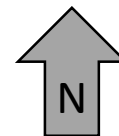
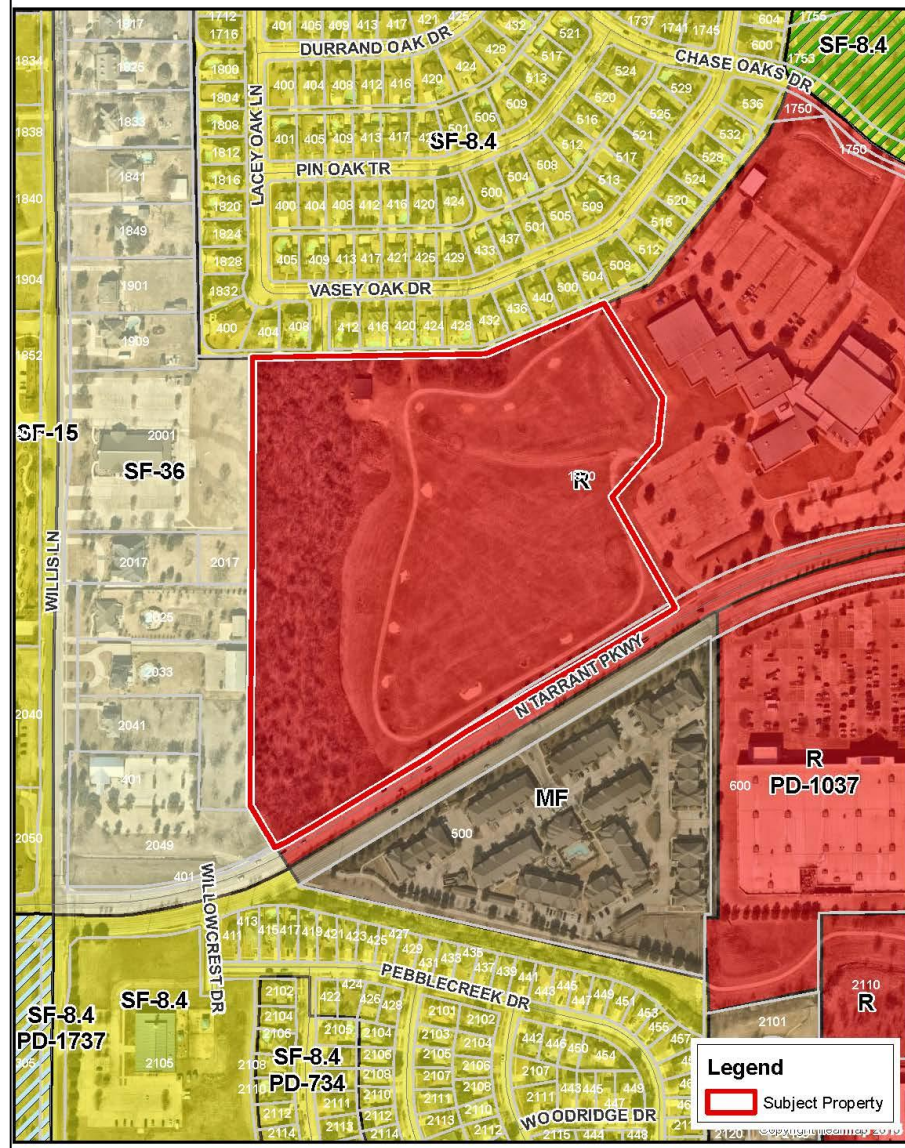


## Item I-3

PUBLIC HEARING: Consider a recommendation of Planned Development from R (Retail) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), for Concordia a planned development consisting of sixty-six (66) single-family residential lots and six (6) open space lots, on an approximately 23.067-acre property, being a portion of Lot 1, Block 1, A Church for the Communities, located on the north side of North Tarrant Parkway, approximately 1,000 feet from Rufe Snow Drive and North Tarrant Parkway intersection, addressed as 1870 Rufe Snow Drive. Jim Tchoukaleff, Contour Real Estate & Development, applicant/developer. Mark Kimmel, Northwood Baptist Church, owner. Jerry Sylo, JBI Partners, surveyor/engineer. (Z-18-0002)



# Item I-3 Zoning Map



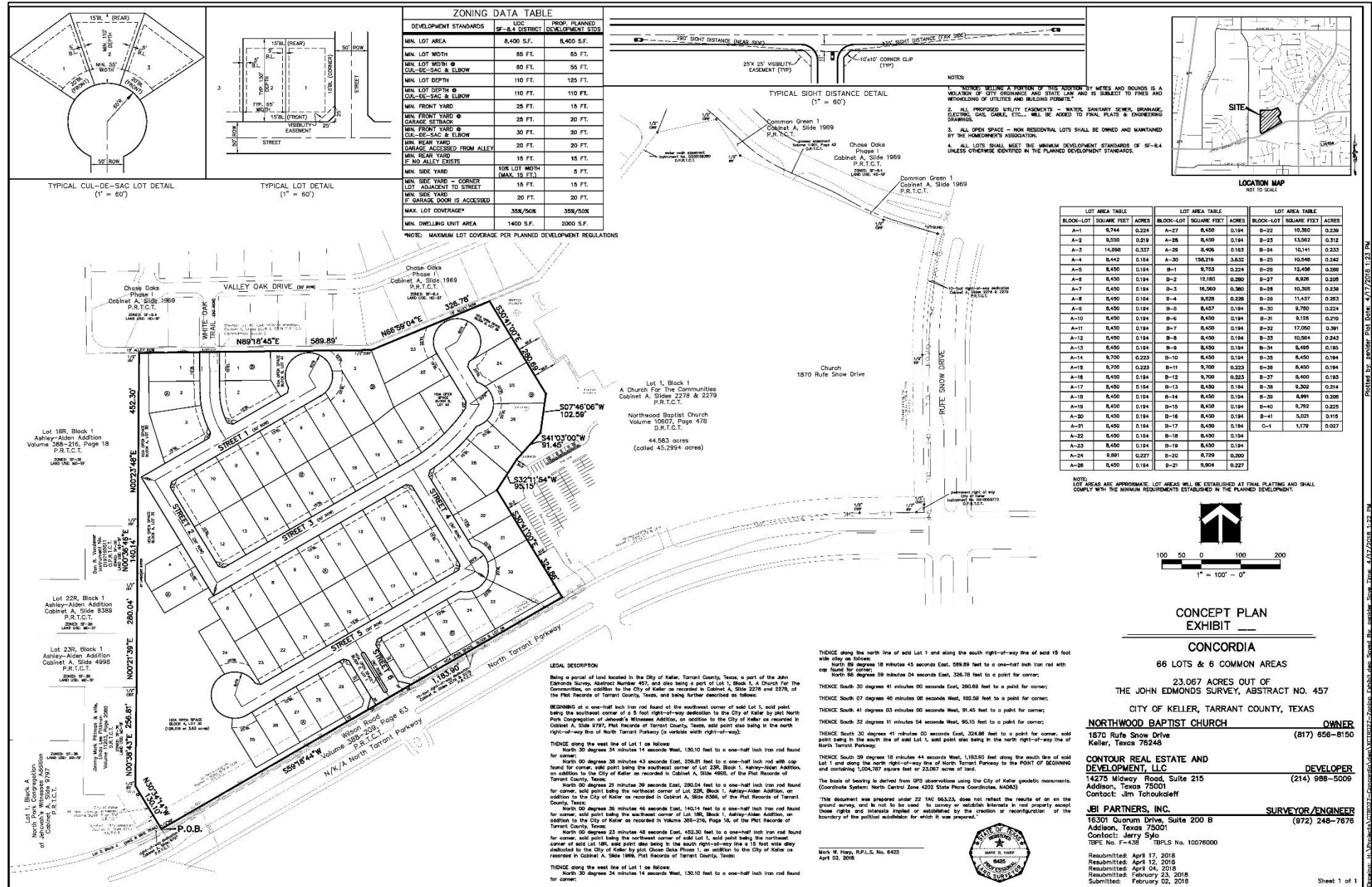
# Item I-3 Aerial View



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# Item I-3



Excellence • Integrity • Service • Creativity • Communication

# Item I-3

ZONING DATA TABLE		
DEVELOPMENT STANDARDS	UDC SF-8.4 DISTRICT	PROP. PLANNED DEVELOPMENT STDS
MIN. LOT AREA	8,400 S.F.	8,400 S.F.
MIN. LOT WIDTH	65 FT.	65 FT.
MIN. LOT WIDTH ☉ CUL-DE-SAC & ELBOW	60 FT.	55 FT.
MIN. LOT DEPTH	110 FT.	125 FT.
MIN. LOT DEPTH ☉ CUL-DE-SAC & ELBOW	110 FT.	110 FT.
MIN. FRONT YARD	25 FT.	15 FT.
MIN. FRONT YARD ☉ GARAGE SETBACK	25 FT.	20 FT.
MIN. FRONT YARD ☉ CUL-DE-SAC & ELBOW	30 FT.	20 FT.
MIN. REAR YARD GARAGE ACCESSED FROM ALLEY	20 FT.	20 FT.
MIN. REAR YARD IF NO ALLEY EXISTS	15 FT.	15 FT.
MIN. SIDE YARD	10% LOT WIDTH (MAX. 15 FT.)	5 FT.
MIN. SIDE YARD – CORNER LOT ADJACENT TO STREET	15 FT.	15 FT.
MIN. SIDE YARD IF GARAGE DOOR IS ACCESSED	20 FT.	20 FT.
MAX. LOT COVERAGE*	35%/50%	35%/50%
MIN. DWELLING UNIT AREA	1400 S.F.	2000 S.F.

\*Note: Maximum Lot Coverage per Planned Development Regulations

## Condition and Variance Requests:

1. The proposed minimum lot depth of one hundred and twenty-five feet (125') in lieu of the required one hundred and ten feet (110').
2. A variance is requested to allow a minimum lot width at cul-de-sac and elbow to be reduced from sixty feet (60') to fifty-five feet (55').
3. The proposed minimum dwelling size of two-thousand (2,000) square feet in lieu of the required one thousand four hundred (1,400) square feet.
4. A variance is requested to allow a minimum front yard setback to be reduced from twenty-five feet (25') to fifteen feet (15').
5. A variance is requested to allow for a front entry garage setback to be reduced from twenty-five feet (25') to twenty feet (20').
6. A variance is requested to allow a minimum front yard setback at cul-de-sac and elbow setback to be reduced from thirty feet (30') to twenty feet (20').
7. A variance is requested to allow a minimum side yard setback to be set at five feet (5') in lieu of the required ten percent (10%) of lot width which would be six and a half feet (6.5') on each side.



# Item I-3



## Condition and Variance Requests:

8. A variance to request the use of a minimum six foot (6') high solid, stained cedar fence with metal posts and caps to be allowed on side yards, located on corner lots may extend within eight feet (8') of the side property line in lieu of open-style fencing.
9. The proposed minimum of one (1) three-inch (3") caliper street tree located between the curb and sidewalk; one (1) three-inch (3") caliper tree shall be provided in the rear of each lot.
10. A variance is requested to allow a one (1) three-inch (3") caliper tree to be planted within the front yard in lieu of two (2) three-inch (3") caliper trees.
11. A variance is requested to have two (2) street trees located between the curb and sidewalk to be allowed on the corner lots in lieu of the two (2) canopy trees planted in the required side yard adjacent to a street of all new single-family uses on corner lots.
12. A variance is requested to allow sixty percent (60%) of the lots, which would be forty (40) residential lots to have front facing garages in lieu of the required J-Swing garages.



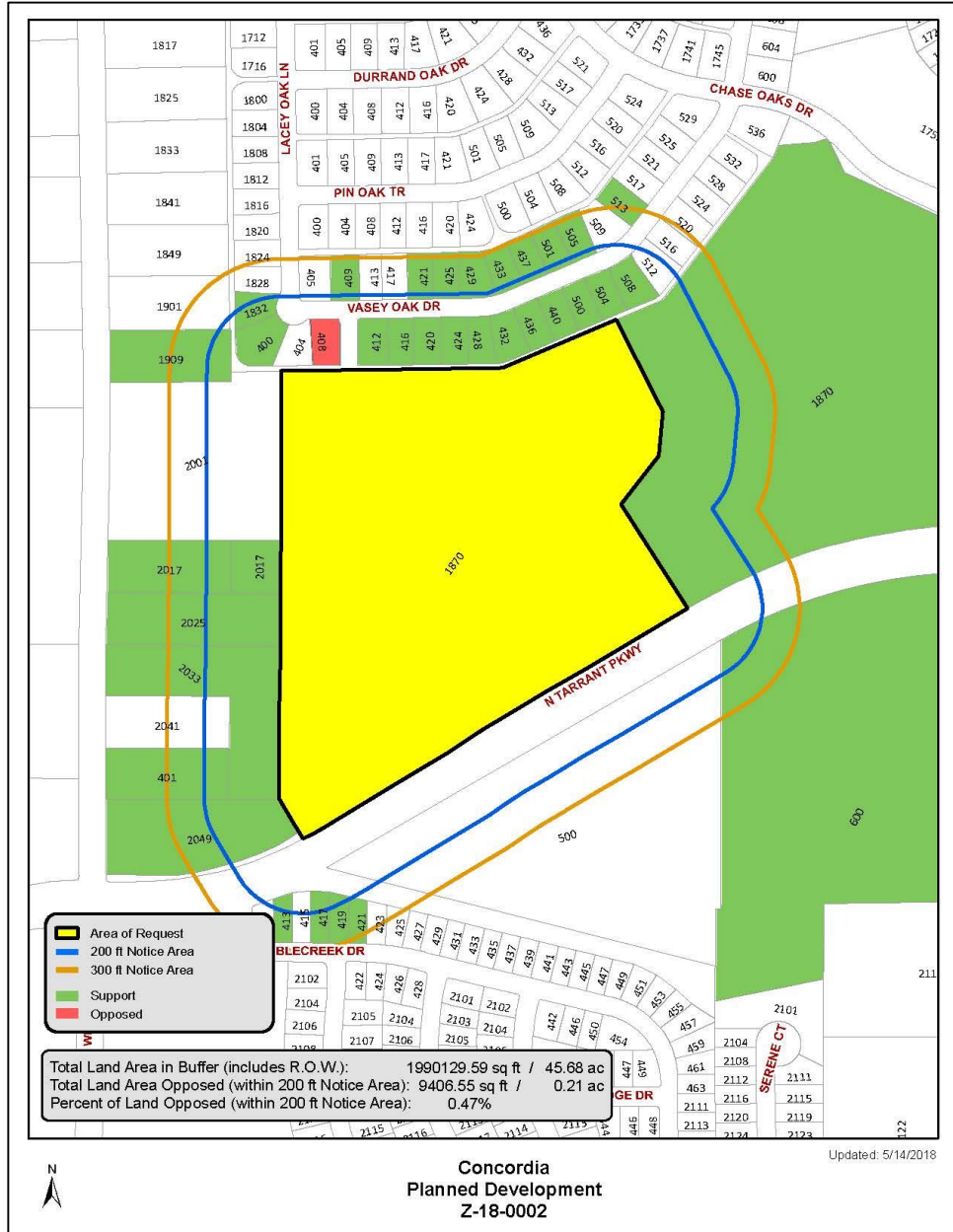
# Item I-3



## Entry Concept



# Item I-3 Citizen Input



-On April 13, as required by State law, the City mailed out fifty-six (56) letters of Notifications for a Public Hearing to all property owners within three hundred feet (300') of the subject site. Two public hearing notice signs were also posted on the site.

-Staff has received 53 signatures from property owners within 200 feet and remaining 294 signatures in support that were received from the applicant.

-City staff has received 3 letters in opposition.

# Item I-3 Analysis

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.
- 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 I-3 Professional Opinion

Staff is **not** in support of the following planned development zoning change as the request will impact the amount of land in the city zoned for retail and commercial purposes, by allowing an approximately 23.067-acre tract of land to be rezoned from R (Retail) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum).

Staff is not in support of the following variances:

2. A variance is requested to allow a minimum lot width at cul-de-sac and elbow to be reduced from sixty feet (60') to fifty-five feet (55').
4. A variance is requested to allow a minimum front yard setback to be reduced from twenty-five feet (25') to fifteen feet (15').
5. A variance is requested to allow for a front entry garage setback to be reduced from twenty-five feet (25') to twenty feet (20').
6. A variance is requested to allow a minimum front yard setback at cul-de-sac and elbow setback to be reduced from thirty feet (30') to twenty feet (20').
7. A variance is requested to allow a minimum side yard setback to be set at five feet (5') in lieu of the required ten percent (10%) of lot width which would be six and a half feet (6.5') on each side.
8. A variance to request the use of a minimum six foot (6') high solid, stained cedar fence with metal posts and caps to be allowed on side yards, located on corner lots may extend within eight feet (8') of the side property line in lieu of open-style fencing.
12. A variance is requested to allow sixty percent (60%) of the lots, which would be forty (40) residential lots to have front facing garages in lieu of the required J-Swing garages.

## Item I-3 Professional Opinion cont'd

If City Council desires to approve this Planned Development zoning change, staff is in support of the following conditions and variances:

1. The proposed minimum lot depth of one hundred and twenty-five feet (125') in lieu of the required one hundred and ten feet (110').
3. The proposed minimum dwelling size of two-thousand (2,000) square feet in lieu of the required one thousand four hundred (1,400) square feet.
9. The proposed minimum of one (1) three-inch (3") caliper street tree located between the curb and sidewalk; one (1) three-inch (3") caliper tree shall be provided in the rear of each lot.
10. A variance is requested to allow a one (1) three-inch (3") caliper tree to be planted within the front yard in lieu of two (2) three-inch (3") caliper trees.
11. A variance is requested to have two (2) street trees located between the curb and sidewalk to be allowed on the corner lots in lieu of the two (2) canopy trees planted in the required side yard adjacent to a street of all new single-family uses on corner lots.



## Item I-3 Planning and Zoning Action

The Planning and Zoning Commission considered this planned development zoning change application on April 23, 2018, and made a motion to recommended approval with the condition that variances 2, 3, 4, and 5 would not be considered; to approve variances 1, 6, 7, 8, 9,10,11, 12, and that the developer will work with staff regarding the traffic issues.

The motion to approve the PD Zoning Change failed by a vote of 3-4.

Ayes: Ponder, McCrea, Osgood

Nays: Stansell, Page, Sagar, Bigbee

## Item I-3 City Council Action

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

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





**Questions?**  
**Susan Kenney**  
**817-743-4130**

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**CONCORDIA**





# NEIGHBORHOOD CONTEXT

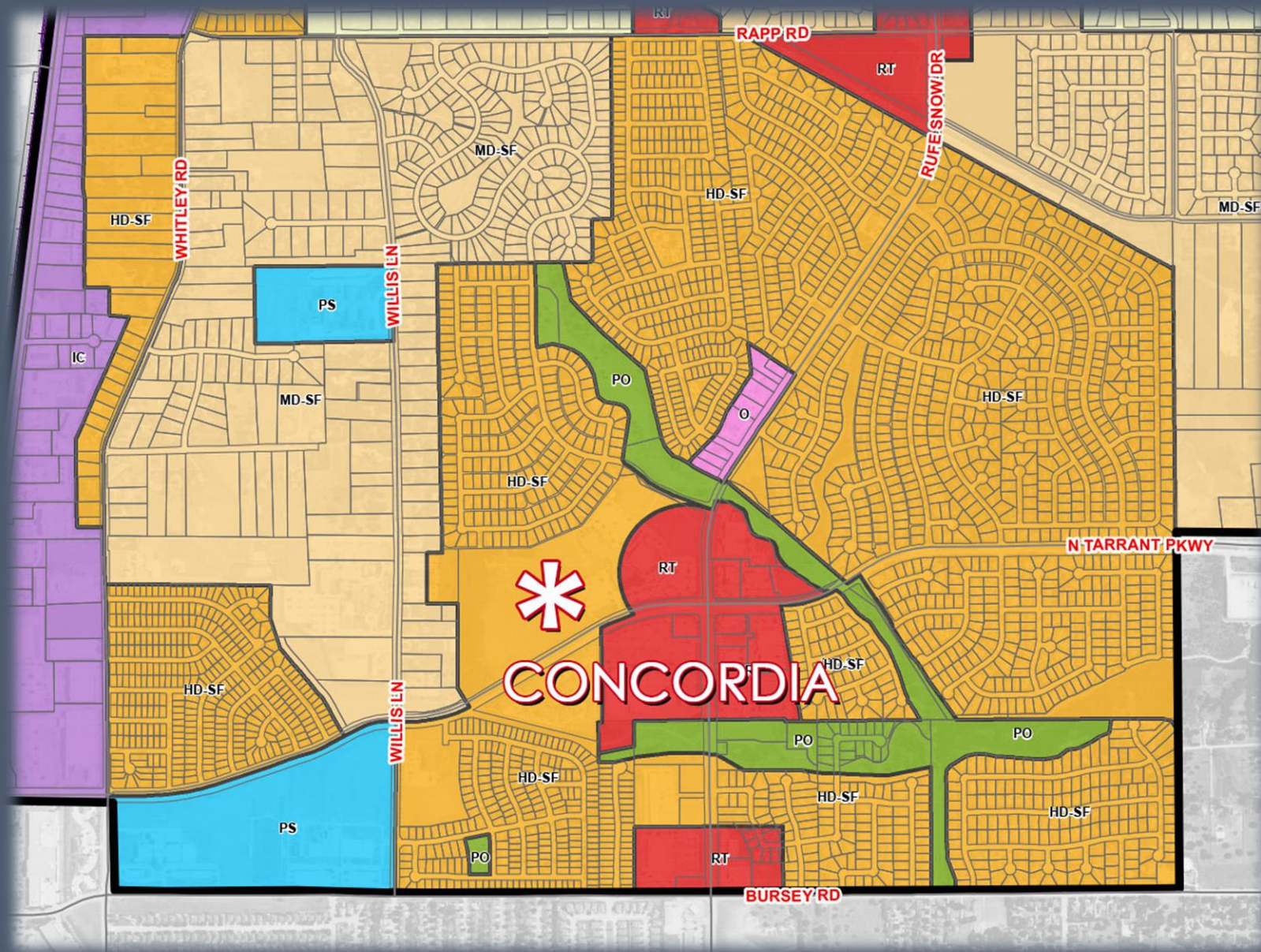


- **SITE: 23.1 AC**
- **HOME SITES: 66**
  - 8,400 sq ft min lot size
  - 9,417 sq ft avg lot size
  - 8,400 – 9,000 sf: 40 Lots
  - 9,000 – 10,000 sf: 16 Lots
  - 10,000 sf +: 10 Lots



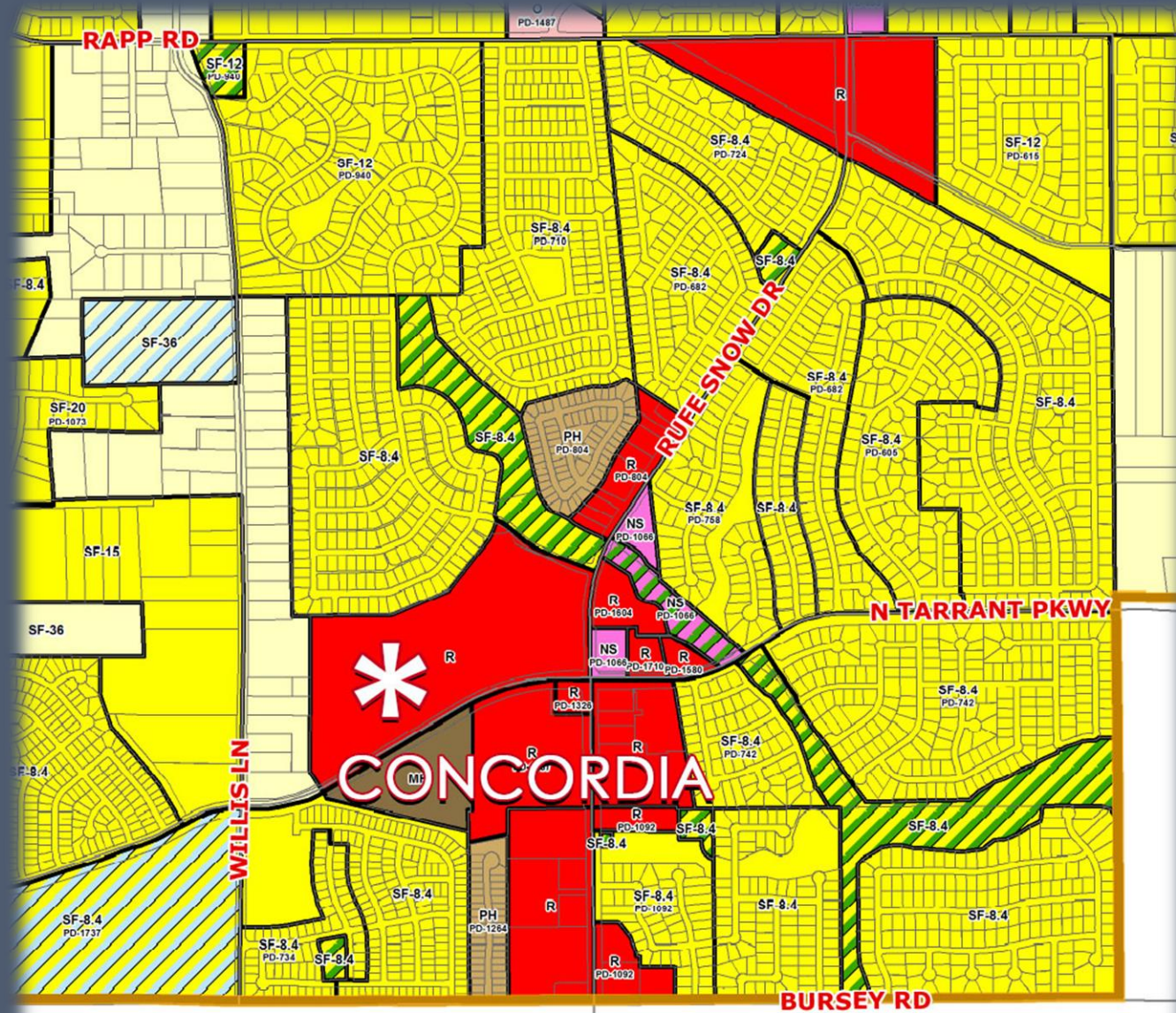
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# Residential Strategies, Inc. Data

\$572,827 median price of new home start - 2017

Keller only had 256 lots available at the end of 2017

Lot availability dropped to 250 at end of 1Q18

Less than 20 month supply of lots under 100 ft wide (24 months considered equilibrium)

No new lots less than 100 ft wide under development

Lots over 100 ft wide over supplied

Lot Size	50'-59'	60'-69'	70'-79'	100'-149'	150'-199'	200'+	Total
Annual Starts	31 26.72%	17 14.66%	12 10.34%	48 41.38%	7 6.03%		116
Vacant Lots	38	27	24	139	34	2	256
Mo. Supply	14.7	19.1	9.38	40.7	68.0		26.5
Lots U/D				31	7		38
Mo. Supply				7.8	12.0		3.9

## RSI 2018-1qtr Briefing

\$500K+ Market

Noticeable flight to quality

Markets with higher barrier to entry have traction

Coppell, Flower Mound, NE Tarrant

Infill locations

## Median Price Homes on New Lots by Lot Size

8,400 sq ft Lot = \$589,000

10,000 sq ft Lot = \$624,000

12,000 sq ft Lot = \$710,000

15,000 sq ft Lot = \$852,000

MARKET ANALYSIS



## David Weekley Homes

- Highly respected, in business 40 years.
- Recently completed Sanctuary in Keller, same lot size, home square footage range.



## Concordia

- 2,800 – 3,800 sq ft homes
- \$500,000 - \$600,000 + price range

DAVID WEEKLEY



## Engaged The Retail Connection to Determine Retail Viability

Offices in Dallas, Austin, Houston, and San Antonio

Brokered, developed, leased, and managed over 28 million square feet of retail space.

### CONCLUSIONS (Retail Connection)

- Site too large.
- Mid-block location a problem.
- Low traffic count (For retail users).
- Mid-block makes restaurants questionable.

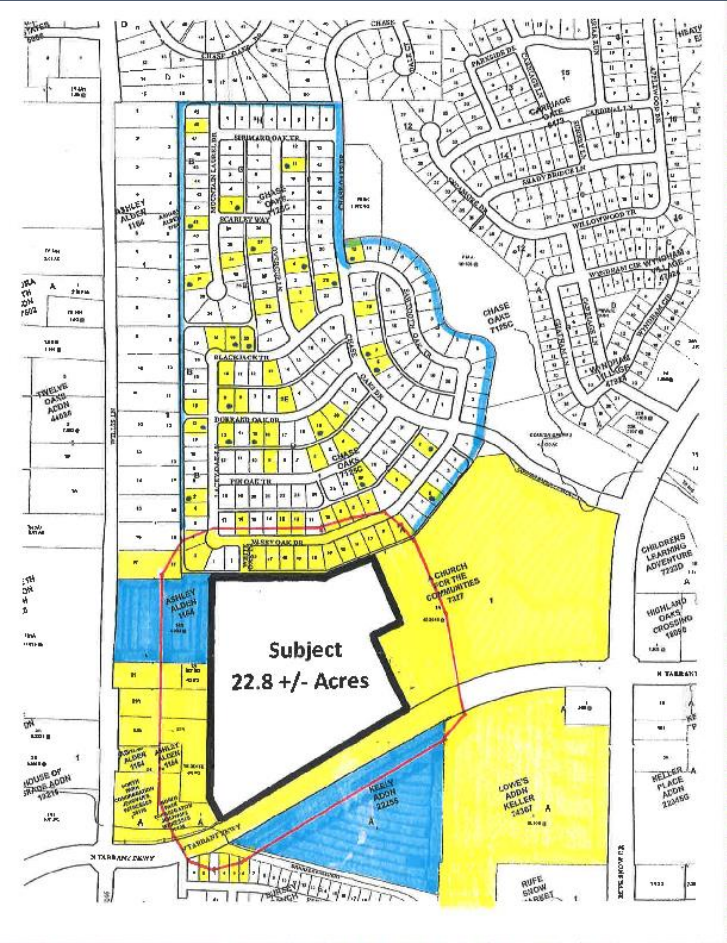
### CONCLUSIONS (*Keller Economic Development Department*)

- Site too deep.
- Location a problem for large retail.
- Low traffic count, but counts increasing.
- Significant opportunity for Mixed Use.

# Chase Oaks and Willis Ln Resident Roundtable

- New homes on Concordia's 8,400 sq ft lots will help their home values.
- Do not want Retail/Mixed Use.

SUMMARY OF KELLER CITIZEN SUPPORT REZONING APPLICATION NORTHWOOD CHURCH LAND NORTH TARRANT PKY CONCORDIA SINGLE FAMILY RESIDENTIAL DEVELOPMENT RESULTS UPDATED TO APRIL 16, 2018			
Summary of support signatures	Chase Oaks	All Other	Total
Within 200ft area of subject property	37	16	53
Outside 200ft area of subject property	69	225	294
	106	241	347



NEIGHBOR SUPPORT

## SHADY GROVE ELEMENTARY SCHOOL:

WILL NOT INCREASE THE ENROLLMENT ABOVE 2017-2018 ENROLLMENT

## INDIAN SPRINGS 5<sup>TH</sup>-8<sup>TH</sup> CAMPUS:

WILL NOT INCREASE THE ENROLLMENT ABOVE 2017-2018 ENROLLMENT

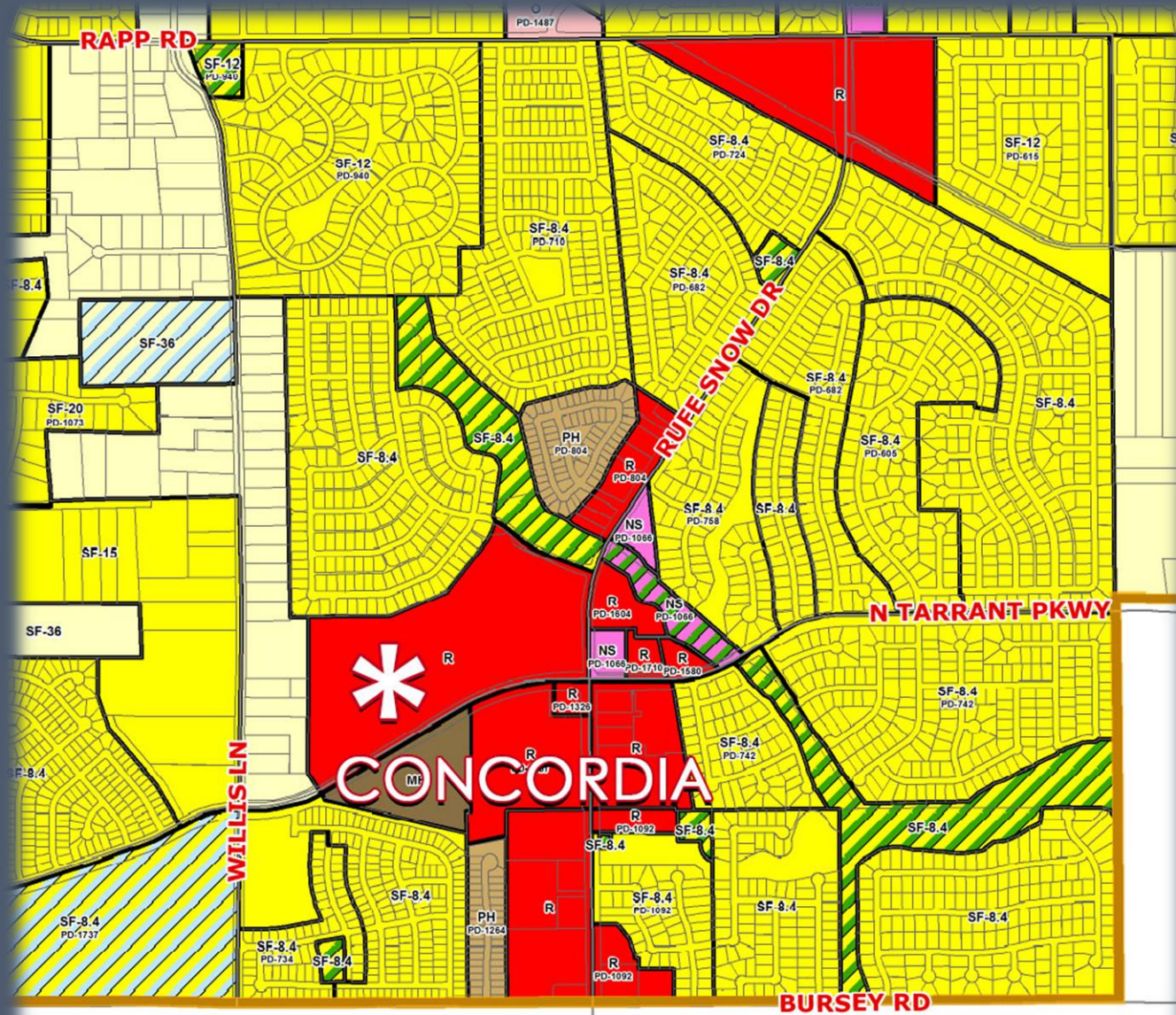
## KELLER HIGH SCHOOL:

WILL INCREASE THE ENROLLMENT BY 0.4% ABOVE 2017-2018 ENROLLMENT

KELLER ISD CFO Mark Youngs stated,

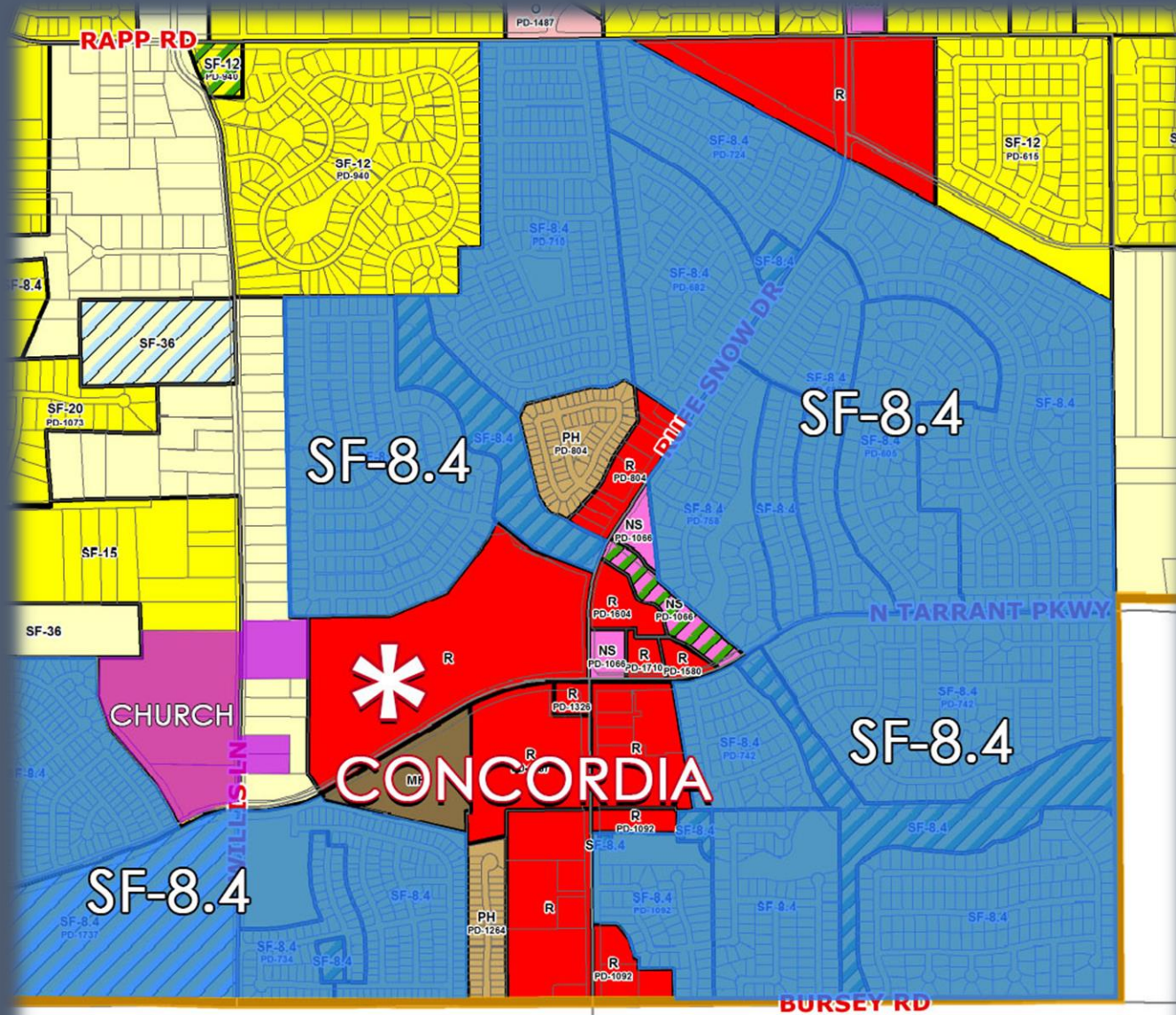
“Concordia provides an opportunity to improve the District’s financial position by \$7,700 per new student.”





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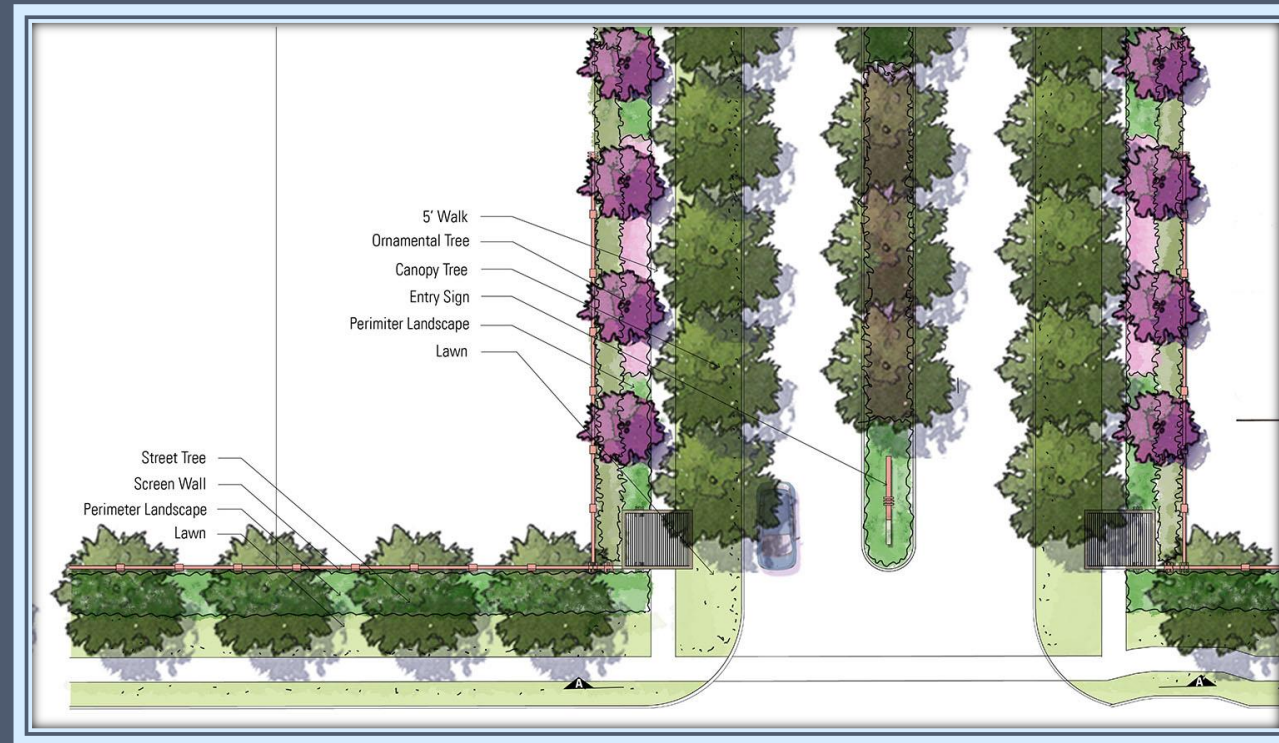


- SITE: 23.1 AC
- HOME SITES: 66
- OPEN SPACE: 3.46 AC

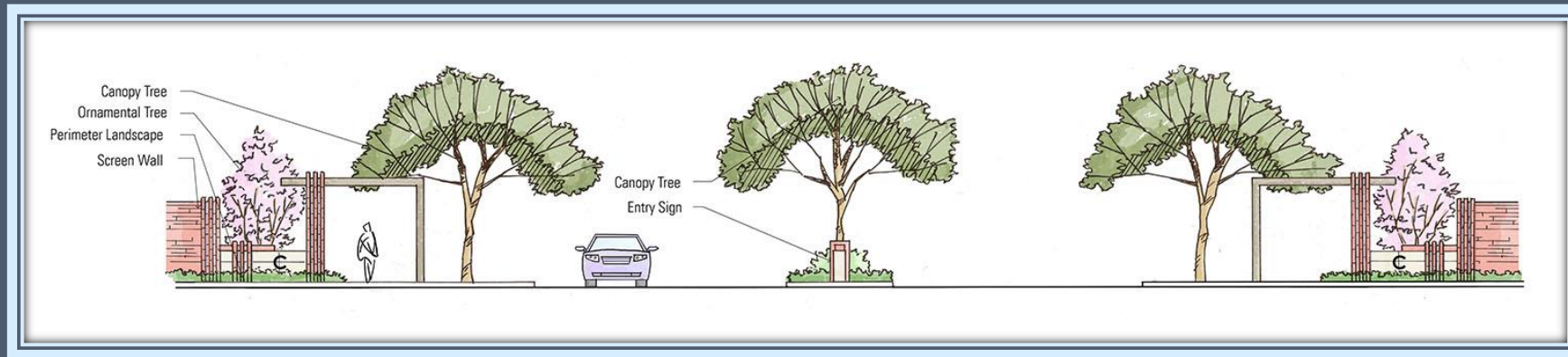
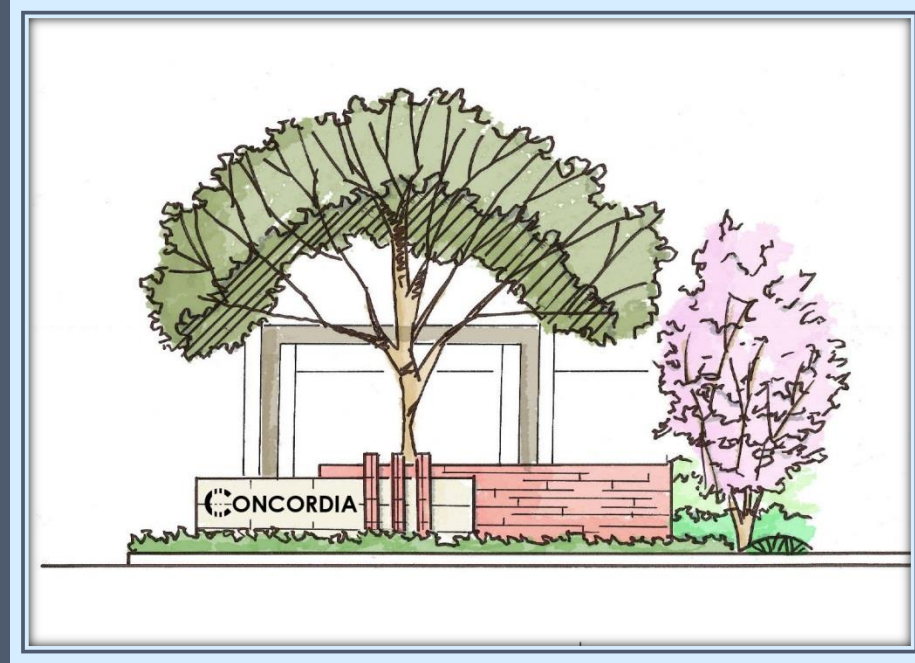
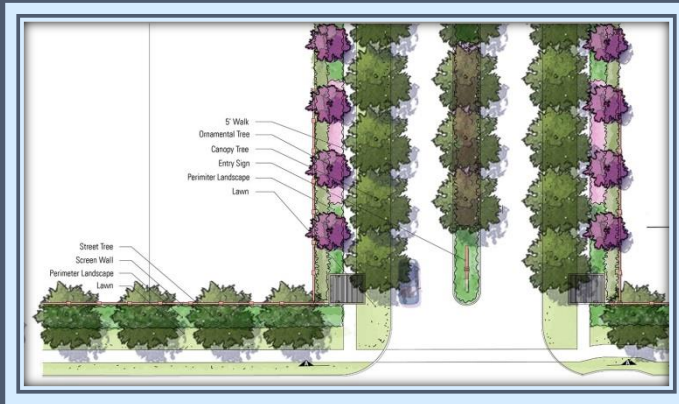


CONCEPT  
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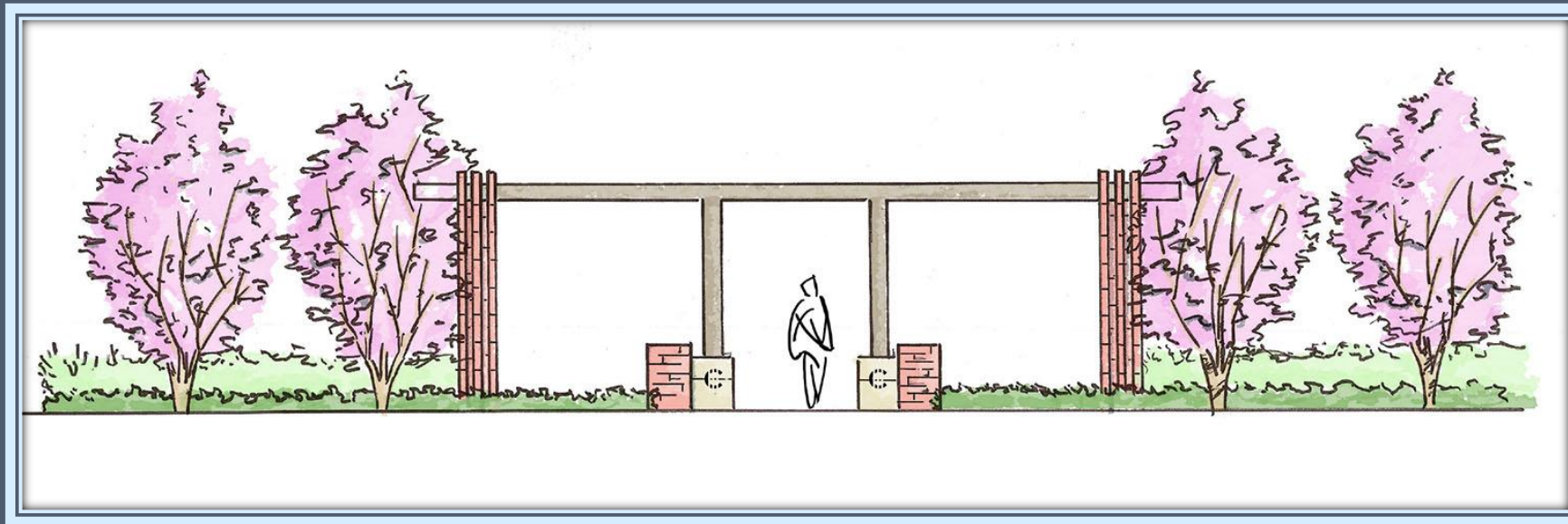
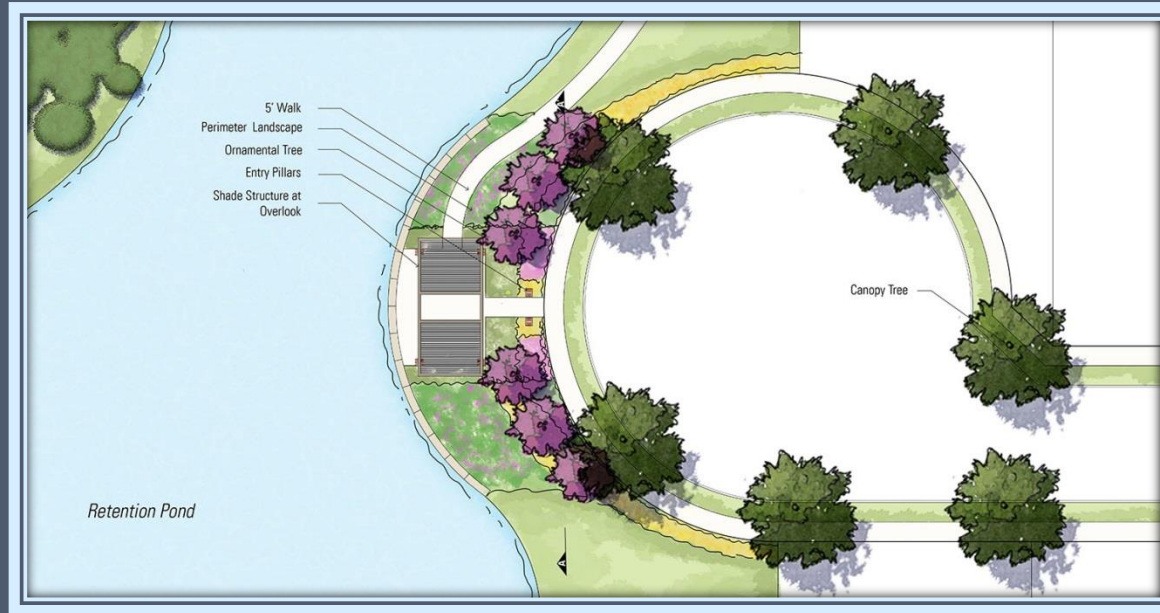


N E I G H B O R H O O D E N T R Y



ENTRY DETAILS





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VARIANCE	STANDARD	UDC	PD	AMENDED PD
#1	Min Width	65'/60'	65'/55'	
#2	Min Front Yd	25'	15'	25'
#3	Min Front Yd-G	25'	20'	25'
#4	Min Front Yd-C	30'	20'	30'
#5	Min Side Yd	10%	5'	10%
#6	Fence-Street	Open	Wood	
#7	J-Swings	100%	40%	
#8	Min Depth	110'	125'	
#9	Min House Size	1,400 sq ft	2,000 sq ft	
#10 - #12 Tree Locations				

PRE - P & Z COMMISSION



POST - P & Z COMMISSION



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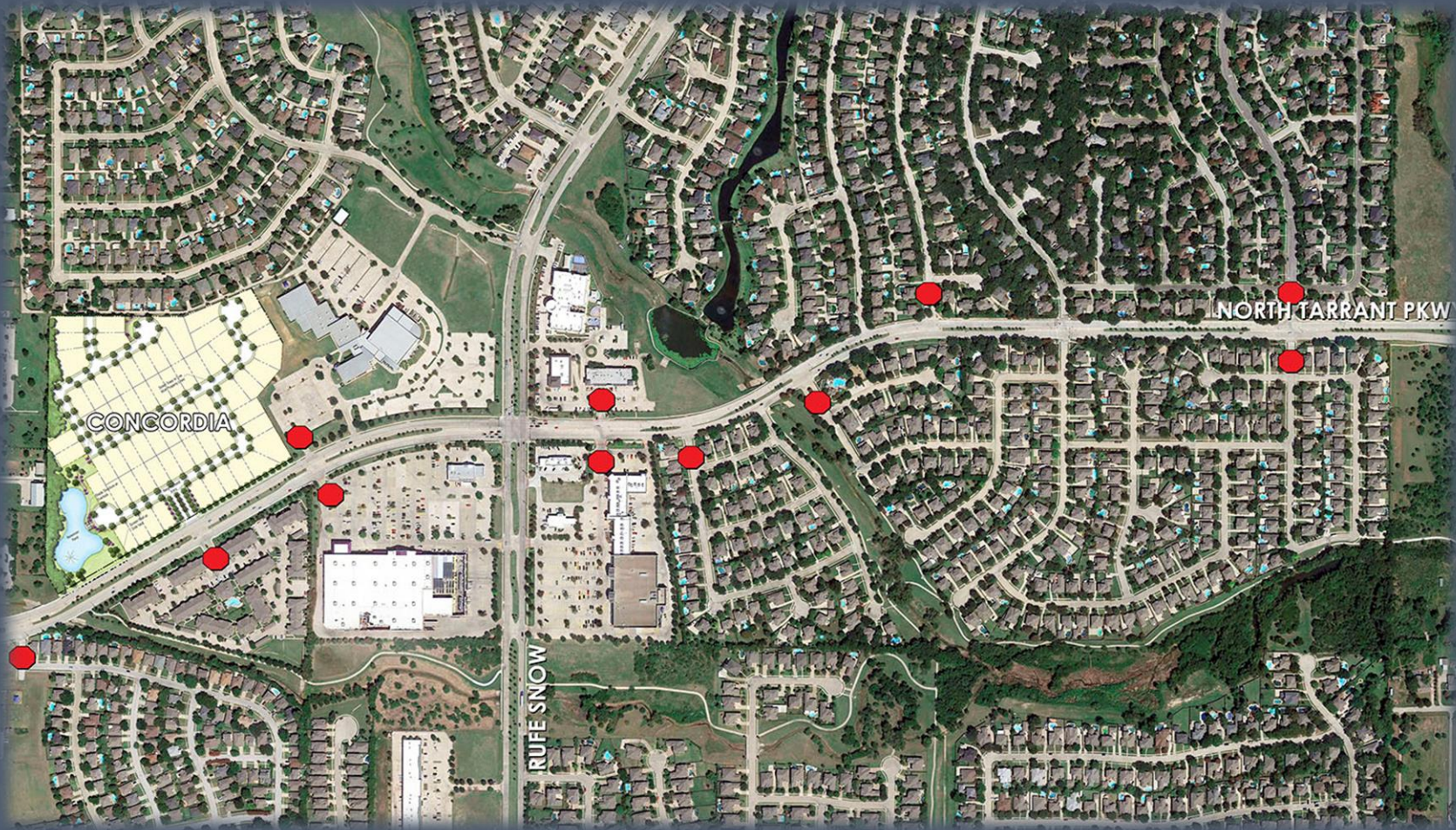
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- HOME SITES: 66
- OPEN SPACE: 3.46 AC



CONCEPT  
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LEFT TURN ANALYSIS