

Keller-Smithfield Property

Keller, Texas

Burk Collins Company

Sage Group, Inc.
September 30, 2019

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you a rezoning submittal for a proposed residential community of luxury homes in Keller, Texas.

The Property:

The property is located along the east side of Keller Smithfield Road, just north of Village Trail. To the North and west, across Keller Smithfield road, are undeveloped tracts of land. To the east is the “Sendero” neighborhood, with zoning and lot sizes consistent with this request (SF-25). To the south, across Village Trail, are various development with SF-15 & SF-20 zonings.

This project will offer to custom builders 7 minimum 25,000 s.f. lots, a density of 1.36 homes per acre. An internal cul-de-sac will be constructed, providing access to the lots.

Existing Zoning

The existing zoning designation attached to the property is SF-36 (Single-Family Residential District – 36,000 s.f. lots)

Proposed Zoning

The requested zoning designation for the property is as described below:

SF-25 – (Single-Family Residential District – 25,000 s.f. lots)

Compatibility with Future Land Use Plan:

This proposal is entirely consistent with the City of Keller Future Land Use Plan, as all lots proposed with be at least 25,000 s.f. in area.

Compatibility of Proposed Zoning with surrounding Zoning and land uses:

We feel the proposed zoning for this site will be compatible with the surrounding mix of either undeveloped land or Residential neighborhoods of similar or smaller lots than those requested here.

Important Physical Features

The site generally drains toward the south and east. Many of the existing trees within the site will be preserved.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for high quality, luxury single family housing in this area of Keller.

Adequacy of Public Facilities and Services

City water and sewer services are readily available at this site. Adequate ROW has been reserved to dedicate for the adjacent thoroughfares.

Sidewalks

A 5' concrete sidewalk shall be installed along all internal residential lot street frontages. Builder shall install sidewalks on homesites.

Project Schedule / Phasing

Assuming zoning is granted, project will proceed immediately to final design, platting and development. It is anticipated that the project will be developed in a single phase.



November 13, 2019
BU04-00

Mr. J.P. Ducay, Planner I
CITY OF KELLER
Planning and Development Services
1100 Bear Creek Parkway,
Keller TX 76248

Re: **Z-19-0003 Concept Plan- 1085 Keller- Smithfield Rezoning**

Attached are the revised exhibits, responding to staff comments, below, in **bold**.
Comments referencing engineering issues have been addressed by DeOtte, Inc.

1. The master thoroughfare plan shows Keller Smithfield as a 4-lane divided arterial with ultimate right of way width of 100'. Please provide dedication as required or a statement that the applicant will be pursuing an amendment to the master thoroughfare plan.

Agreed. The plan has been revised to accommodate the additional right-of-way dedication.

2. The zoning application summary letter states that "a 5' concrete sidewalk shall be installed along all internal residential lot street frontages"; however, there is no mention of the hike and bike trail along the outer perimeter of the subdivision. Trails not less than ten feet (8') wide shall be constructed according to the Parks and Trails Master Plan adopted in December 2015. Trails shall be constructed within the easement or right-of-way dedicated for trails. The Master Plan calls for a hike & bike trail along Keller Smithfield adjacent to the proposed subdivision. Refer to UDC Article 7 for more information on the trail dedication requirements. Please show the trail dedication as this may affect conceptual layout of the subdivision.

Agreed: The plan has been revised.

3. Wastewater facilities shall be installed to adequately serve the development and each lot or tract therein and shall be located and sized to conform to City engineering standards and specifications and be in accordance with the City's Wastewater Master Plan. The master plan shows an 8" public line to be extended from the connection on Village Trail to the north along Keller Smithfield Rd. All public improvements and required easements shall be extended through the parcel on which new development is proposed. The wastewater line shall be constructed within the new development and along the perimeter to the next property line to promote the logical extension of public infrastructure. Please provide preliminary alignment of sanitary sewer extension to ensure no potential conflicts (i.e. existing waterline, proposed trail alignment etc.) or changes to the layout are required.

Agreed. It is our understanding that utility engineering can be completed when preliminary platting and engineering is prepared.

4. The proposed dead-end waterline within the development shall terminate at a fire hydrant that shall be installed for maintenance purposes. If the line will not be a dead-end please revise plan to allow for additional connection to public main within Keller Smithfield.

Agreed. Details to be provided with preliminary engineering and platting.

5. The conceptual plan does not appear to account for required detention area. The developer shall develop the property so that the rate of runoff created by the development as it leaves the property does not exceed the rate of runoff currently generated by the undeveloped site during one (1), ten (10), and one hundred (100) year frequency storm events. The runoff coefficient for the existing site will be based on the existing surface cover and land use, not the zoning designation. The existing contours should show the low point at the southeast corner of the property which may result in an impact to Lot 7. Please provide sufficient information and/or calculations to ensure that drainage detention and adverse impact requirements are being met with the proposed layout or revise the plan(s) accordingly.

Agreed. We contacted the City's consultant to review the comments and he informed us that he had not received the drainage plan that we submitted. We forwarded our drainage plan to him and believe that it addresses the concerns he mentioned.

Please let me know if you need any further clarification, anything additional.

Respectfully Submitted,
SAGE GROUP, INC.

 AIA
Curtis W. Young, AIA
Principal