

Beverly Grove

Keller, Texas

Zoning Case # Z-24-00XX
(Amendment To PD-2039)

Request for City of Keller Zoning Amendment

The intent of this letter is to present two zoning amendments to the Planned Development zoning for "Beverly Grove", a proposed community of 33 luxury homes totaling 11.79 acres in the City of Keller, Texas.

The current zoning is a Planned Development district based on the SF-8.4 criteria with modifications.

The amendments requested to the existing Planned Development are consistent with the City's Future Land Use Plan which designates the site as "High-Density Single Family". The amendments do not change the lot configuration, density or open space provisions. The development is currently platted as Beverly Grove, recorded in D223104996.

The requested amendments are to increase the allowable lot coverage and to allow a minimum of 50% of the garages be J-swing. These changes will allow for greater design flexibility to better accommodate home plans for this community. This proposed modifications mirror what was recently approved for the Bella Casa development across the street.

Requested amendment:

Maximum Lot Coverage:

- Existing: 40% (Main Building), 50% (other bldgs., driveways and parking)
- Proposed: 50% (Main Building), 60% (other bldgs., driveways and parking)

Garages:

- Council Motion: at the council meeting it was moved to require all garages to be J-Swing.
- Existing Ordinance: the ordinance specifies a minimum of the garages to be J-Swing
- Proposed: a minimum of 50% of the garages be J-Swing with the remainder being front entry. Any garage facing the street shall not exceed 144s.f. (This request is being made to clarify and code the proper requirement).

The site was previously zoned R-Retail. The original drainage calculations were done on this use and amount of impervious coverage. The rezoning to PD determined that a decrease of storm water would be created by the zoning change. This amendment does not materially impact those latest determinations. The Planned Development is a significant reduction from the R district.

Beverly Grove

Keller, Texas

Zoning Case # Z-24-0002

(Amendment To PD-2039)

Request for City of Keller Zoning Change

The intent of this letter is to present “Beverly Grove”, a proposed community of luxury homes totaling 11.79 acres in the City of Keller, Texas.

Beverly Grove is located between Rapp Road and Shady Grove Road, east of Rufe Snow Drive. It lies adjacent to the existing community “The Estates of Oak Run”. The current zoning of this property is R – Retail. The purpose of our proposal is to amend the current zoning to allow residential use. The entire 11.79 acres would be developed into high-quality homes.

The proposed zoning is consistent with the City of Keller’s Future Land Use Plan. The FLUP was amended by the city council on 4/20 and the property is now designated “High-Density Single Family”, which applies to all lots between 8,000 and 14,199 square feet in size.

Our entire subject site is currently zoned R-Retail. We are proposing to re-zone the site to PD-Planned Development in accordance with the base PD (SF-8.4) standards. Additional regulations which will exceed minimum requirements of SF-8.4 zoning will be outlined below.

This proposal consists of 33 home sites and 4 open space lots. Typical lot size will be 65’ x 130’. Open space lots comprise 2.21 acres or 18.7% of the entire site.

Existing Zoning:

This property is currently zoned R-Retail.

Proposed Zoning:

The subject property will be developed in accordance with the standards set forth in the Planned Development District, with a Base District of SF-8.4 with modifications illustrated below.

SF-8.4 Single Family Residential District

The above zoning designation is a base district within the Planned Development section of the City of Keller Unified Development Code. This development will comply with the base district requirements with the exception of the following additional regulations:

Minimum Lot Width:

- Base: Minimum 65'
- Proposed: Minimum 65'

Minimum Lot Depth:

- Base: Minimum 110'
- Proposed: Minimum 125'

Minimum Side Yard:

- Base: 10% of lot width up to 15'
- Proposed: 6.5', 15' corner lot street sides

Minimum Floor Area:

- Base: 1,400 s.f.
- Proposed: 2,000 s.f.

Maximum Lot Coverage:

- Base: 35% (Main Building), 50% (other bldgs., driveways and parking)
- ~~Proposed: 40% (Main Building), 50% (other bldgs., driveways and parking)~~
- Proposed: 50% (Main Building), 60% (other bldgs., driveways and parking)

Front Setback:

- Base: 25-feet
- Proposed: 25-feet

Rear Setback:

- Base: 15-feet
- Proposed: 15-feet

Compatibility of Proposed Zoning with Surrounding Zoning:

The above enhanced requirements will create adequate compatibility between the proposed development and adjacent developments. This is further supported by the uniformity of housing density. The current FLUP designates this tract of land as "High-Density Single Family". This site will be developed by the same developer that constructed The Estates of Oak Run.

Existing Conditions:

The site generally drains to the southeast. Existing storm sewer infrastructure will convey flow to a regional detention site. Tree preservation is paramount, and we have apportioned specific areas intended for no disturbance. The first area is a proposed 15' buffer along the shared boundary with the Estates of Oak Run that continues into .84 acres of open space in the

southeast corner of the property. This area is to be owned and maintained by the Beverly Grove HOA. The second area is located in the center of the development and consists of 0.91 acres. The intention is to retain as much of the tree line atmosphere as possible.

Zoning Change Need:

The zoning change is being requested to properly utilize this property. Available land within the City of Keller is becoming less abundant, and high-quality homes on tracts of land similar to this one are the logical progression to development in the city. This zoning change is also supported by the City of Keller FLUP.

Public Infrastructure:

City water and sewer services are available and are adequately sized to serve this site. Roadway access is available from Rapp Road and Shady Grove Road. All proposed infrastructure will be designed per city criteria. A small right of way dedication of variable width will be necessary along Rapp Road, resulting in a total ROW width of 60'.

Controlled Access:

A connection will be provided from the internal circulation system to Rapp Road via a 24' public access easement. Access will be limited via a gate and controlled by the 3M Opticon System (in accordance with the City of Keller Fire Department standards).

Home Owners Association:

A Home Owners Association will be formed and will be responsible for the maintenance of entry features, landscaping, tree maintenance and perimeter screening walls.

Perimeter Fencing:

All perimeter fencing will comply with requirements set forth in the Fencing Diagram on the PD Concept Plan. All fences are to be installed as the homes are constructed, with the exception of perimeter fencing. A 6' masonry wall will be constructed along Ruff Snow Dr and Shady Grove Rd. A 5' iron fence will be constructed along all internal open space. In coordination with the neighboring homeowners in the adjacent development, we are proposing to build a living wall near the entire common property line (east), offset away from the actual property line to preserve the existing homeowner fences and existing trees.

Elevations:

The facades of homes, exclusive of doors and windows, shall be constructed 80% with masonry products such as brick, stone, and stucco. Secondary materials shall be quality material such as wood, metal, and/or hardiboard.

Trees:

Residential Landscaping:

- Base: Two 3" large canopy trees within the front yard; Two 3" large canopy trees within the side yard if on a corner lot adjacent to a street.
- Proposed: Two (2) large canopy trees (developer may choose from Live Oak, Shumard Red Oak, Cedar Elm, or Lacebark Elm) with a minimum three-inch (3") caliper planted in the required front yard of each single-family lot.
- Proposed: Two (2) large canopy trees (developer may choose from Live Oak, Shumard Red Oak, Cedar Elm, or Lacebark Elm) with a minimum three-inch (3") caliper planted in the required side yard.

Screen Wall Landscaping:

- Proposed: One (1) 3" large canopy tree (developer may choose from Live Oak, Shumard Red Oak, Cedar Elm or Lacebark Elm) spaced at 50' on-center typical within the 10' wide landscape buffer along Rufe Snow Drive and Shady Grove Road. No trees are proposed along Rapp Road due to the location of the 15' sanitary sewer easement. Bermuda sod will be installed in all areas between the back of curb and screen wall. Permanent automatic irrigation system, equipped with a rain sensor and anti-freeze device, shall be installed for all landscaped and grass areas.

Sidewalks:

Sidewalks shall be built in the ROW. A 5' concrete sidewalk will be installed along Rapp Road. The sidewalk along Rufe Snow will be enlarged to a 10' trail. No sidewalk will be constructed along the eastern property line (near the living wall). All sidewalks in front of homes are to be constructed by the home builder. All other sidewalks are the responsibility of the developer.

Garages:

~~Existing: All garages to be j swing.~~

Proposed: a minimum of 50% of the garages be J-Swing with the remainder being front entry. Any garage facing the street shall not exceed 144s.f. (This request is being made to clarify and code the proper requirement).

Project Schedule:

Assuming zoning is granted, this site will be developed as a single phase and development will immediately take place.

