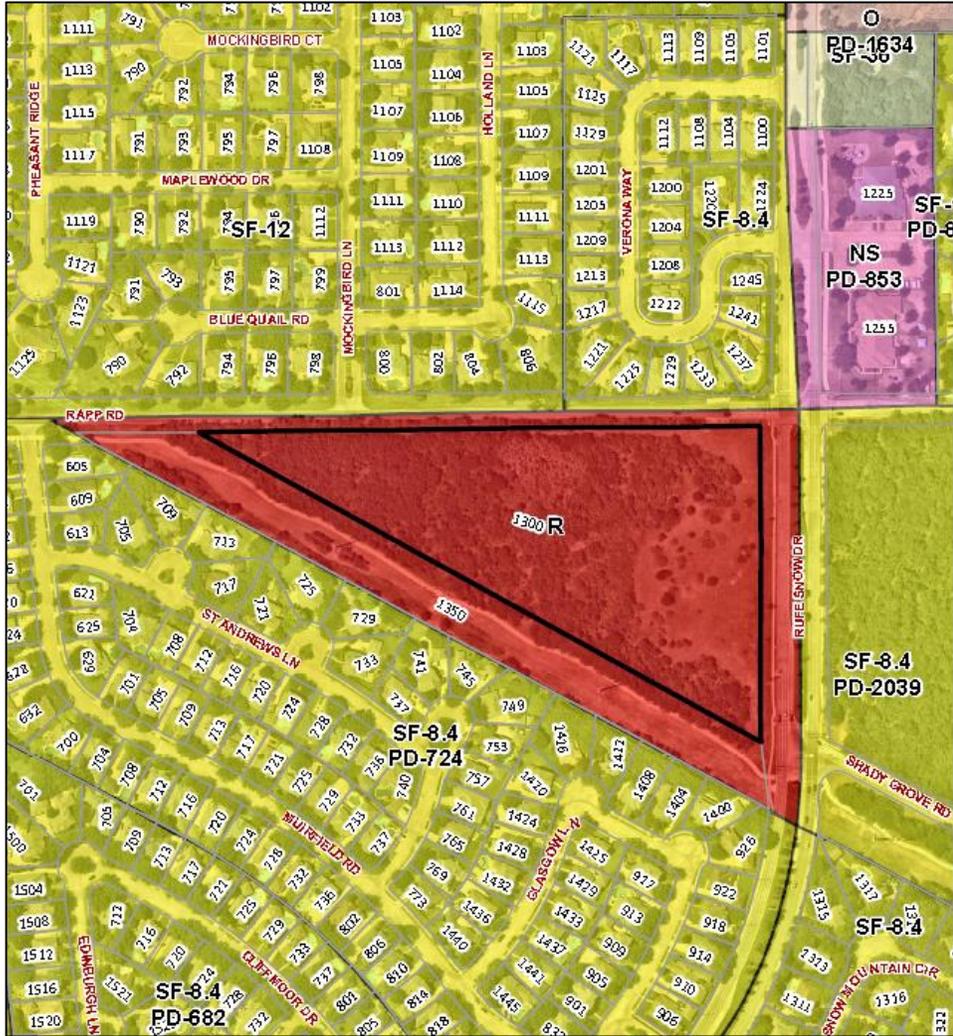


Item H-1

PUBLIC HEARING: Consider an ordinance approving a Planned Development zoning change from Retail (R) to Planned Development Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) for Bella Casa, a Planned Development consisting of 31 residential lots and approximately 1.6 acres of open space on approximately 10.9 acres of land, legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located on the southwest corner of the Rufe Snow Drive and Rapp Road intersection, and addressed as 1300 Rufe Snow Drive. Jim Tchoukaleff, Applicant. Aamer Patel, Owner. (Z-23-0004)

Item H-1 Zoning Map



↑
Zoned:
Retail (R)

Item H-1 Aerial View



Item H-1

Current Zoning:

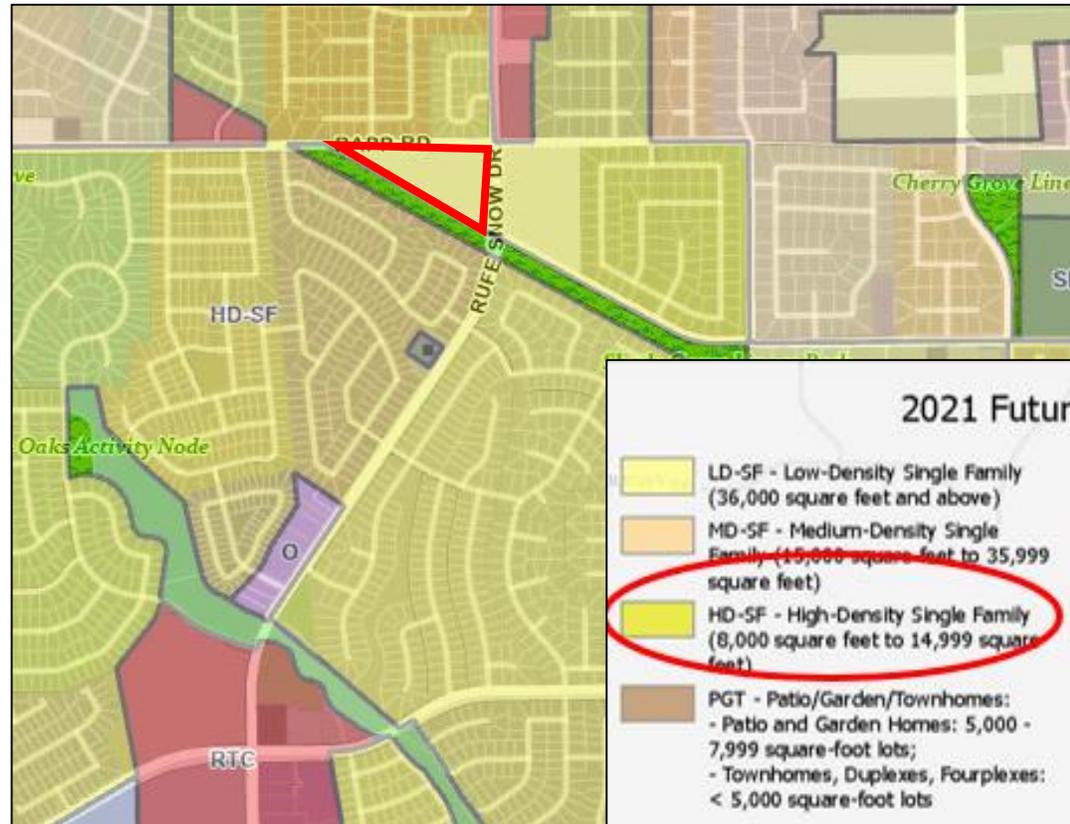
Retail (R)

Proposed Zoning:

Planned Development Single-Family 8,400 square-foot minimum lot size (PD-SF-8.4)

Future Land Use Plan:

The proposed development complies with the 2021 Future Land Use Plan designation of High-Density Single-Family (8,000 square-feet to 14,999 square-feet) (HD-SF).



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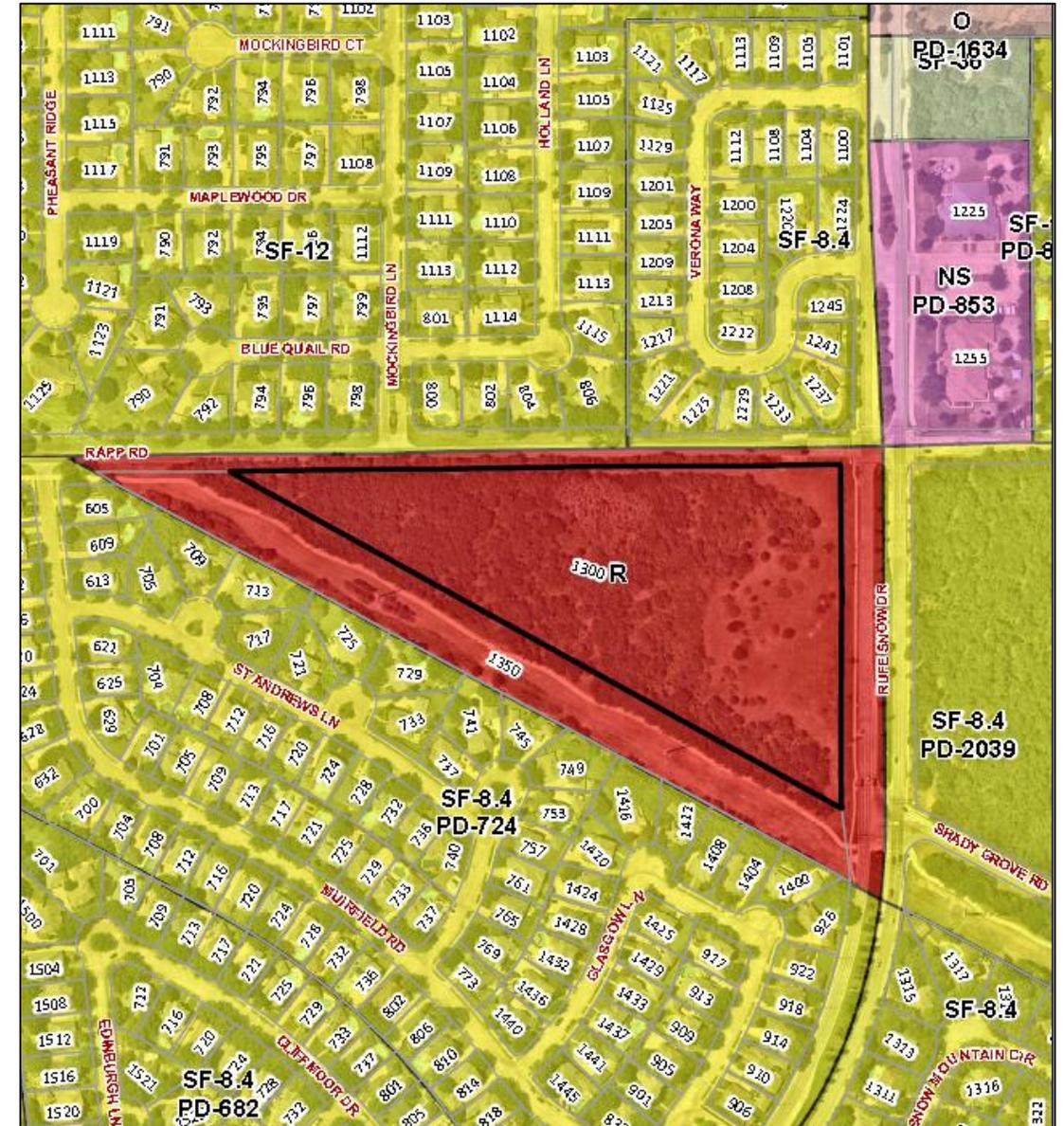
Adjacent Zoning:

North: Quail Valley Estates Phase V: SF-12; Bella Vista subdivision: SF-8.4

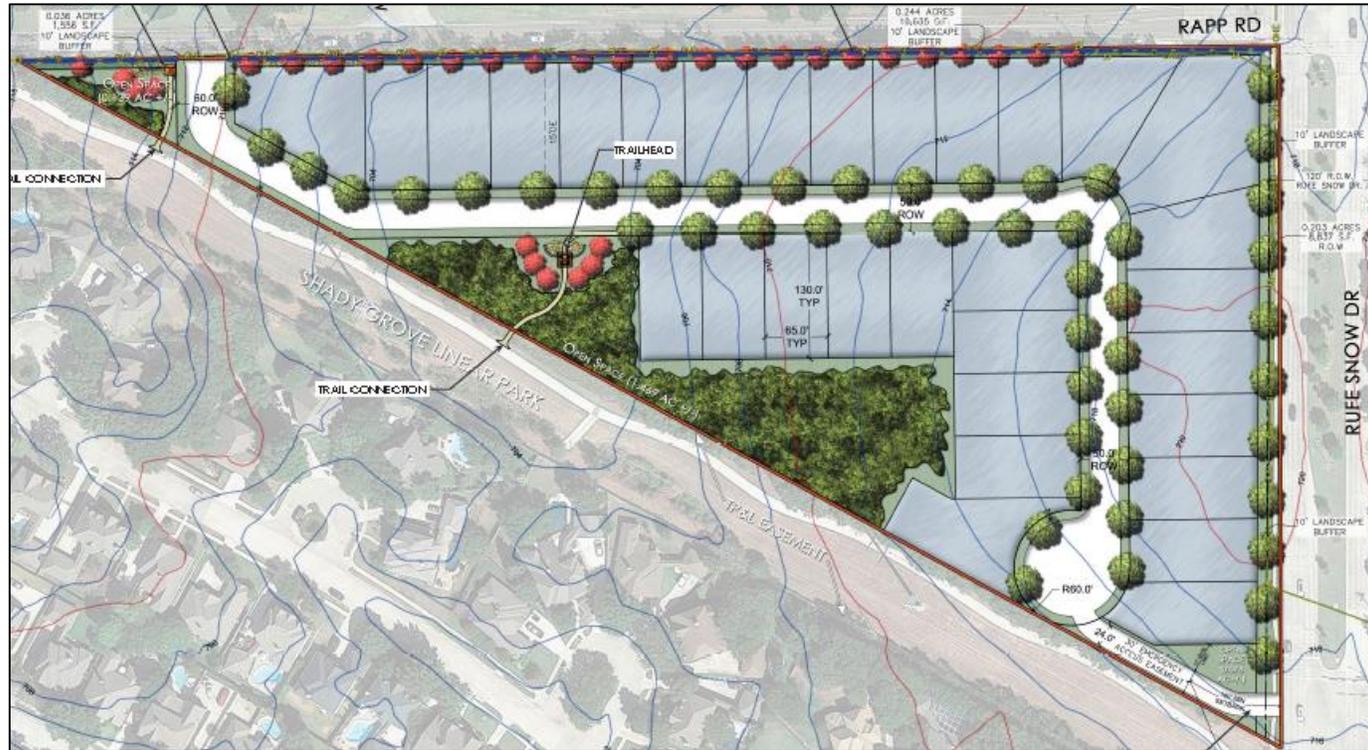
East: Beverly Grove subdivision: PD-SF-8.4 (currently undeveloped); Realtex Addition (Children's Courtyard): PD-NS

South: Heatherwood Estates – Keller: PD-SF-8.4

West: Carriage Gate Addition – PD-SF-8.4; Clermont Avenue Addition (Mustang Creek Estates): PD-O



Item H-1



The proposed Bella Casa subdivision is a single-family residential development on approximately 10.9 acres consisting of 31 residential lots and three open space lots at the southwest corner of Rapp Road and Rufe Snow Drive.

A rezoning from Retail (R) to Planned Development - Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) is requested.

Item H-1

PD-SF-8.4 proposed criteria:

Minimum Dwelling Size: EXCEEDS

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

Size of Lots: MEETS

1. Minimum lot area: 8,400 square-feet (average lot area is 9,300 square-feet)
2. Minimum lot width: 65'
3. Minimum lot depth: 120'

The proposed depth of 120' exceeds the SF-8.4 Zoning District minimum requirement of 110'. The minimum lot area of 8,400 square-feet and minimum lot width of 65' meet the UDC.

Item H-1

Setbacks: MEETS

1. Minimum front yard: 25'
2. Minimum side yard: 10% of the lot width; 15' on a corner lot adjacent to the street.
3. Minimum rear yard: 15'

The setbacks meet the UDC regulations for the SF-8.4 Zoning District.

Maximum Lot Coverage: Proposed PD Standards (Differs from UDC SF-8.4 Guidelines)

The Applicant proposes 50% for the primary structure, and 60% total including accessory buildings, driveways, and parking areas.

The Applicant proposes to exceed 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-1

Garage Requirements: Proposed PD Standards

The Applicant proposes J-swing garages as a requirement on a minimum 50% of the lots. The remaining lots may have front-facing garages. Additionally, any garage doors facing the street shall not exceed a total of 144 square-feet.

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.

Elevations: MEET

The following finishes will be permitted: brick, stone, man-made stone, stucco using a three-step process, and cementitious-fiber board plank (Hardie Board) with a 30-year manufacturer's warranty. Sheet metal is prohibited.

The Applicant proposes a minimum of 70% brick or stone and 30% of other permitted building materials



Landscaping: Proposed 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 tree with a maturity height of no greater than 20 feet, minimum 3” caliper
Rear Yard	Not Required	Minimum 1 large canopy tree with a minimum 6” caliper
Street Trees	Not Required	Minimum 1 street tree with a minimum 6” caliper located between the sidewalk and right-of-way
Corner Lot Trees	Minimum two large canopy trees with a 3” minimum caliper in the side yard adjacent to a street	Minimum 2 street trees provided by corner lots
Total	All lots – 2 trees Corner lots – 4 trees	All lots – 3 trees Corner lots – 5 trees

Landscaping Buffers: Proposed PD Standards

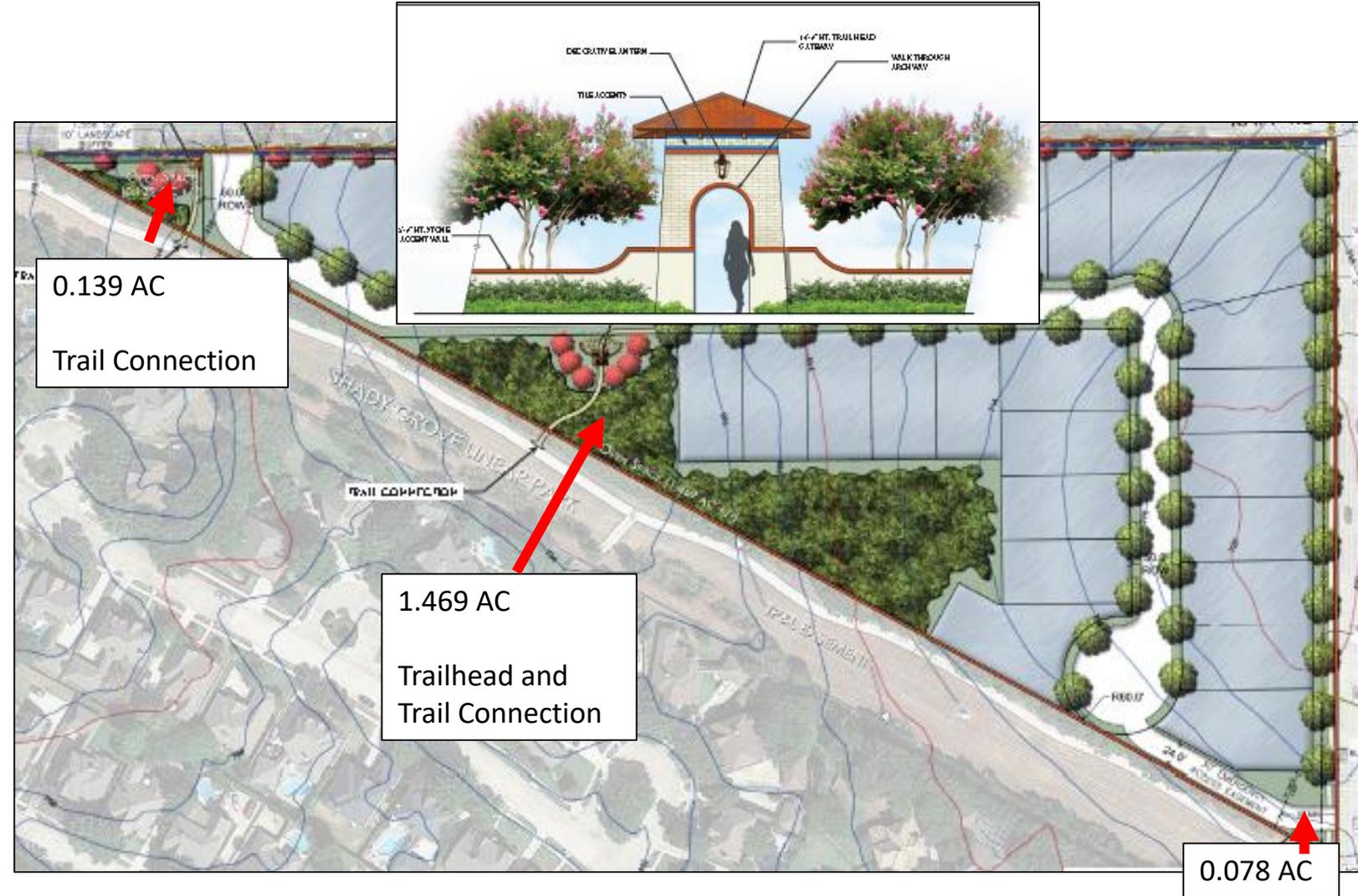
	UDC Requirement – Section 5.10(B)	Proposed PD Standards
Rufe Snow Drive	10' landscape buffer with minimum 3" caliper large canopy trees placed each 50 linear feet	10' landscape buffer with minimum 3" caliper trees provided per each 50 linear feet
Rapp Road	10' landscape buffer with minimum 3" caliper large canopy trees placed each 50 linear feet	10' landscape buffer with ornamental trees placed in an informal layout

Item H-1

Open Space: MEETS

The Applicant divided the 1.6 acres of open space into three areas:

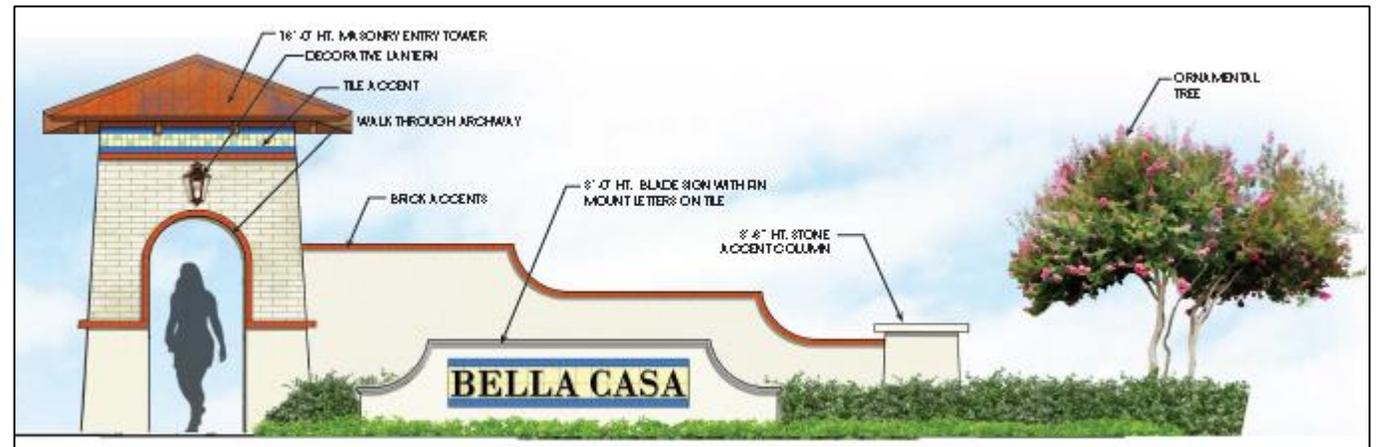
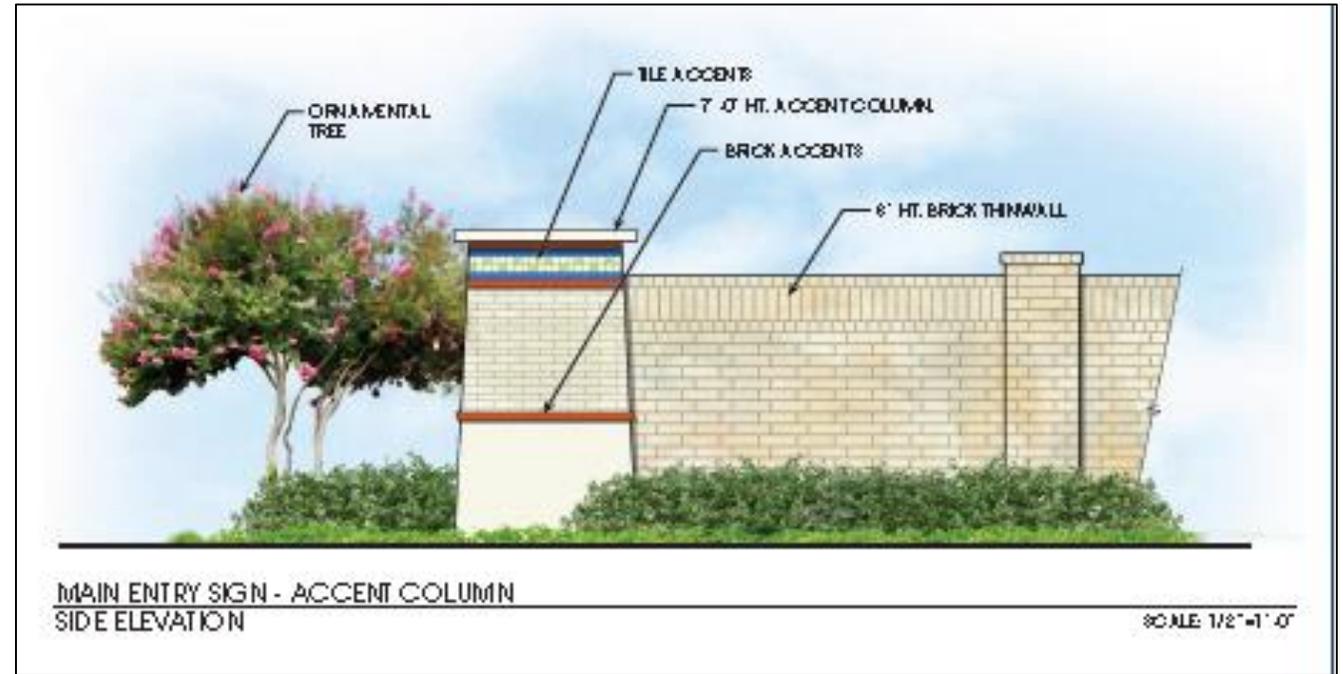
- Heavily-treed 1.469-acre lot along the southwest diagonal of the development with a trailhead and trail connection to the Shady Grove Linear Park
- 0.139 acre lot at development entrance along Rapp Road that will provide an additional trail connection
- 0.078 acre space near the emergency access easement at the southeast corner of the property



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Screening: MEETS

The Applicant proposes to install masonry screening walls with a minimum height of 6' where lots back either Rufe Snow Drive or Rapp Road (eastern and northern limits of the neighborhood.)



Item H-1

Fencing: EXCEEDS

All proposed single-family lot fencing will be a minimum 6' high and solid stained cedar with metal posts and caps. Fencing that faces the street or open space will be 6' high tubular steel or wrought iron. Landscaping will be installed to provide additional screening.

The fencing standards either meet the requirements of the UDC or are more restrictive.



Item H-1

Sidewalks: MEETS

The Applicant proposes to construct a 6' wide sidewalk on the south side of Rapp Road. All residential lots will have a 5' wide sidewalk. All proposed sidewalks meet the requirements of the UDC.



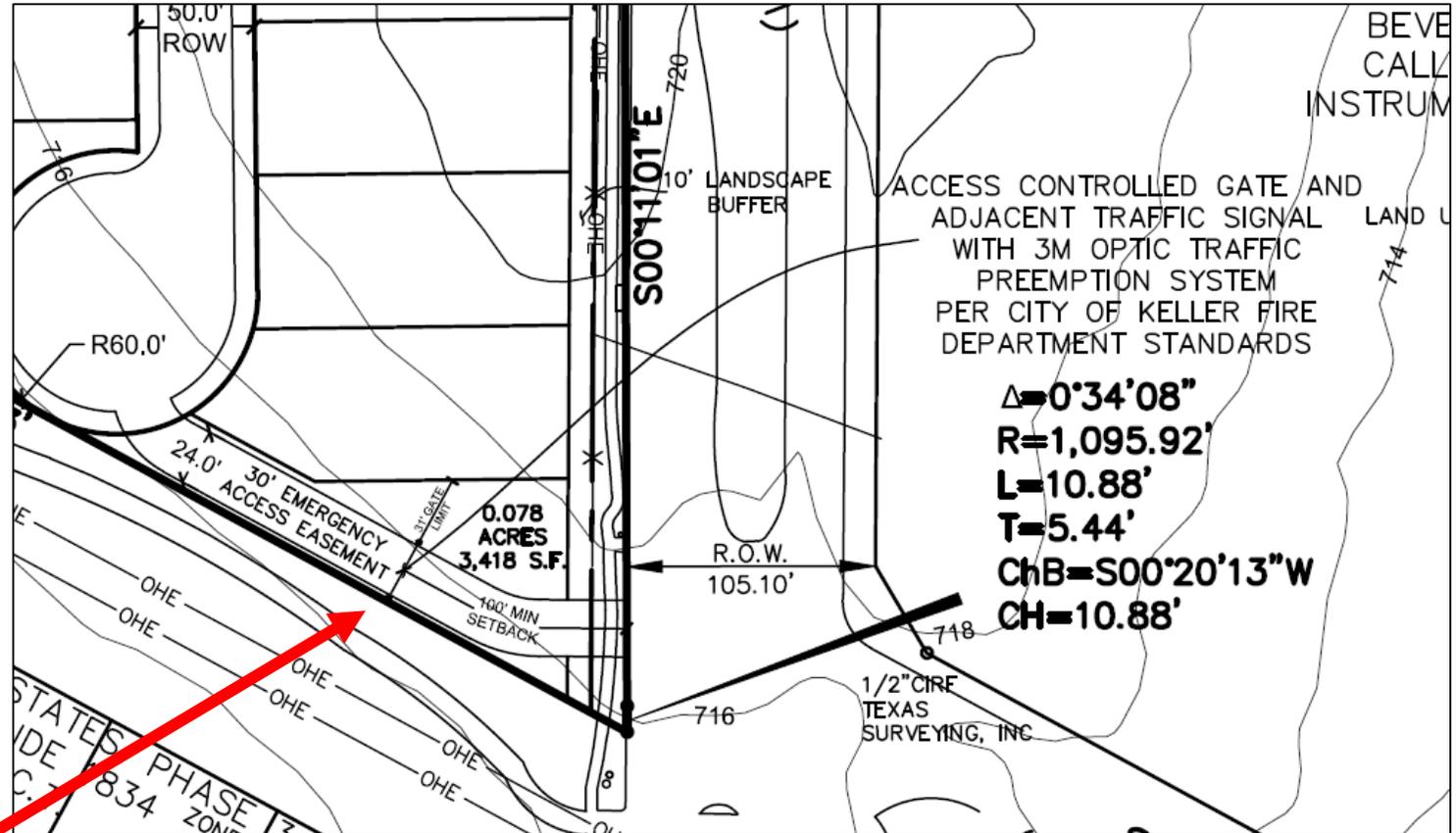
Item H-1

Trip Generation:

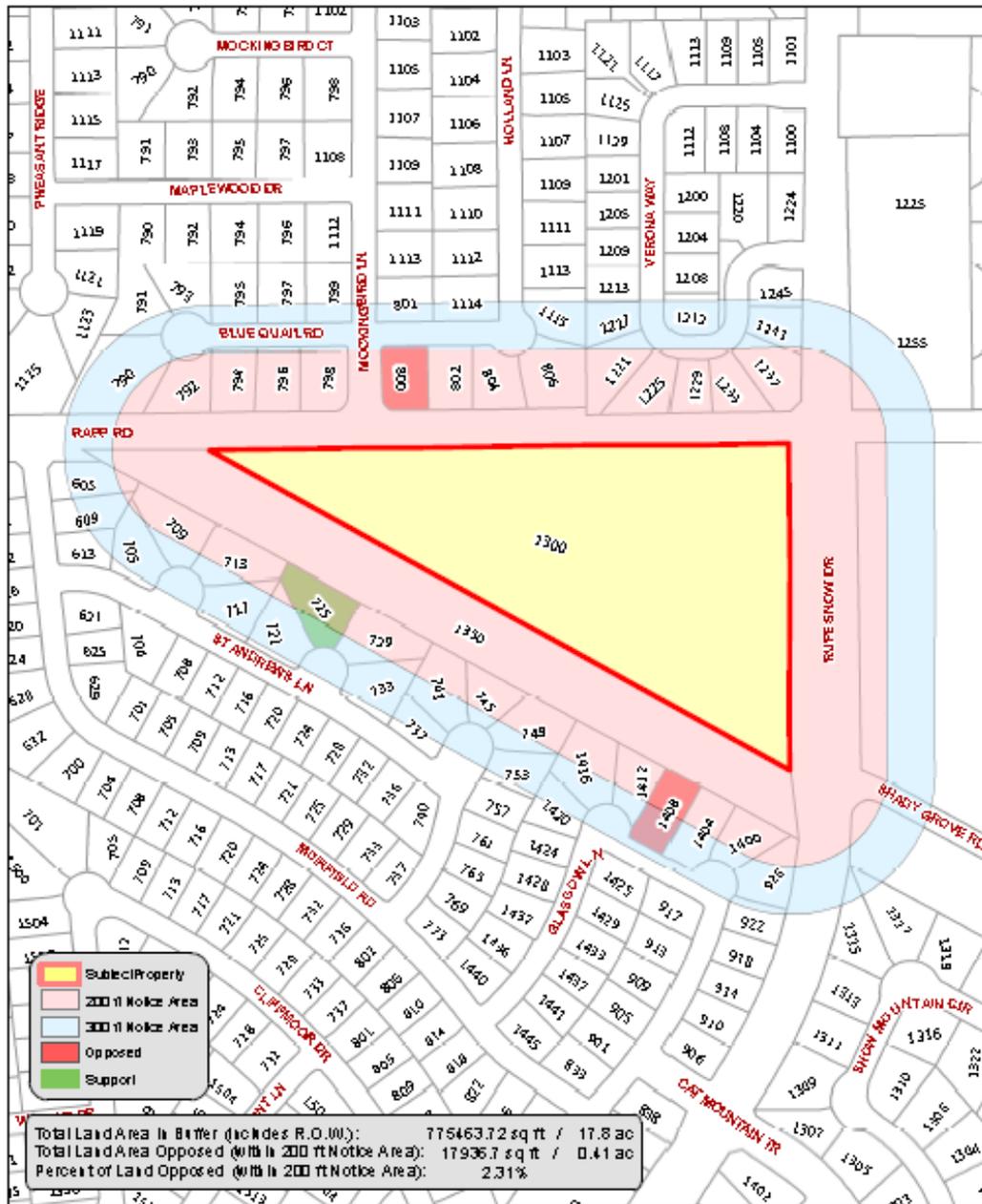
A Traffic Impact Analysis was not required for this proposed development, as anticipated trips per day are fewer than 500, according to the Trip Generation Form submitted by the Applicant.

Ingress and Egress:

Casa Bella proposes one entry/exit off of Rapp Road and a gated emergency access easement at the intersection of Shady Grove Road and Rufe Snow Drive. Emergency vehicles will have access through the existing traffic light via Opticom sensors on the gate and traffic light.



Item H-1



- On September 14, 2023, the City mailed out 56 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.
- The Applicant held a meeting with neighboring subdivisions on September 16, 2023.
- Staff has received two signed letters of opposition from residents within the 200' buffer, and one email from a resident in support.

Item H-1

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.

Item H-1

Summary:

Consider an ordinance approving a Planned Development Zoning Change from Retail (R) to Planned Development Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) for Bella Casa, a Planned Development consisting of 31 residential lots and approximately 1.6 acres of open space.

Item H-1

Planning and Zoning Commission Recommendation

At the September 26 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the PD zoning change with one condition and one request:

Condition:

1. That the applicant widen the proposed sidewalk along the south side of Rapp Road from the proposed 5' to the UDC requirement of 6'; and,

Request:

1. That the Applicant consider a façade masonry minimum of 70% brick or stone and 30% other proposed materials.

Item H-1

The City Council has the following options when considering a Planned Development Zoning Change application:

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



Questions?
Amber Washington
817-743-4130