

BOUNDARY DESCRIPTION

Being a tract of land out of the Lewis Clay Survey, Abstract No. 346 and situated in the City of Keller, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in May of 2017, said tract being the same tracts of land described in the deeds to: Gwen Nell Pipes and Jeanette Pipes, Volume 14702, Page 279; Ronny Pipes and Jeanette Ples, Volume 8128, Page 1186; Larry Pipes and Gwenell Pipes, Volume 8128, Page 1188; and Ronny and Larry Pipes, Volume 14051, Page 241, all of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found for the northeast corner of said Pipes tract (14051/241), said rod being in the southerly right-of-way line of Union Church Road;

Thence South 00 degrees 13 minutes 41 seconds East a distance of 617.60 feet to a 5/8 inch capped steel rod found for the southeast corner of said Pipes tract (14702/279), said rod being in the northerly boundary line of Lot 1, Block 1, The Golf Club at Hidden Lakes, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 3857 of the Plat Records of Tarrant County, Texas;

Thence North 73 degrees 02 minutes 10 seconds West with the southerly boundary line of said Pipes tract (14702/279) and the northerly boundary line of said Lot 1 a distance of 847.65 feet to a 5/8 inch capped steel rod found for the southwest corner of said Pipes tract (14702/279);

Thence North 00 degrees 56 minutes 22 seconds West with the westerly boundary line of said Pipes tract (14702/279) and continuing with said northerly boundary line a distance of 381.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said Pipes tract (14702/279);

Thence North 88 degrees 52 minutes 41 seconds East a distance of 418.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly right-of-way line of said Union Church Road;

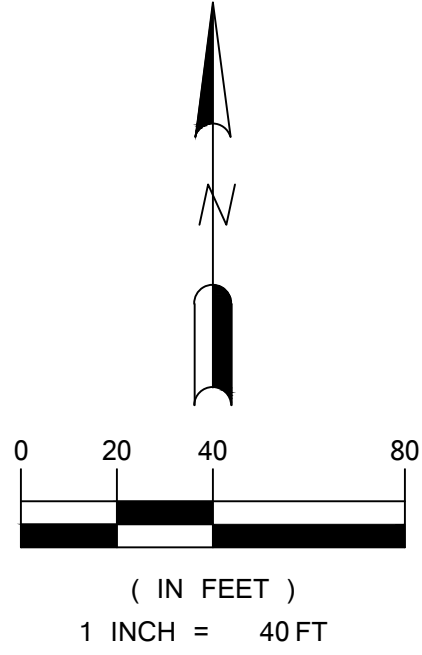
Thence South 04 degrees 51 minutes 39 seconds East with said westerly right-of-way line a distance of 22.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of said Union Church Road;

Thence North 89 degrees 28 minutes 24 seconds East with said southerly right-of-way line a distance of 394.56 feet to the point of beginning and containing 9.3306 acres of land, more or less.

PRIVATE STREET REGULATIONS  
1. THIS DEVELOPMENT SHALL COMPLY WITH ARTICLE 4, SECTION 5.04 OF THE CITY OF KELLER UNIFIED DEVELOPMENT CODE REGULATING PRIVATE STREET DEVELOPMENTS.

Site Data Summary Chart

Area Summary	
Residential Lots	7.04 acres
Open Space (15.1%)	1.38 acres
Internal Street Lot	0.74 acres
ROW Dedication (Union Church)	0.20 acres
Residential Lot Summary	
Residential Lots	11
Minimum Building Lot Area	11,365 s.f.
Average Lot Building Area	16,762 s.f.
Common Areas	2
Density (Lots/Gross Acre)	1.18
Land Use Designation	
High Density Single Family	40% Approx.
Low Density Single Family	60% Approx.
Zoning	
Existing Zoning	SF-36
Proposed Zoning	PD (SF-20) & PD (SF-30)



LEGEND

	PD (SF-20)		STREET PAVEMENT
	PD (SF-30)		SIDEWALK
	OPEN SPACE		R.O.W. DEDICATION

Planned Development Standards for PD (SF-20) Area

	SF-20	Proposed
Minimum Lot Size	20,000 s.f.	20,000 s.f.
Minimum Lot Width (at building line)	120'	100' *
Minimum Lot Depth	150'	150'
Minimum Floor Area	2,200 s.f.	2,200 s.f.
Maximum Height	2.5 stories	2.5 stories
Minimum Front Yard	35'	35'
Minimum Rear Yard	15'	15'
Minimum Side Yard	10% of lot width up to 15'	10' *
Minimum Side Yard (adj. to st.)	15'	15'
Maximum Lot Coverage	30% (main bldg) 50% (per UDC)	30% (main bldg) 60% (per UDC & Note 1)
Parking Regulations	Min. 2 enclosed spaces on same lot as main bldg.	Min. 2 enclosed spaces on same lot as main bldg.

Planned Development Standards for PD (SF-30) Area

	SF-30	Proposed
Minimum Lot Size	30,000 s.f.	30,000 s.f.
Minimum Lot Width (at building line)	140'	110' *
Minimum Lot Depth	200'	200'
Minimum Floor Area	2,400 s.f.	2,400 s.f.
Maximum Height	2.5 stories	2.5 stories
Minimum Front Yard	35'	35'
Minimum Rear Yard	15'	15'
Minimum Side Yard	10% of lot width up to 15'	12' *
Minimum Side Yard (adj. to st.)	15'	15'
Maximum Lot Coverage	30% (main bldg) 50% (per UDC)	30% (main bldg) 50% (per UDC)
Parking Regulations	Min. 2 enclosed spaces on same lot as main bldg.	Min. 2 enclosed spaces on same lot as main bldg.

Note 1 - A maximum lot coverage of 60% for lots which fall under the PD (SF-20) area is being requested to allow for increased pools and outdoor living spaces to be constructed with the proposed homes to help mitigate the difference in value between the larger and smaller lots. The goal is to not have a marked difference in the quality of homes within the development.

UDC Variance Request

44' Fire Access Easement – The typical ROW width for a residential street is 50 feet. This includes 31 feet of pavement (BOC-BOC) and 9.5 feet of parkway on either side of pavement for utilities and parkway. A 44-foot easement allows for 25 feet of pavement (BOC-BOC) for the fire lane, and 9.5 feet of parkway on either side of the proposed fire lane for utilities and parkway. The typical UDC requirement for a 60-foot easement width appears to have the intent of allowing for future extension or conversion of fire lanes to public streets should that ever become necessary. In this case, the fire access easement has no potential as ever serving as anything other than a driveway and fire lane serving two residential lots. For this reason, a variance is hereby requested to reduce the 60-foot easement width requirement to 44 feet.

CONCEPT PLAN

Enclave  
AT SKY CREEK

ABSTRACT 346, TRACTS 4D, 4E, 4G, 4H & 4J  
OF THE LEWIS A CLAY SURVEY  
9.354 ACRES  
EXISTING ZONING: SF-36  
PROPOSED ZONING: PD-SF-30 & PD-SF-20

OWNER:  
RONNY H. PIPES  
4900 DORY COURT  
NORTH RICHLAND HILLS, TEXAS 76180

APPLICANT:  
DR TRINITY LAND  
420 JOHNSON RD. SUITE 303  
KELLER, TEXAS 76248  
(817) 337-8899