

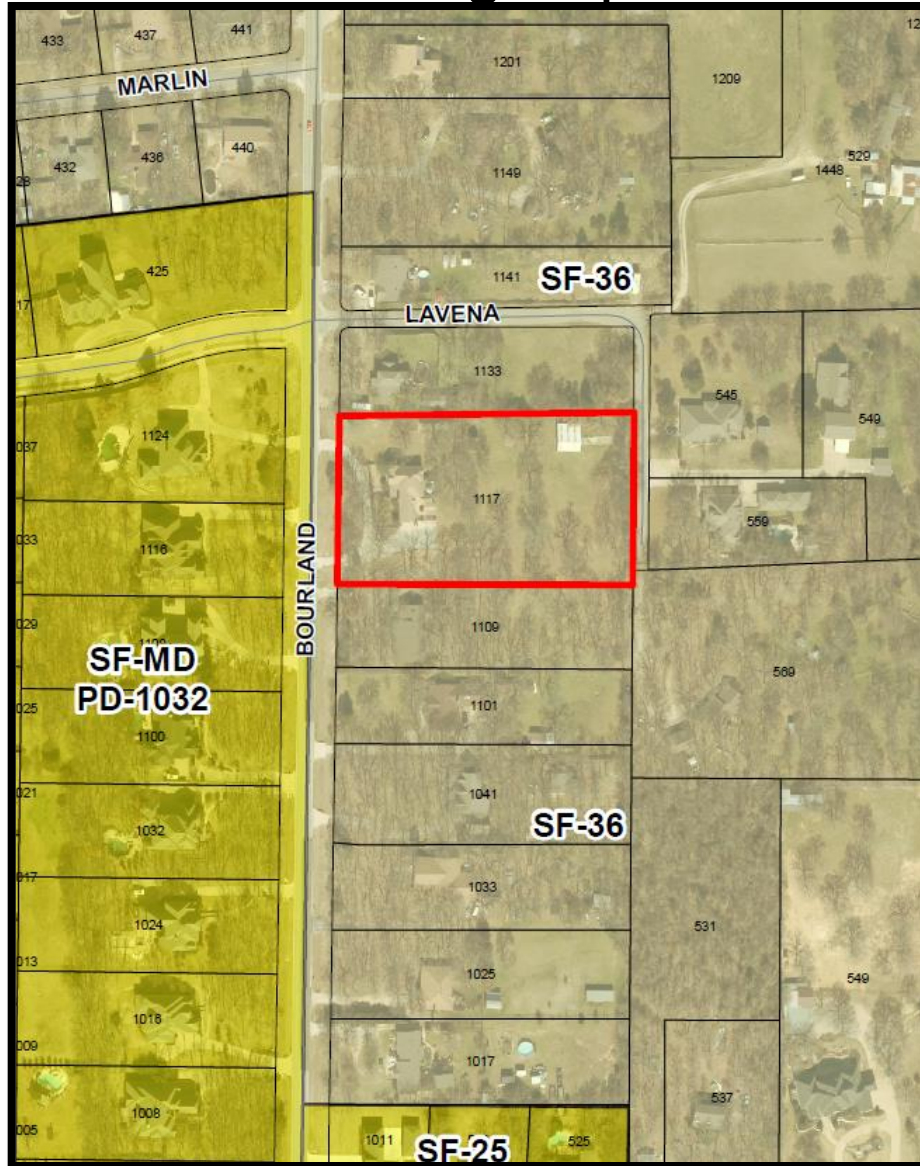
Item G-1

Consider an ordinance approving a Planned Development Zoning Change from SF-36 (Single Family-36,000 square-foot minimum) to PD-SF-36 (Planned Development–Single Family–36,000 square foot minimum) for a proposed two (2) lot subdivision, located on an approximately 1.99-acre tract of land, being Lot 16R, Keller Heights North Addition, located on the east side of Bourland Road, approximately 110 feet south of La Vena Street, at 1117 Bourland Road. Ron Holifield, owner. Karen Mitchell, Karen Mitchell Planning Group, applicant. Texas Surveying, Inc., surveyor. (Z-17-0011)

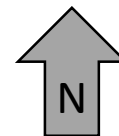
Item G-1 Background

- This Item was tabled at the September 19, 2017 Council Meeting to gather further information about the location of line separating the lots
- The applicant has provided additional information on why the location of the lot line was chosen.
- On October 17, 2017 there was split vote (3-3) on this item, right before Councilman Whatley joined the meeting. The item was then tabled again to allow Councilman Whatley to view the discussion and vote.

Item G-1
Zoning Map

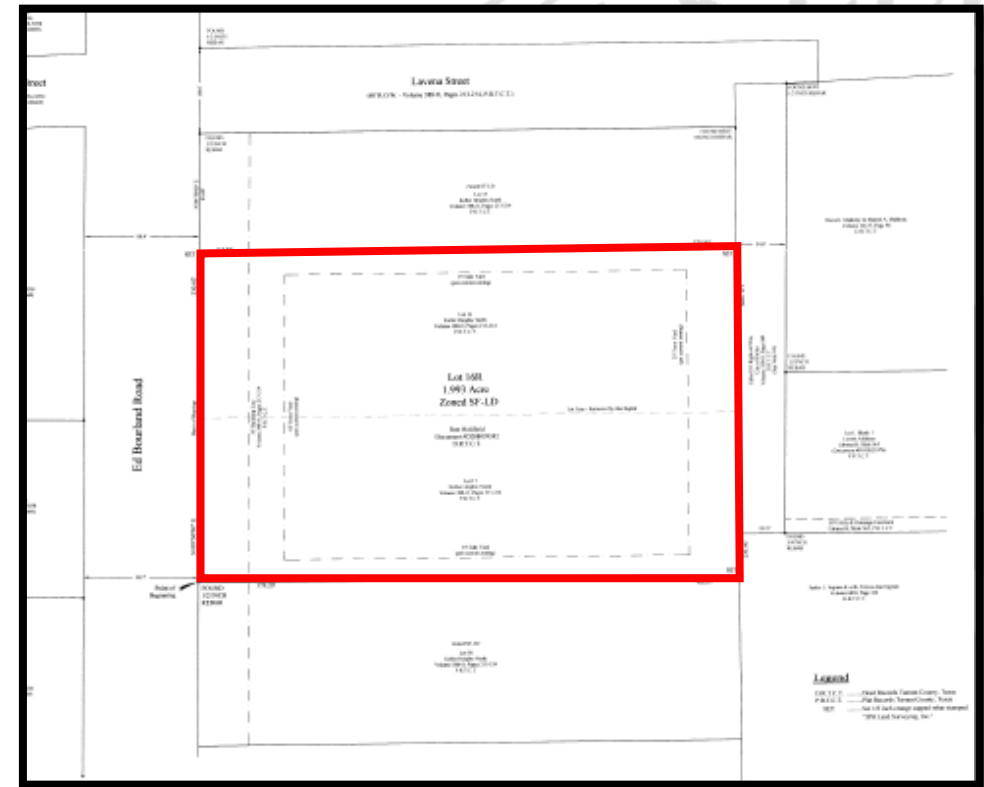
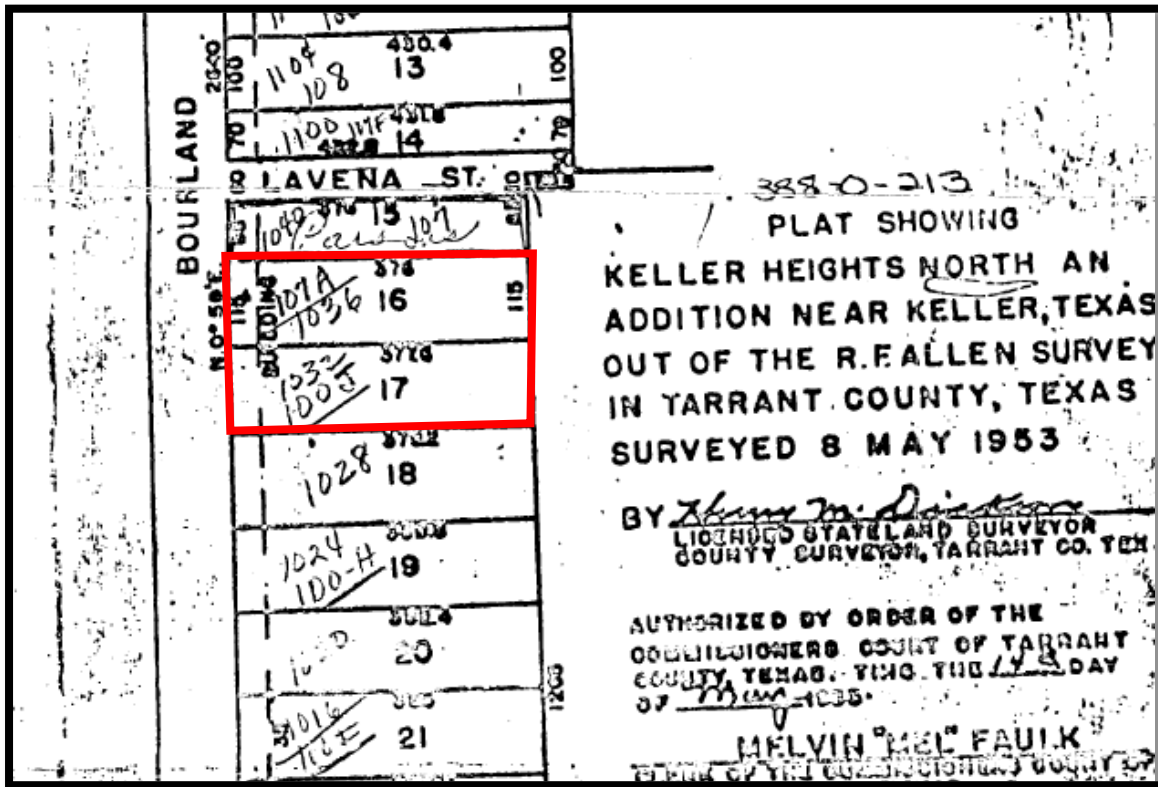


Item G-1
Aerial View



Item G-1 Background

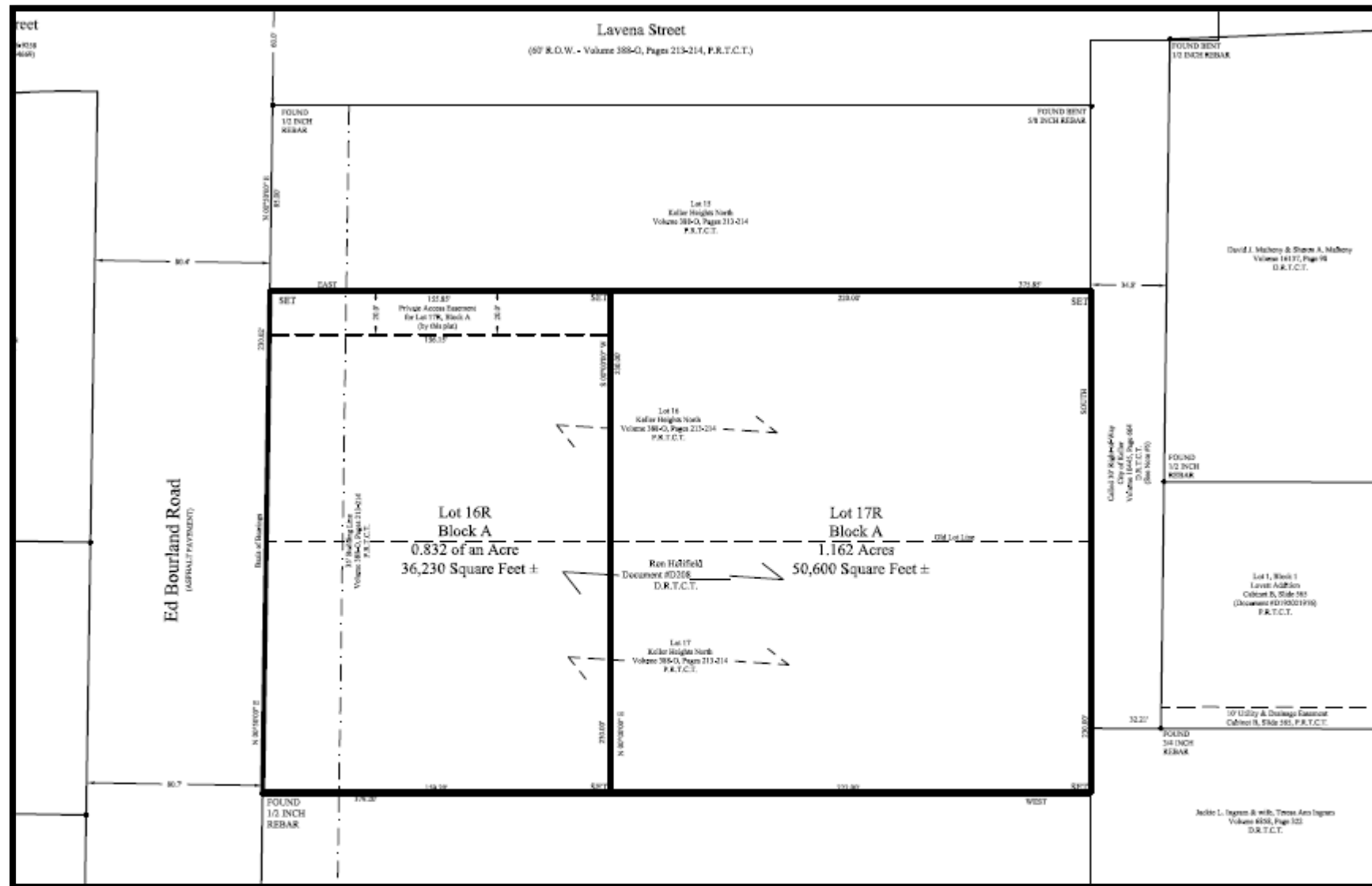
- Platted as Lots 16 & 17 of the Keller Heights North Addition, May 14, 1953.
- Home was built over the lot line between Lot 16 & 17, date uncertain.
- Annexed into the city limits on August 30, 1983.
- Lots combined to create Lot 16R in 2008



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The request is to rezone from SF-36 to PD-SF-36 for a two-lot subdivision.

This would create one (1) lot facing Bourland Road to the west and one (1) lot facing LaVena Street, a public street to the east.

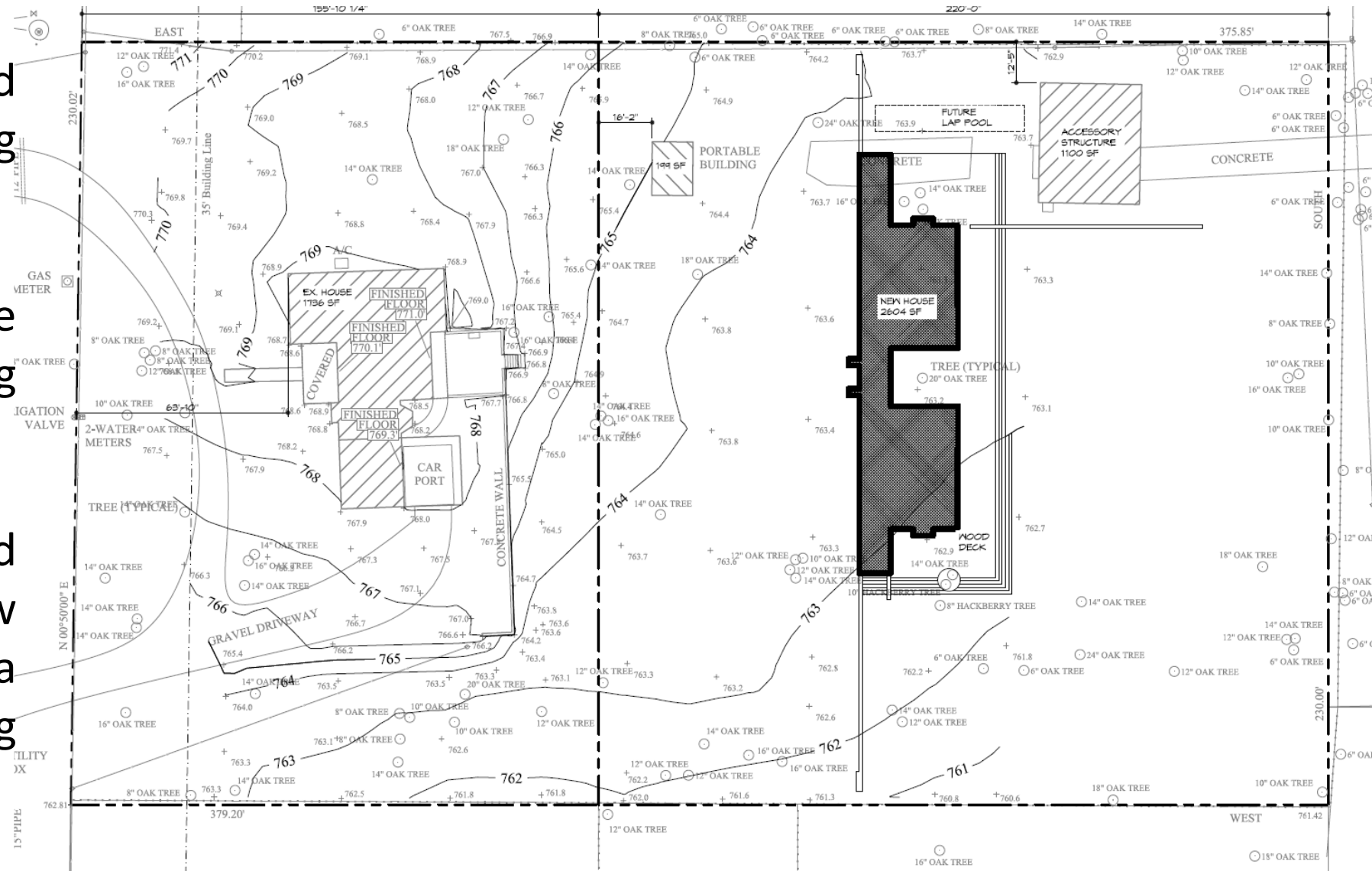


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The existing house would remain on the lot facing Bourland Road

A new home would be built on the lot facing LaVena Street.

The existing barn would be clad to match the new home and serve as a garage and extra living space.

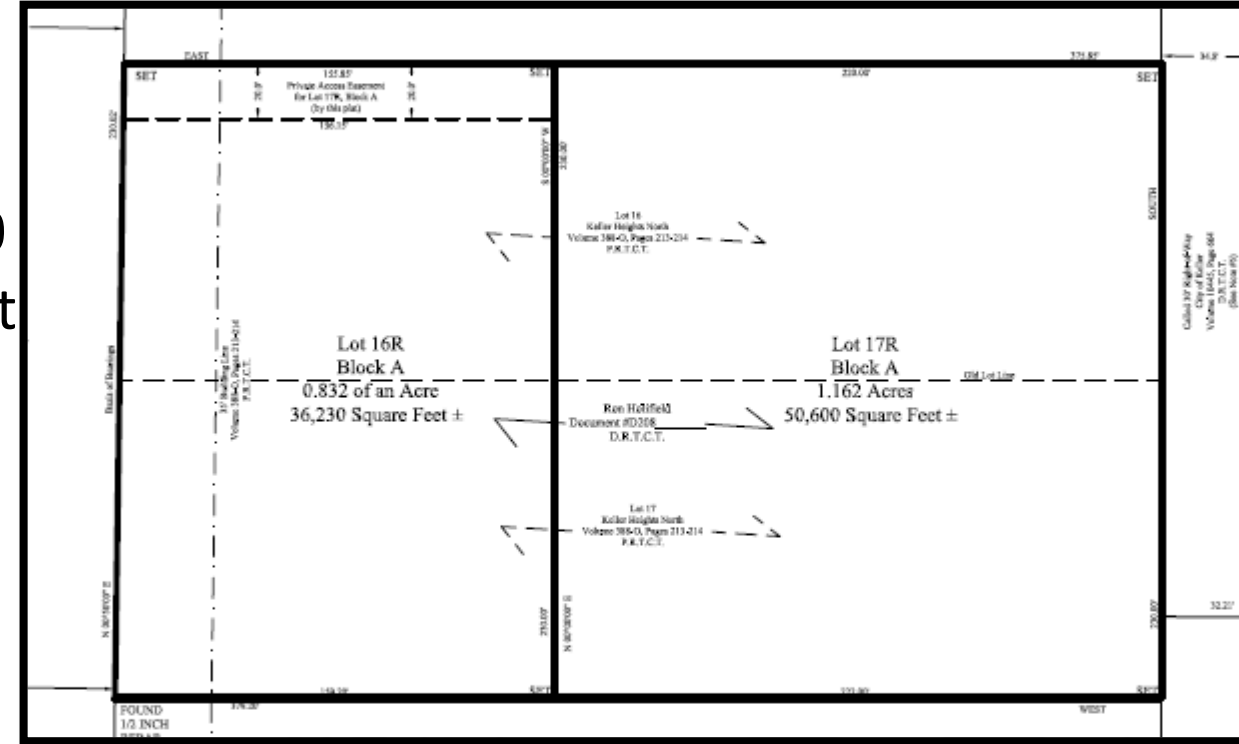


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Lot Dimensions

- Both lots will have a lot width of 230', minimum is 140'.
- The lot facing Bourland Road will be 36,230 square feet and the lot facing LaVena Street will be 50,600 square feet. Minimum is 36,00 square feet.
- The lot facing LaVena Street will meet this requirement with a lot depth of 220'. The lot facing Bourland Road will have a lot depth of 155'. Minimum is 200'.



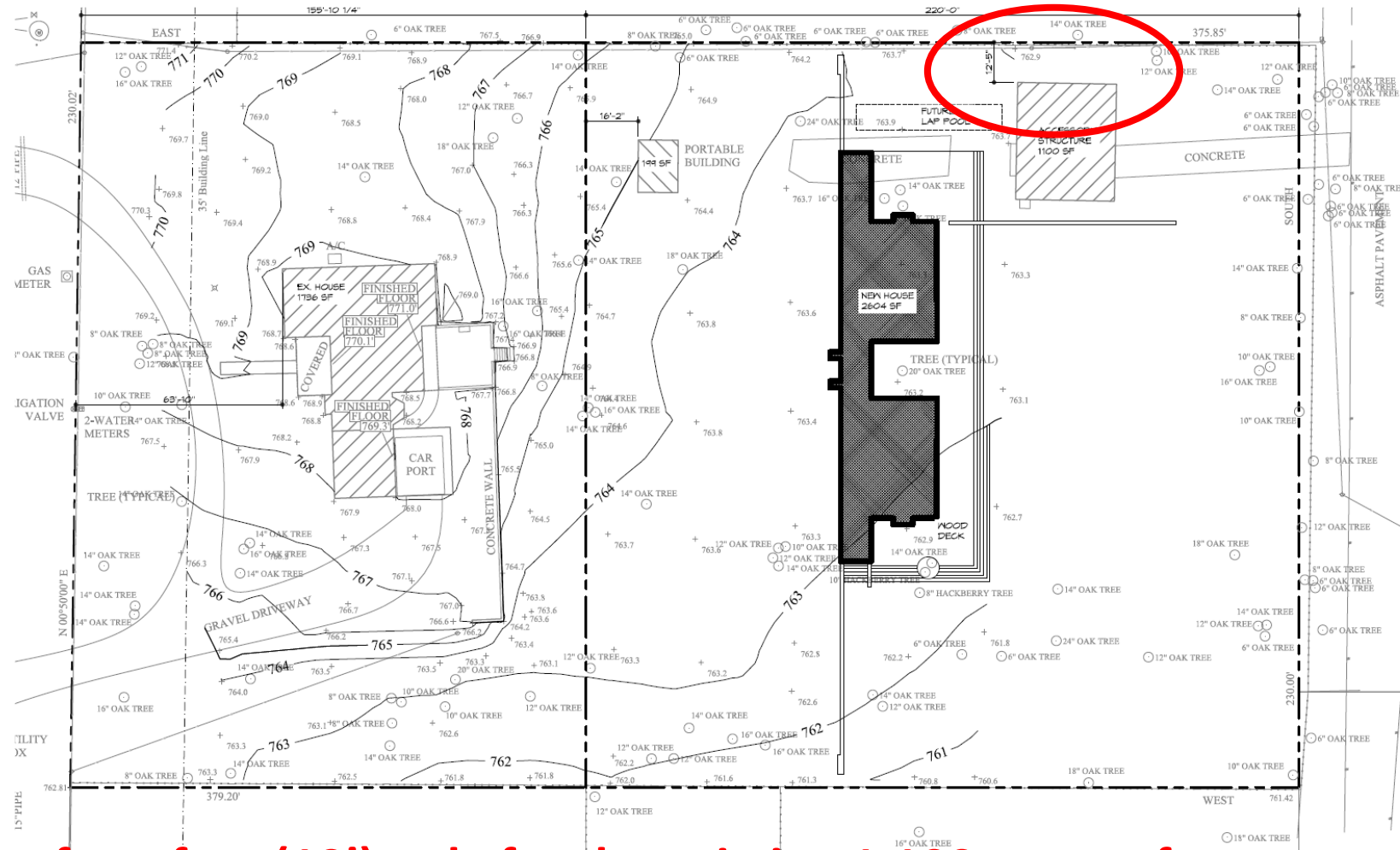
Variance

1. To allow a lot depth less than two-hundred feet (200') but not less than one-hundred fifty-five feet (155') only for the lot facing Bourland Road.

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Building setbacks:

- All 60' and 35' front setbacks met.
- All 15' rear setbacks met.
- Side setback of 15' not met by existing barn.

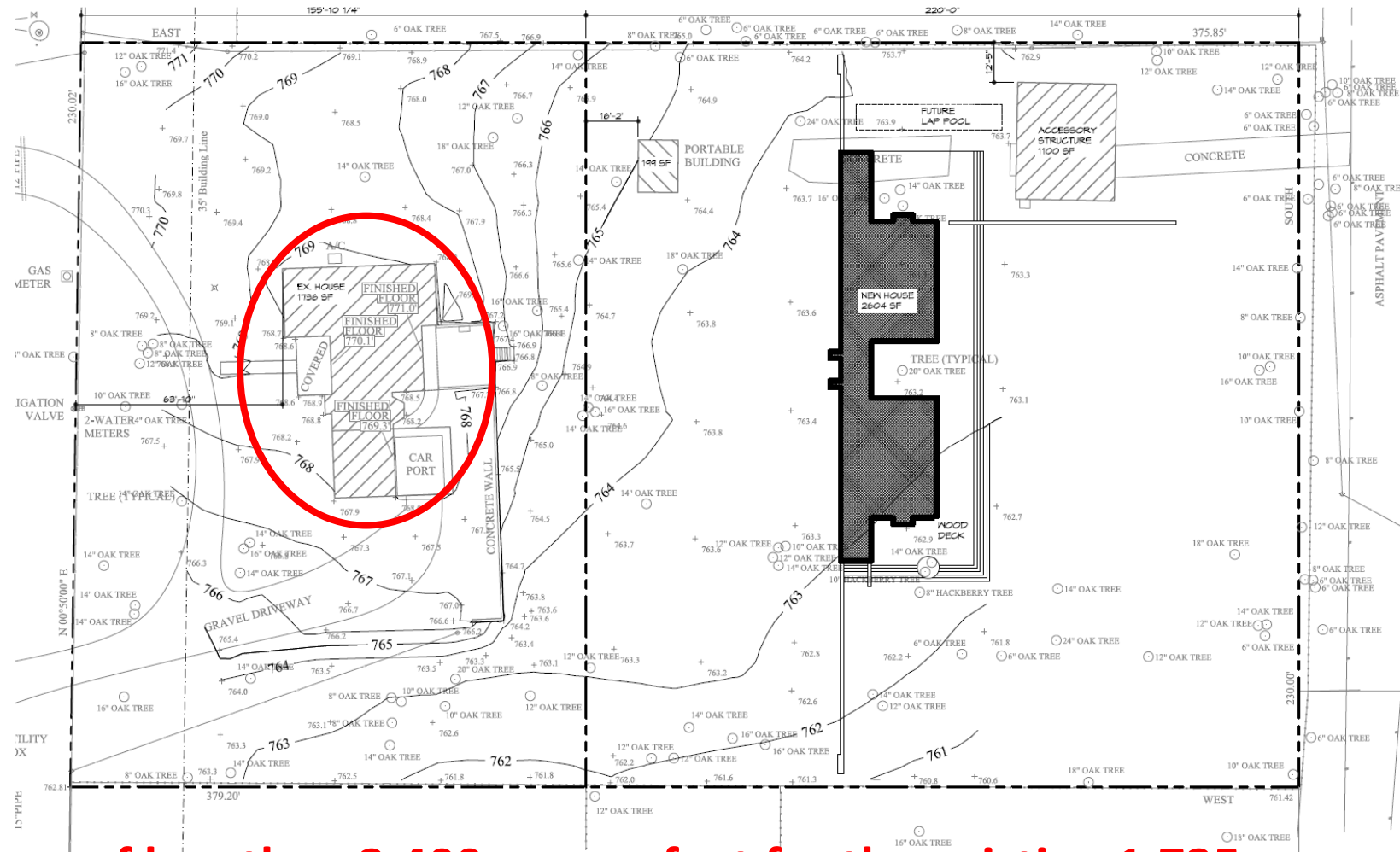


2. To allow a side yard setback of ten feet (10') only for the existing 1,100 square foot accessory structure on the lot facing Lavena Street.

Building area:

- New home will be minimum 2,400 square feet. Designed to preserve all trees.
- Existing home to remain is 1,735 square feet.

- New home will be minimum 2,400 square feet. Designed to preserve all trees.
- Existing home to remain is 1,735 square feet.



3. To allow a minimum floor area of less than 2,400 square feet for the existing 1,735 square foot home on the lot facing Bourland Road.

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Barn to garage conversion:

- Clad to match home.
- Keep existing configuration and driveway.
- Will be located in the front of the new home location.

4. To allow only the existing 1,100 square foot accessory structure to remain in its current location which will be located in front of the main structure.

5. To allow a detached garage door facing a public street in front of the main home provided the door does not exceed twelve feet (12') in width, only for the existing 1,100 square foot accessory structure to face LaVena Street.



Item G-1 Summary

Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request, the Planning and Zoning Commission and 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.

The applicant is proposing to keep the based zoning of SF-36. Both lots will have a minimum lot size of thirty-six thousand (36,000) square feet. The variances regarding building size and setback of the existing structure are existing conditions. The variance regarding lot depth is the only way to create two lots. It will not be evident from public view that lot depth standards are not met. The request is in conformance with the Future Land Use Designation of LD-SF (Low-Density-Single-Family – 25,000 square foot lots and greater). This property used to be platted for two (2) single family residences. If the PD zoning change is approved, the property will be subdivided into two (2) lots and match the number of lots that was previously platted in 1953.

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Item G-1 Summary

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.

There are adequate utility services available to serve this property.

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.

There are relatively few undeveloped lots zoned SF-36 (Single-Family - 36,000 square foot lot minimum). Most new lots in this zoning district are created from subdividing larger lots, as the owner proposes with this property.

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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.

There are thirteen (13) undeveloped lots in Wellsgate Terrace and one hundred four (104) lots in Gean Estates, both subdivisions are currently being developed. This lot is unique in that it will not be set in a traditional subdivision.

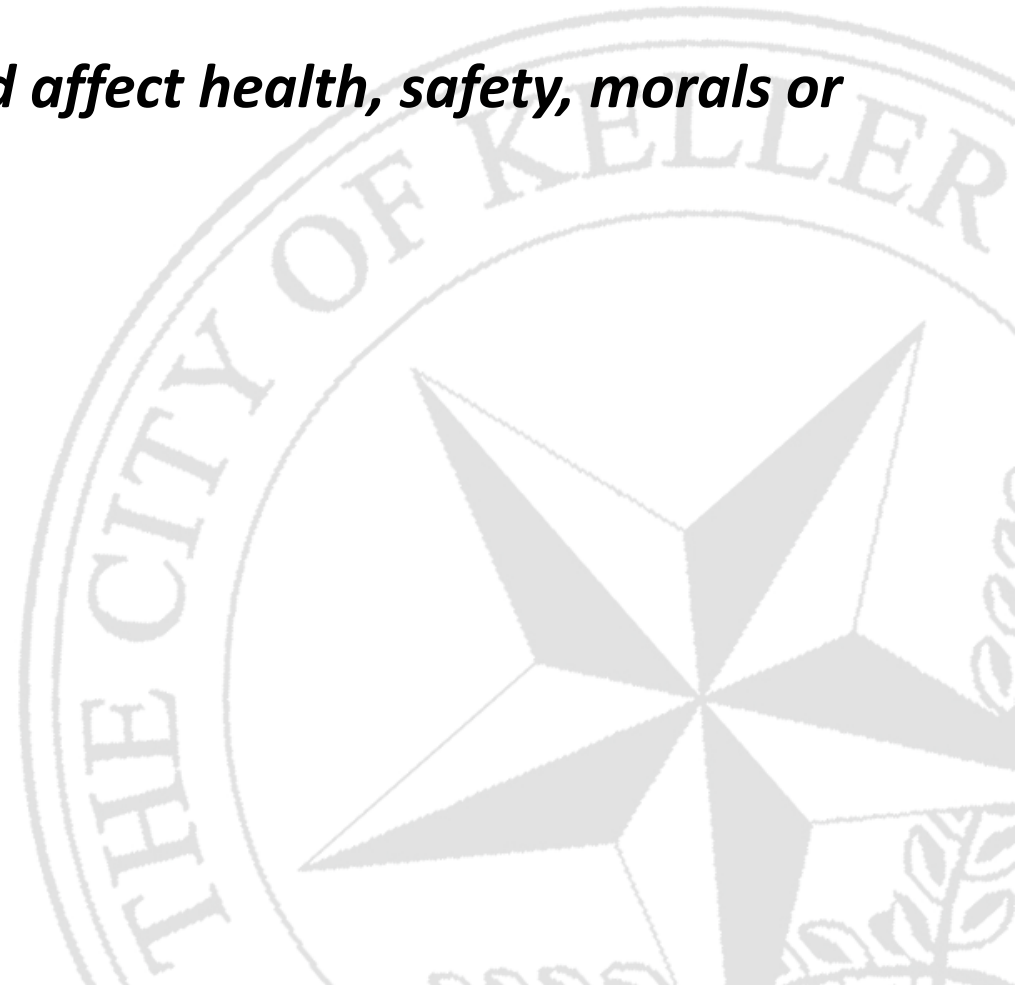
5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.

Other property zoned SF-36 Single-Family - 36,000 square foot lot minimum) is unlikely to be affect by this rezoning request.

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6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

Staff does not anticipate any other factors that would affect health, safety, morals or general welfare.



Item G-1 Professional Opinion

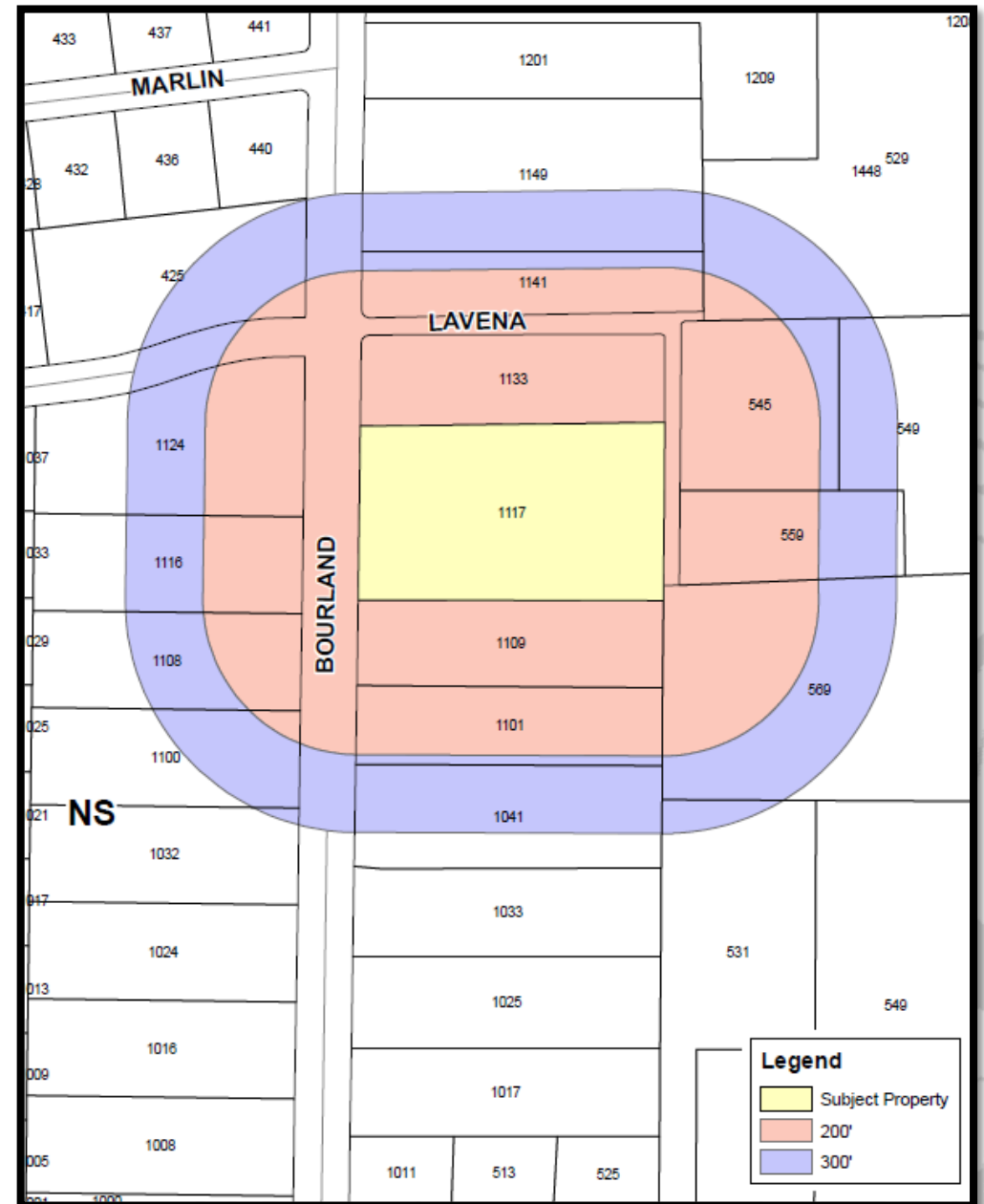
It is the opinion of staff to **support** this request as presented as it is in conformance with the Future Land Use Plan and UDC criteria:

1. The variance to allow a lot depth less than two-hundred feet (200') but not less than one-hundred fifty-five feet (155') only for the lot facing Bourland Road to be considered.
2. The variance to allow a side yard setback of ten feet (10') only for the existing 1,100 square foot accessory structure on the lot facing LaVena Street to be considered.
3. The variance to allow a minimum floor area of less than 2,400 square feet for the existing 1,735 square foot home on the lot facing Bourland Road to be considered.
4. The variance to allow only the existing 1,100 square foot accessory structure to remain in its current location which will be in front of the main structure to be considered.
5. A variance to allow a detached garage door facing a public street in front of the main home provided the door does not exceed twelve feet (12') in width, only for the existing 1,100 square foot accessory structure to face LaVena Street.

Item G-1 Public Hearing

On August 4, 2017, as required by State law, the City mailed out 20 letters of Notifications for a Public Hearing to property owners within 300' of the subject site and KISD.; public hearing notice sign was posted on site.

As of Sept. 5, 2017, City Staff has received one letter which is not opposed to the rezoning but has concerns about the garage being used for vehicle repair. The applicant has told staff Mr. Holifield has no intention of any vehicle repair in the barn. The applicant had stated they would be comfortable with a condition prohibiting vehicle repair as part of the Planned Development.



Item G-1 Board Review

At their August 14, 2017 Regular Meeting the Planning and Zoning Commission vote unanimously (7-0) to recommend approval with the following conditions:

1. The variance to allow a lot depth less than two-hundred feet (200') but not less than one-hundred fifty-five feet (155') only for the lot facing Bourland Road shall be allowed.
2. The variance to allow a side yard setback of ten feet (10') only for the existing 1,100 square foot accessory structure on the lot facing LaVena Street shall be allowed.

Item G-1 Board Review (Cont'd)

3. The variance to allow a minimum floor area of less than 2,400 square feet for the existing 1,735 square foot home on the lot facing Bourland Road shall be allowed.
4. The variance to allow only the existing 1,100 square foot accessory structure to remain in its current location which will be in front of the main structure shall be allowed.
5. The variance to allow a detached garage door facing a public street in front of the main home provided the door does not exceed twelve feet (12') in width, only for the existing 1,100 square foot accessory structure facing LaVena Street shall be allowed.

Item G-1 City Council Action

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

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



Questions?
David Hawkins
817-743-4127

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Holifield PD Application

City of Keller
City Council Meeting
September 5, 2017



Presented By:

Karen K. Mitchell

Mitchell Planning Group, LLC

Lot 16R, 1.993 Acre, Zoned SF-LD

Survey Details:

- Lot 16R:** 1.993 Acre, Zoned SF-LD. Document #200809042, D.T.C.T.
- Lot 17:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 16.
- Lot 16:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 16.
- Lot 15:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 15.
- Lot 14:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 14.
- Lot 13:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 13.
- Lot 12:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 12.
- Lot 11:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 11.
- Lot 10:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 10.
- Lot 9:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 9.
- Lot 8:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 8.
- Lot 7:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 7.
- Lot 6:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 6.
- Lot 5:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 5.
- Lot 4:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 4.
- Lot 3:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 3.
- Lot 2:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 2.
- Lot 1:** 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 1.

Surveyor's Certification:

I, the undersigned, do hereby certify, to the best of my knowledge and belief, that I prepared this plat from an actual survey of the land and that the corner measurements shown hereon were properly placed, or found, under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Surveyor: JPH Land Surveying, Inc.

Owner & Developer: Ron Hatfield, Document #200809042, D.T.C.T.

Witnesses: David S. Rogers & Kelly, Texas Real Estate License #001111111, Volume 400, Page 121.

Point of Beginning: The intersection of the West line of Lot 17 and the West line of Lot 16, both of which are 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 16.

Ed Boulevard Road: 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 16.

Lavena Street: 1/2 inch capped copper stamped 'JPH LAND SURVEYING' at the northwest corner of said Lot 16.

Survey Date: July 10, 2008

Recorded: Volume 388-C, Pages 213-214, P.B.T.C.T.

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Requested Variances – Bourland Lot

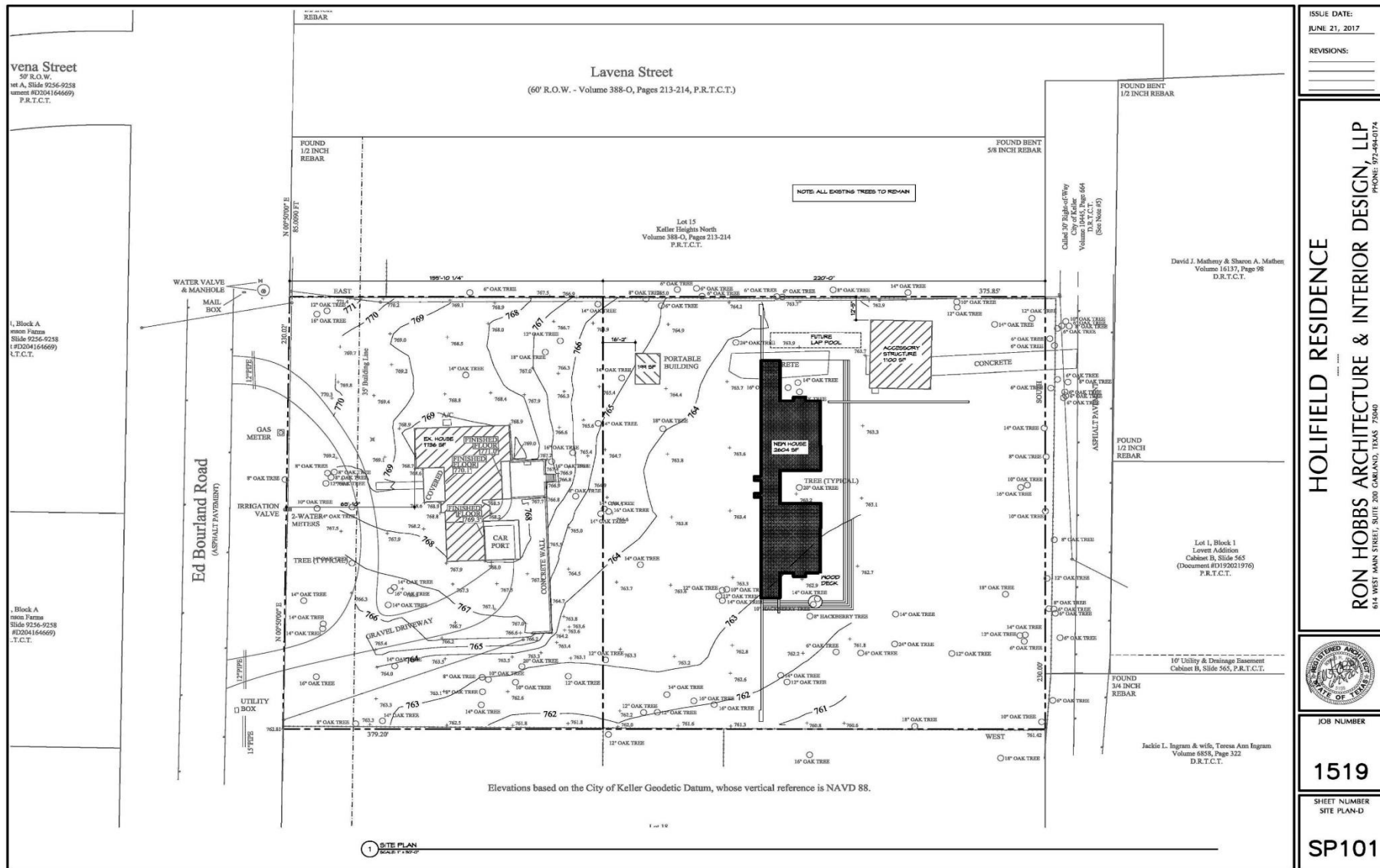
- **Minimum Lot Depth 155' vs. 200' 45' Variance**
- **Minimum Dwelling Size 1735 SF vs. 2400 SF 664 SF Variance**
- Lot depth request in order to keep the existing storage shed on Lavena lot
- Dwelling size in order to make existing structure conforming



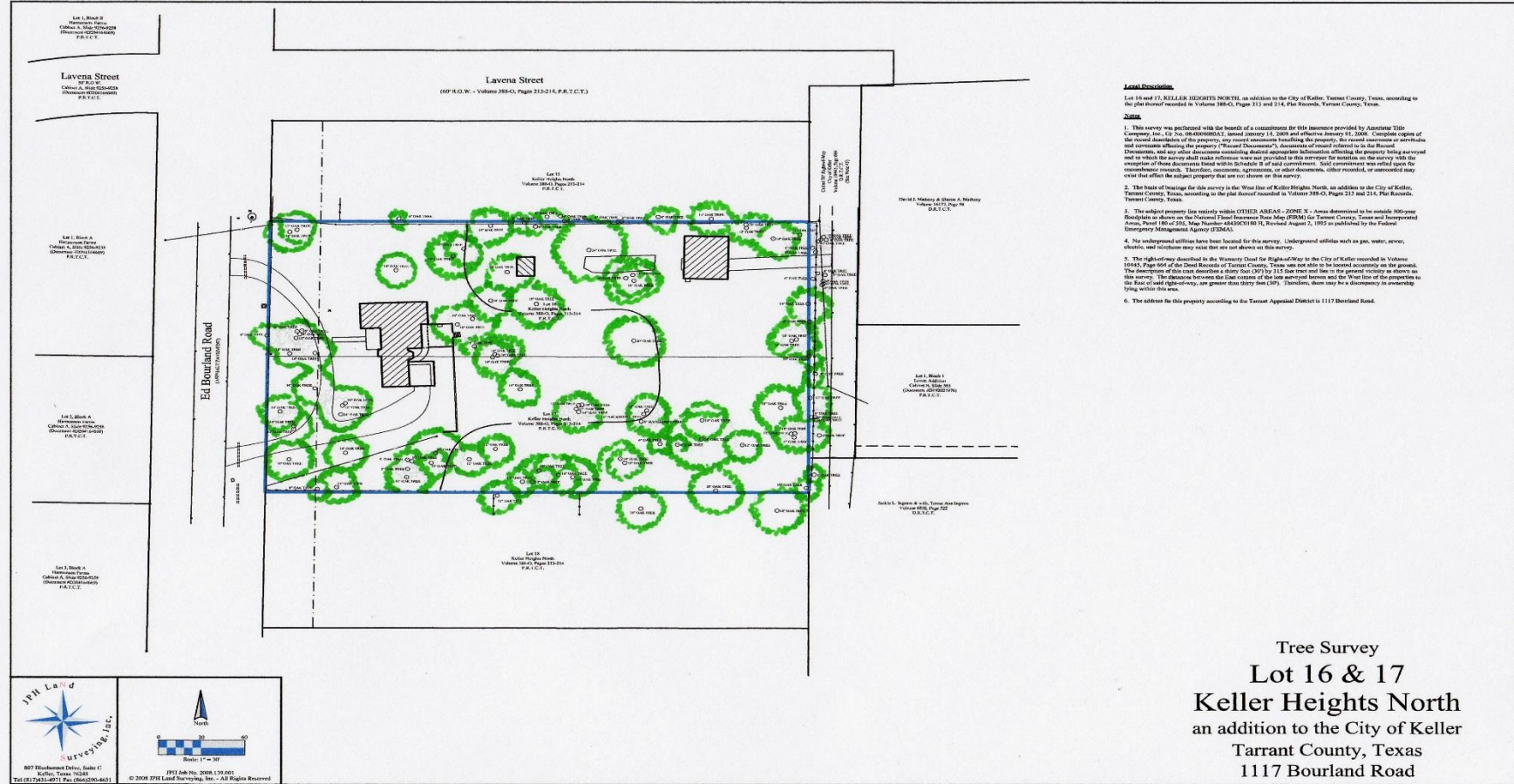
Requested Variances for Lavena Lot

- **Side yard setback from 15 foot to 10 foot - a 5' variance difference**
- **Accessory structure to be located in front of primary structure**
- **Garage doors to face public street**
- There is an existing metal structure that is currently located approximately 12 feet from the side property line. The owner is wanting to add a façade to this structure to incorporate it into the overall design of the property. They will need an additional 1-2 feet in order to do this.
- The accessory structure is existing and therefore, it would be impractical and virtually impossible to relocate it. The plan for this structure is to use a portion of it for garage parking and the other portion for additional living area.

Site Plan



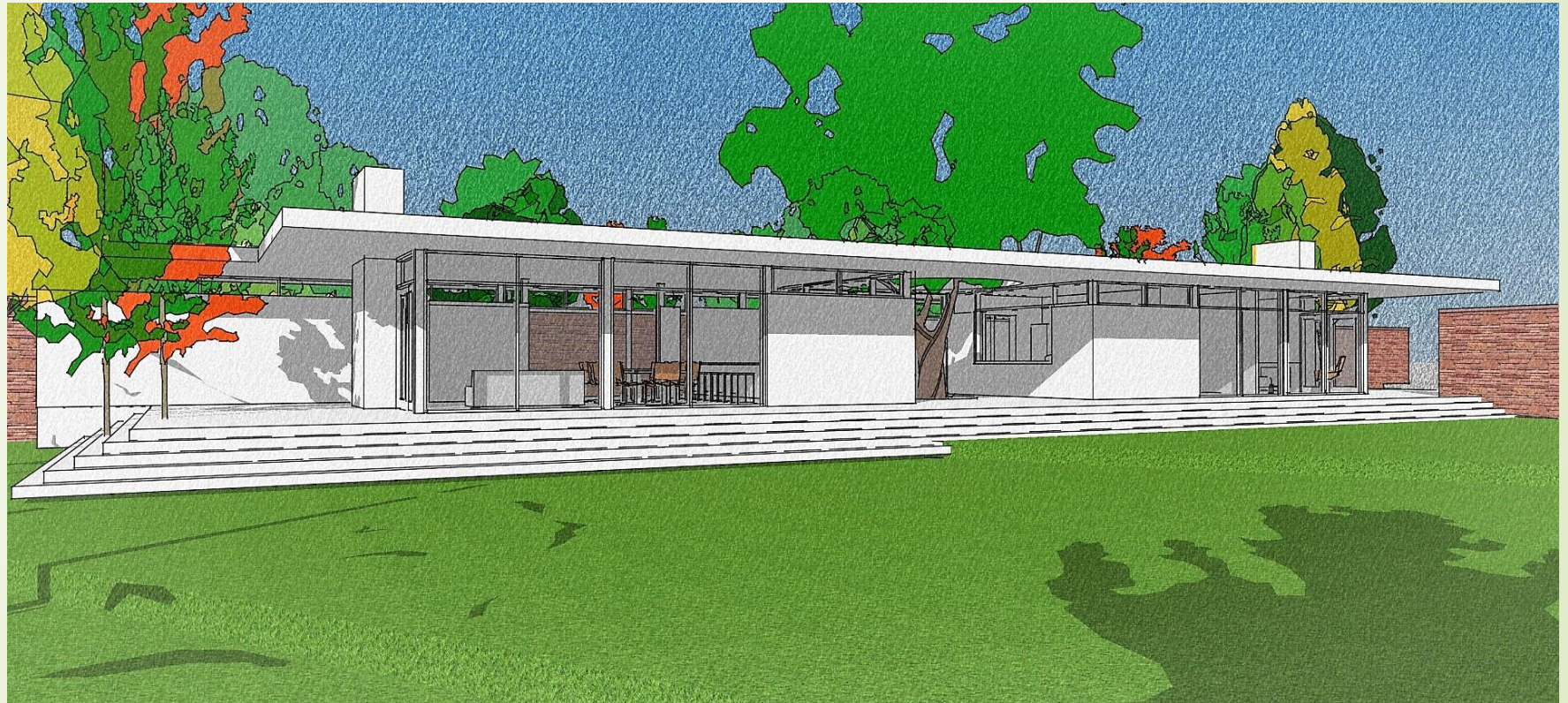
Tree Survey



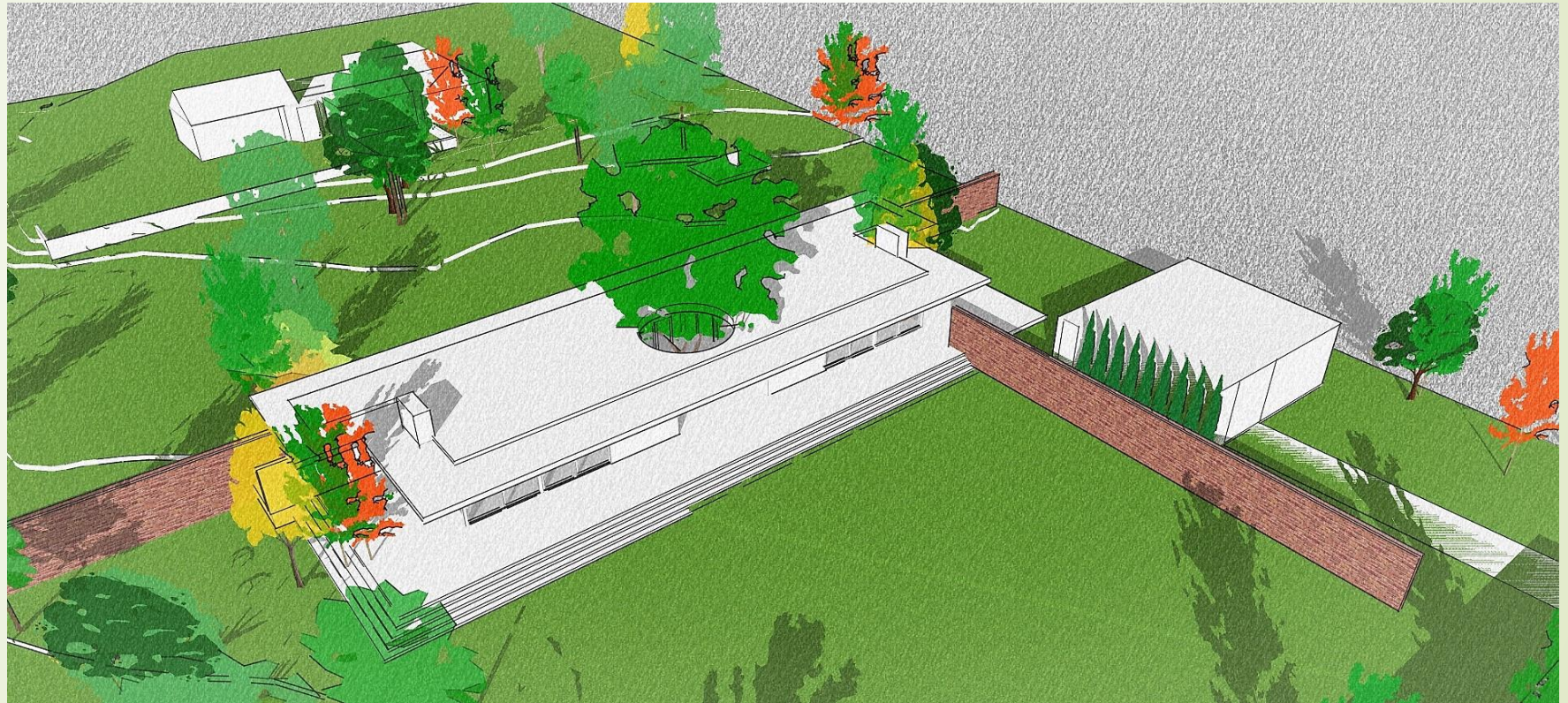
Architectural Elevations



Architectural Elevations



Architectural Elevations





Summary

- ▶ The requested PD application allows for the design of a non-traditional single family residence
 - ▶ The architect has utilized the existing structures to be incorporated into the theme of the design
 - ▶ The entire complex has been designed to keep all trees on the property and has incorporated these trees into the overall design of the home
 - ▶ It is the desire of the owner to make any existing nonconforming issues be in conformance with an approved PD zoning
- 