minimum Side Yard	5'	5'
10. Minimum Side Yard (adj. to st.)	15'	15'
11. Maximum Lot Coverage	50%	60% on 60% of the Lots (41 Lots). 50% on the remaining Lots (28 Lots).
12. Parking Regulations	min. 2 enclosed spaces on same lot as the main structure	min. 2 enclosed spaces on same lot as the main structure

* Face of Garage- Minimum 20'; Living Area (Enclosed Space)- Minimum 10', limited to no more than 60% of the front elevation of the structure.

Planned Development Concept Plan

Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626



Area Summary

Residential Lots	8.69 ac.
C - Commercial Lots	0.41 ac.
Open Space (31.67%)	5.64 ac.
Internal Streets	3.07 ac.
Gross Site Area	17.81 ac.

Site Data

Gross Acreage	17.81 ac.
Gross Density	3.87 du/ac.

Lot Summary

Residential Lots	69
Commercial Parcels	2
Minimum Building Lot Area	5,000 s.f.
Average Building Lot Area	5,486 s.f.
Common Areas	8

Zoning

Existing Zoning:	PD-Patio Homes
Proposed Zoning:	Commercial or PD-Patio Homes

Owner:

Terra Creekview, LLC.
395 W. Northwest Parkway, Suite 300
Southlake, Texas 76092
Tel: 817-410-9201

Developer:

Terra Creekview, LLC.
395 W. Northwest Parkway, Suite 300
Southlake, Texas 76092
Tel: 817-410-9201

Notes:

1. Some existing easements on the property will be abandoned at time of final platting.

69 Residential Lots
2 C - Commercial Lots
8 Open Space Lots
1 Private Street Lot
17.81 Gross Ac.



Zoning Case # Z-12-0012

Creekview II & III

Keller, Tarrant County, Texas

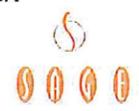
PROPERTY DESCRIPTION (ZONING)

Being a tract situated in the Samuel H. Thompson Survey, Abstract Number 1594 and the Lewis A. Clay Survey, Abstract Number 346 in the City of Keller, Tarrant County, Texas, said tract being a portion of the tract described in the deed to Edward A. Ponder recorded in Volume 1367, Page 51 of the Deed Records of Tarrant County, Texas; a portion of Lot 1, Block 1 of Big Bear Creek Golf, an addition in the City of Keller, Tarrant County, Texas according to the plat recorded in Volume 388-216, Page 69 of the Plat Records of Tarrant County, Texas; a portion of the tracts described in the deeds to Gary Tennyson and Sharon K. Tennyson recorded in Volume 7295, Page 1167 and Volume 9387, Page 1999, both of the Deed Records of Tarrant County, Texas; a portion of the tract described in the deed to Dwight D. Barron recorded under Instrument #D207457513 of the Official Public Records of Tarrant County, Texas; a portion of Lot 1, Block A of McClure Addition, an addition in the City of Keller, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 4093 of the said Plat Records; and all of Lot 1 and Lot 2, Block A of Simondale Plaza Addition, an addition in the City of Keller, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 4788 of the said Plat Records; the subject tract being more particularly described by metes and bounds as follows (The basis of bearings for this survey is Geodesic (True) North, based on GPS-observations made using the Trimble Data Systems VRS System.):

- BEGINNING at a 1/2 inch rebar found at the southwest corner of the tract described in the deed to Edward A. Ponder recorded in Volume 1367, Page 51 of the Deed Records of Tarrant County, Texas;
- THENCE North 00 Degrees 42 Minutes 03 Seconds East, with the west line of the said Ponder tract, a distance of 430.15 feet to a concrete monument, from which a found 1/2 inch rebar bears North 20 Degrees East a distance of 0.73 feet;
- THENCE North 09 Degrees 57 Minutes 57 Seconds West, continuing with the west line of the Ponder tract, a distance of 225.02 feet to a 5/8 inch rebar found at the southeast corner of Lot 2, Block A of Simondale Plaza Addition as recorded in Cabinet A, Slide 4788 of the Plat Records of Tarrant County, Texas;
- THENCE South 89 Degrees 19 Minutes 03 Seconds West, with the south line of said Lot 2 and the south line of Lot 1 of said Block A, Simondale Plaza Addition, a distance of 995.40 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set in the curved east right of way of Davis Boulevard (F.H. 1938), said curve's center bears South 87 Degrees 51 Minutes 27 Seconds East a distance of 2,804.79 feet;
- THENCE in a northeasterly direction, with the said east right of way of Davis Boulevard being the arc of the said curve, through a central angle of 05 Degrees 32 Minutes 12 Seconds (an arc length of 271.03 feet) to a point in the east right of way of Davis Boulevard;
- THENCE North 89 Degrees 19 Minutes 14 Seconds East, passing a found 1/2 inch rebar at a distance of 0.32 feet and with the north line of said Lots 1 & 2, Block A of Simondale Plaza Addition, a distance of 433.42 feet to a point on the north line of said Lot 2;
- THENCE North 00 Degrees 40 Minutes 46 Seconds West, through the interior of Lot 1, Block A of McClure Addition as recorded in Cabinet A, Slide 4092 of the said Plat Records, and passing at a distance of 196.05 feet a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set in the south line of Lot 1, Block 1 of Big Bear Creek Golf as recorded in Volume 388-216, Page 69 of the said Plat Records, and continuing on said course, now through the interior of said Lot 1, Block 1 of Big Bear Creek Golf, passing at a distance of 259.22 feet a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set, and continuing through the interior of Lot 1, Block 1 of Big Bear Creek Golf, in all, a total distance of 350.00 feet to a point in the interior of Lot 1, Block 1 of Big Bear Creek Golf;
- THENCE South 89 Degrees 19 Minutes 14 Seconds West, continuing through the interior of Lot 1, Block 1 of Big Bear Creek Golf, a distance of 76.36 feet to a point;
- THENCE North 00 Degrees 25 Minutes 38 Seconds West, continuing through the interior of Lot 1, Block 1 of Big Bear Creek Golf, crossing the tract described in the deed to Dwight D. Barron recorded under Instrument #D207457513 of the said Official Public Records, and then through the interior of the tract described in the deed to Gary Tennyson & Sharon K. Tennyson & David H. Tennyson recorded in Volume 7295, Page 1167 of the said Deed Records (hereinafter referred to as the "Tennyson tract"), a total distance of 161.58 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast corner of Lot 1, Block A, Q.T. 968 Addition;
- THENCE North 13 Degrees 45 Minutes 00 Seconds East, a distance of 256.02 feet to the northeast corner of Lot 1, Block A, Q.T. 968 Addition, being on the City Limits line between the City of Keller and the City of Southlake as defined by City of Keller Resolution No. 2529 and recorded under Instrument #D20199918 of the Official Public Records of Tarrant County, Texas;
- THENCE Southeasterly, the following calls along said City Limits line:
1. South 55 Degrees 05 Minutes 13 Seconds East, a distance of 176.99 feet;
 2. South 65 Degrees 33 Minutes 12 Seconds East, a distance of 222.10 feet;
 3. South 56 Degrees 40 Minutes 06 Seconds East, a distance of 274.67 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set on the east line of the Tennyson tract, from which a found one inch rebar at the northeast corner of the Tennyson tract bears North 00 Degrees 37 Minutes 45 Seconds East a distance of 56.25 feet;
- THENCE South 00 Degrees 37 Minutes 45 Seconds West, with the east line of the Tennyson tract, a distance of 1.52 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast corner of the Tennyson tract;
- THENCE North 89 Degrees 47 Minutes 28 Seconds East, with the south line of the tract described in the deed to Country Walk Limited Partnership recorded in Volume 11876, Page 547 of the said Deed Records, a distance of 28.21 feet to a point in the south line of the said Country Walk Limited Partnership tract, from which a 1/2 inch rebar found at the southwest corner of Lot 18, Block 1 of Country Walk as recorded in Cabinet A, Slide 2394 of the said Plat Records bears North 89 Degrees 47 Minutes East a distance of 2.14 feet;
- THENCE South 11 Degrees 54 Minutes 04 Seconds West, crossing the said Dwight D. Barron tract passing at a distance of 38.20 feet the northeast corner of Lot 1, Block 1, Big Bear Creek Golf and continuing on said course, now with the east line of Lot 1, Block 1, Big Bear Creek Golf, in all, a total distance of 163.36 feet to an angle point in the said east line of Lot 1, Block 1, Big Bear Creek Golf;
- THENCE South 17 Degrees 46 Minutes 10 Seconds East, continuing with the said east line of Lot 1, Block 1, Big Bear Creek Golf, a distance of 55.00 feet, to the southeast corner of Lot 1, Block 1, Big Bear Creek Golf, said southeast corner being in Jellico Creek;
- THENCE in an overall southeasterly direction, along the center of said Jellico Creek, the following calls:
1. South 15 Degrees 37 Minutes 47 Seconds West, a distance of 52.09 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
 2. South 31 Degrees 20 Minutes 56 Seconds East, a distance of 25.91 feet;
 3. South 55 Degrees 32 Minutes 12 Seconds East, a distance of 59.95 feet;
 4. South 39 Degrees 39 Minutes 36 Seconds East, a distance of 98.31 feet;
 5. North 74 Degrees 14 Minutes 17 Seconds East, a distance of 11.49 feet;
 6. North 07 Degrees 08 Minutes 58 Seconds East, a distance of 39.02 feet;
 7. North 52 Degrees 47 Minutes 52 Seconds East, a distance of 48.86 feet;
 8. South 67 Degrees 49 Minutes 27 Seconds East, a distance of 8.56 feet;
 9. South 37 Degrees 09 Minutes 39 Seconds East, a distance of 19.03 feet;
 10. South 14 Degrees 26 Minutes 54 Seconds East, a distance of 24.18 feet;
 11. South 29 Degrees 36 Minutes 20 Seconds West, a distance of 36.50 feet;
 12. South 20 Degrees 09 Minutes 18 Seconds West, a distance of 8.07 feet;
 13. South 21 Degrees 12 Minutes 57 Seconds East, a distance of 14.73 feet;
 14. South 87 Degrees 13 Minutes 48 Seconds East, a distance of 8.37 feet;
 15. North 70 Degrees 19 Minutes 24 Seconds East, a distance of 40.52 feet;
 16. North 17 Degrees 29 Minutes 10 Seconds East, a distance of 17.48 feet;
 17. North 38 Degrees 24 Minutes 52 Seconds East, a distance of 10.29 feet;
 18. North 75 Degrees 08 Minutes 47 Seconds East, a distance of 14.84 feet;
 19. South 62 Degrees 40 Minutes 57 Seconds East, a distance of 14.86 feet;
 20. South 39 Degrees 52 Minutes 57 Seconds East, a distance of 23.91 feet;
 21. South 20 Degrees 41 Minutes 40 Seconds West, a distance of 39.88 feet;
 22. South 10 Degrees 43 Minutes 58 Seconds East, a distance of 20.99 feet;
 23. South 46 Degrees 56 Minutes 07 Seconds West, a distance of 55.37 feet to Big Bear Creek;
- THENCE in an overall southerly direction, along the center of said Big Bear Creek, the following calls:
1. South 63 Degrees 03 Minutes 42 Seconds West, a distance of 85.57 feet;
 2. North 85 Degrees 55 Minutes 41 Seconds East, a distance of 101.10 feet;
 3. South 51 Degrees 05 Minutes 50 Seconds West, a distance of 61.46 feet;
 4. South 02 Degrees 18 Minutes 15 Seconds West, a distance of 57.94 feet;
 5. South 67 Degrees 59 Minutes 15 Seconds East, a distance of 208.67 feet;
 6. South 34 Degrees 00 Minutes 02 Seconds East, a distance of 61.42 feet;
 7. South 54 Degrees 47 Minutes 16 Seconds West, a distance of 34.05 feet;
 8. South 41 Degrees 52 Minutes 23 Seconds West, a distance of 178.41 feet;
 9. South 19 Degrees 00 Minutes 08 Seconds East, a distance of 172.80 feet;
 10. South 42 Degrees 17 Minutes 57 Seconds West, a distance of 97.59 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
 11. South 18 Degrees 10 Minutes 18 Seconds West, a distance of 60.90 feet;
 12. South 14 Degrees 29 Minutes 34 Seconds East, a distance of 56.39 feet;
 13. North 75 Degrees 48 Minutes 38 Seconds East, a distance of 245.64 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
 14. South 64 Degrees 01 Minute 35 Seconds East, a distance of 54.12 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
 15. South 07 Degrees 03 Minutes 02 Seconds West, a distance of 48.52 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
 16. South 28 Degrees 53 Minutes 16 Seconds West, a distance of 65.64 feet to the south line of the Ponder tract;
- THENCE South 89 Degrees 29 Minutes 21 Seconds West, with the said south line of the Ponder tract, a distance of 311.46 feet returning to the Place of Beginning and enclosing 17.813 acres (775,955± square feet).

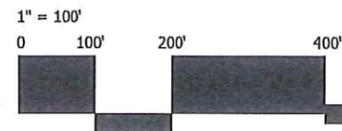


Planner:



SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1130 H. Carrol Ave., Ste. 200
 Southlake, Texas 76092
 TEL. 817-424-2626

30 JULY 12



Tree Locations

Zoning Case # Z-12-0012

Creekview II & III

Keller, Tarrant County, Texas

