PLANNED DEVELOPMENT (PD) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: MICHAEL J. & MARIA D. MAGUIRE
Street Address: 1016 N PEARSON LANE
City: KELLER State: TX Zip: 76262
Telephone: 213 458 1844 Fax: N/A E-mail: Maria.D.Maguire @usdoj.gov.
Applicant's Status: (Check One) Owner ■ Tenant ☐ Prospective Buyer ☐

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: SAME
Street Address: SAME
City: SAME State: SAME Zip: SAME
Telephone: SAME Fax: N/A E-mail: SAME

Signature of Applicant
Date: 3-13-2019

Signature of Owner Maria Maguire
Printed Name of Owner
Date: 3-13-2019

Engineer/Surveyor: KENNETH JOHNSON Contact Name(s): SAME AS SURVEYOR
Street Address: 5023 PRINCETON AVE SUITE #17
City: MIDLAND State: TX Zip: 79703
Telephone: 817 456 6587 Fax: N/A E-mail: kenneth.johnson@openrangefs.com

SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: 1016 N PEARSON LANE (SAME AS ABOVE)
Legal Description:
Lot(s): 2 Block(s): 1 Subdivision Name: MAGUIRE ESTATES
Unplatted Property Description:
Abstract Name & Number: I. NEACE A-1162 Tract Number(s): 6A
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-36 Proposed Zoning: SF-36 SF-30
Current Use of Property: SINGLE FAMILY RESIDENTIAL
Proposed Use of Property: SINGLE FAMILY RESIDENTIAL
Written Proposal for PD:

A detailed letter of justification and/or exhibits shall accompany this application.

PLANNED DEVELOPMENT CHANGE APPLICATION

SECTION 3. CHECKLIST
(Please provide each of the items below & initial next to each item)

☐	The application fee
☐	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
☑	A narrative statement that includes: • Current and proposed base zoning district • Description of concept plan • A statement of the need for the proposed zoning change • Compatibility of proposed zoning with surrounding zoning and land uses. • Descriptions that show in what ways the proposal is consistent with the City's Master Plan. • You may also choose to address the decision criteria on with the Planning and Zoning Commission and City Council will base their decision. 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
☑	List of proposed development standards including, but not be limited to: • Permitted uses, • density, lot area, lot width, lot depth, yard depths and widths, • building elevations, building material coverage, and building height, • floor area ratio, • parking ratios and parking locations, • access points, • screening and landscaping, • accessory buildings, • signs, • lighting, • hours of operation, • project phasing or scheduling, • management associations, and • any other requirements.
☑	A metes and bounds description of the property to be rezoned sealed by a surveyor.
☑	An 24" by 36" aerial exhibit of the subject property showing the locations of trees in accordance with Section 8.19 EXHIBIT C

☒	Existing Conditions Exhibit. This 24" by 36" exhibit shall show the boundary of PD area with metes and bounds labels and important physical features such as existing structures, topography, existing streets, alleys and easements general use, thoroughfares. EXHIBIT A
☒	Concept Plan. The plan shall be to scale, 24" by 36" in size, and show the following: • the boundary of PD area with metes and bounds labels • preliminary lot arrangements, • access, proposed streets and thoroughfares, • size, type and location of buildings with building density, building height, • fire lanes, • screening, landscaped areas/plans, • other pertinent development data. EXHIBIT B
☒	Evidence of communicating the proposal with the adjacent neighborhood
☒	Trip Generation Form and, if required per Section 5.03, a Traffic Impact Analysis NOT REQUIRED
☐	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee

MINOR SUBDIVISION PLAT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: MICHAEL J & MARIA D MAGUIRE
Street Address: 1016 N PEARSON LANE
City: KELLER State: TX Zip:
Telephone: Fax: E-mail:
Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☐

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: SAME
Street Address:
City: State: Zip:
Telephone: Fax: E-mail:

ON FILE
Signature of Applicant
Date:

Signature of Owner Printed Name of Owner
Date:

Surveyor: OPEN RANGE FIELD SERVICES Contact Name: KEN JOHNSON
Street Address: ON FILE
City: State: Zip:
Telephone: Fax: E-mail:

Engineering Firm: OPEN RANGE ENGINEER Contact Name: LUKE RABER
Street Address: 217 N CUYLER, SUITE 300
City: PAMPA State: TX Zip: 79066-2179
Telephone: 806 663 1988 Fax: E-mail: luke.raber@openrangeeng.com

SECTION 2: GENERAL SITE INFORMATION

Name of Proposed Subdivision: MAGUIRE ESTATES
Land Area/Acres: 1.78 Ac Number of Lots: 2 Current Zoning: SF-36
Electricity: Check either - Oncor ☒ Tri-County ☐ Gas: Oncor ☐ ATMOS ?
Approved: EXISTING Approved: EXISTING
Telephone: Check either - Verizon ☒ SWB ☐ Cable: Check either – OneSource ☐ Other ☐
Approved: EXISTING Approved: EXISTING

MINOR SUBDIVISION PLAT APPLICATION

SECTION 3. CHECKLIST
(Please provide each of the items below & initial next to each item)

☑	The application fee
☐	Seven (7) 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
	Plat sheet at 24" by 36" and containing the following information:
KJ	Title Block (see Article Nine - Title Blocks Formats) in lower right hand corner of plat to include: • Project's name. • Address and/or legal description of the project, total number of lots and/or phases, total acreage and zoning. • Name, address, and telephone number of the applicant. • Name, address, and telephone number of contact person of the developer. • Name, address, and telephone number of the preparer (Surveyor). • Date of preparation and dates of revisions, if any (As plats are revised, add dates of revision to each submittal).
KJ	For all single-family residential subdivisions, a plan summary table to include: • Total number of lots. • Number of lots per zoning category. • Total acreage per phase. • Number of lots per phase. • Minimum lot size. • Minimum dwelling unit size. • Density per acre.
KJ	Graphic Scale labeled with scale used.
KJ	North arrow oriented to the top or right of the sheet.
KJ	Map of the City Base Map with scale of 1"=1000' with site location shaded
N/A	Length and bearing of all straight lines; radii, arc length, tangent length, and central angles of all curves, indicated along the lines of each lot or in tables.
KJ	Diagram of a typical corner clip and visibility easement.
N/A	Park Dedication requirements.
N/A	A list of variances from development requirements, if applicable.
KJ	Signature block labeled: "Approved by the City of Keller Community Development Department" or if variance is requested "Approved by the City of Keller City Council" (see Article Nine - Signature Blocks for Plats).
N/A	The following statement when City sewer will not be utilized: "This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined."

KJ	An Owner's Certificate, see section 4.07 of the UDC for language.
KJ	Notary Public's Certificate with a signature line, see section 4.07 of the UDC for language.
KJ	Surveyor's Certificate with a signature line, see section 4.07 of the UDC for language.
KJ	Names and boundary lines of abstracts and surveys of the land being platted.
N/A	Lines delineating the proposed phases of development, if applicable.
KJ	The layout and exact dimensions of proposed lots and blocks, with: • Front building setback lines and a note that reads, "All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code." • Lot number and block letter designations. • Acreage or square footage of each lot and minimum finished floor elevation (minimum finished floor elevation is required only if lot is located within 100-year floodplain or near natural drainage feature).
N/A	Land proposed for dedication to public use or for reservation for the common use of property owners, labeled with a separate lot and block designation. Also include a list of the conditions of or limitations on the use of this land.
N/A	Deed restrictions or other encumbrances that impact development of the property.
N/A	Rights-of-way and public property to be abandoned should be identified on the plat, but information is to be provided separately for the creation of an abandonment certificate (see Section 4.11).
KJ	Existing and/or proposed streets and alleys, showing street names and the widths of rights-of-way and pavement. Where a development abuts a street shown on the City's Thoroughfare Plan, the Final Plat must include the dedication of rights-of-way in accordance with the requirements of the Thoroughfare Plan.
KJ	Location and size of all existing and proposed utility, access, and/or drainage easements for electric, telephone, gas, cable, and solid waste disposal, with a note regarding responsibility for maintenance.
N/A	Delineation of the 100-year floodplain, if applicable.
KJ	Names and recording information of adjoining subdivisions, municipalities, counties, special districts, and parcels of unsubdivided land, including: • Names of owners of record. • Boundary lines. • Zoning designations. • Names and accurate location of all adjacent streets. • Dimensions of all abutting lots. • Reference ties to courses and distances of at least one recognized land corner.

Other Documents

KJ	Exhibit of Existing Conditions sheet showing existing and proposed systems, including: • Location of all existing above-ground structures, driveways, sheds, fences, etc., if applicable. • Location and size of all existing and proposed utility, access, and/or drainage easements, with a note regarding responsibility for maintenance. • Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines. • Location and size of all public and private service lines and meters for water and sanitary sewer or septic tanks, if applicable. • Location and distance of nearest existing fire hydrant. ENG. → • Proposed grading, and a description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development. N/A • Delineation of the 100-year floodplain, if applicable.
LR ENG.	A drainage study shall be provided for each development in accordance with Article Five - Design and Technical Construction Standards (DTCS). The study shall be provided to ensure that all upstream and downstream watershed components are accounted for and will not be adversely impacted. The study shall include a pre-development versus post development runoff analysis and a storm water runoff routing analysis designed to predict the post development runoff rate and the downstream drainage system ability to accommodate post development runoff.
KJ	Tree survey and aerial photo with overlay of plan in accordance with Article Eight - Tree Preservation, as applicable.
N/A	UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable
☐	The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.

Open Range Field Services, LLC
P. O. Box 2372
Pampa, TX 79066-2372
39350 IH-10 West, Ste. 1
Boerne, TX 78006
5023 Princeton AVE., Ste. 8
Midland, TX 79703

May 9, 2019

Planning & Zoning Department
P.O. Box 770
Keller, Texas 76244-0770
Via email: communitydevelopment@cityofkeller.com

NARATIVE STATEMENT:

CURRENT & PROPOSED ZONING USE: Currently 1016 N Pearson, Keller, Texas, being known as Lot 6A is zoned SF-36. In order to plat this tract as 2 Lots, the zoning designation SF-20 will make Lot 2, Block A, Maguire Estates (preliminary plat) more compatible with the Unified Development Code.

NEED FOR PROPOSED ZONING CHANGE: A zoning change from SF-36 to SF-20 will modernize and bring Lot 2, Block A, Maguire Estates (see plat) closer to compliance with the Unified Development Code.

COMPATABILITY OF PROPOSED ZONING WITH SURROUNDING ZONING AND USES: Most properties in this vicinity are zoned with the blanket SF-36 designation. These are properties that have not been platted and have not had to apply for modern zoning standards. Adjacent properties to the East of N Pearson Lane are zoned SF-20.

CONSISTENT WITH THE CITY OF KELLER MASTER PLAN: In an effort to bring Tract 6A into a status more consistent with the Unified Development Code, an attempt to plat Tract 6A into 2 individual lots is being pursued. An aspect of the plat process is a dedication of Right of Way for road improvement along N. Pearson Lane (N/S) and Florence Road (E/W). This dedication to the City of Keller makes a portion of the Thoroughfare Plan, a reality.

USES PERMITTED BY THE PROPOSED ZONING CHANGE CONSISTENT WITH THE GENERAL AREA: The zoning change request has no effect on the vicinity where the request is being made. A single family home has existed at this location since 1970. The zoning change request is required by the City of Keller to get the property at 1016 N. Pearson Lane more in compliance with the Development Code.

ZONING CHANGE IS IN ACCORDANCE WITH PROPOSED PLANS FOR PROVIDING STREETS, WATER SUPPLY, SANITARY SEWER, AND OTHER UTILITIES: Currently all the necessary infrastructure in the immediate vicinity is in place and functioning. However, the

Thoroughfare Plan will benefit from the proposed, dedicated Right of Ways for street improvement.

AMOUNT OF VACANT LAND CURRENTLY CLASSIFIED FOR SIMILAR DEVELOPMENT IN THE VICINITY AND ELSE WHERE IN THE CITY AND SPECIAL CIRCUMSTANCES WHICH MAY MAKE A SUBSTANTIAL PART OF SUCH VACCANT LAND UNAVAILABLE FOR DEVELOPMENT: With the current level of knowledge in regards to the surveying and platting of Tract 6A, our ability to make an assessment of such activity without access to each and every planned development and rezoning project in process in the City of Keller, it is impossible to make an assessment or comment of any relevance.

THE RECENT RATE AT WHICH LAND IS BEING DEVELOPED IN THE SAME ZONING CLASSIFICATION AS THE REQUEST, PARTICULARY IN THE VICINITY OF THE PROPOSED CHANGE. With the current level of knowledge in regards to the surveying and platting of Tract 6A, our ability to make an assessment of such activity without access to each and every planned development and rezoning project in process in the City of Keller, it is impossible to make an assessment or comment of any relevance.

HOW OTHER AREAS DESIGNATED FOR SIMILAR DEVELOPMENT WILL BE, OR ARE UNLIKELY TO BE, AFFECTED IF THE PROPOSED AMENDMENT IS APPROVED: The residence at 1016 N. Pearson Lane (subject property of this zoning change request) has been at this location since 1970. No change of any significance will occur if the property is changed from SF-36 to SF-20. No effect to the status quo. Neighbors in the immediate vicinity have been contacted and notified that the zoning change request is being made and at this point, no objections have been noted.

ANY OTHER FACTORS WHICH WILL SUBSTANTIALLY AFFECT THE HEALTH, SAFETY, MORALS, OR GENERAL WELFARE: At this time, the intent is to perpetuate the status quo of the existing residence and acquire a zoning designation more harmonious with the Development Code for the betterment of all concerned parties.

NON-CONFORMING STATUS REQUEST: Also at this time we are requesting Lot 2, Block A, Maguire Estates, be granted non-conforming status so that the rules pertaining to setback lines, lot size, width, depth, etc., are not factors in the platting process as the proposed Maguire Estates moves forward. Please see attached documents defining non-conforming status and accepted exceptions to the code. The structure located at 1016 N Pearson Lane was annexed into the City of Keller by Ordinance number 360 which in turn makes the existing structure legal non-conforming.