

**ARTICLE NINE**  
**Unified Development Code**

Adopted: July 7, 2015


**PLANNED DEVELOPMENT (PD) AMENDMENT  
APPLICATION**
**SECTION 1. APPLICANT/OWNER INFORMATION**
*Please Print or Type*

Applicant/Developer: Khaled Obaid  
 Street Address: 5363 Natcher Trail  
 City: Fort Worth State: TX Zip: 76137  
 Telephone: 817-896-2448 Fax: \_\_\_\_\_ E-mail: Kevin-2003@live.com  
 Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: Khaled Obaid  
 Street Address: 5363 Natcher Trail  
 City: Fort Worth State: TX Zip: 76137  
 Telephone: 817-896-2448 Fax: \_\_\_\_\_ E-mail: Kevin-2003@live.com  
 Signature of Applicant: [Signature] Signature of Owner: [Signature] Printed Name of Owner: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

Engineer/Surveyor: Combs Land Surveying Contact Name(s): Ron Combs  
 Street Address: P.O. Box 6140  
 City: Fort Worth State: TX Zip: 76115  
 Telephone: 817-781-7941 Fax: \_\_\_\_\_ E-mail: ron.combs@sbjglobal.net

**SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION**

Property Location: S.W. corner Shady Grove Rd. & Keller-Smithfield Rd. South  
 Legal Description:  
 Lot(s): 1 Block(s): C Subdivision Name: Silverleaf  
 Unplatted Property Description:  
 Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
 Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
 Current Use of Property: Vacant  
 Proposed Use of Property: 2 single family homes

## **PLANNED DEVELOPMENT (PD) AMENDMENT 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 which 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

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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.



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.



Evidence of communicating the proposal with the adjacent neighborhood



Trip Generation Form and, if required per Section 5.03, a Traffic Impact Analysis



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

**DEVELOPMENT PLAN**  
**FOR**  
**PD AMENDMENT**  
**7240 SHADY GROVE ROAD, KELLER, TEXAS**

**INTRODUCTION**

Khaled Obaid, being the applicant and the owner of the property, hereby requests the property herein to remove the restriction that Lot 1, Block C, Silverleaf remains as a single family lot not to be subdivided established in the Silverleaf Hollow Planned Development "PD". The 2.291 acre tract platted as Lot 1, Block C, Silverleaf is being requested to maintain the current zoning of PD-15, while allowing the single family lot to be subdivided into 2 separate lots.

**PROJECT LOCATION AND DESCRIPTION**

The property is located on the Southwest corner of the intersection of Shady Grove Road (A4D) with Keller-Smithfield Road (A4D) and is platted as Lot 1, Block C, Silverleaf, in the City of Keller, Tarrant County, Texas. The planned development for this lot will be to subdivide one (1) lot into two (2) lots, the larger northern lot being 1.440 acres and the smaller southern lot being 0.851 acres.

**OWNERSHIP**

The property is currently owned by:

Khaled Obaid, 5363 Natchez Trail, Fort Worth, Texas 76137

**PROPOSED SITE ZONING AND LAND USE**

The proposed concept of Silverleaf is to create a family-oriented residential community. It is the intent for Lot 1, Block C to transition seamlessly with the current home of Lot 2, Block c, to maintain aesthetics and high quality construction along the West side of Keller-Smithfield Road South.

**DEVELOPMENT STANDARDS**

The development standards for the two (2) residential lots within the proposed PD-SF-15 from Lot 1, Block C, are compatible with the base zoning district standards for SF-15.

**HOMEOWNERS ASSOCIATION**

The proposed lots 1R1 and 1R2 will not be a part of the existing HOA since they are across a minor thoroughfare and are separated from the remainder of the Silverleaf Hollow Addition.

**ROADWAYS**

The proposed Lot 1R1 will maintain driveway access to Shady Grove Road while Lot 1R2 will have driveway access to Keller-Smithfield Road.

## **DRAINAGE**

Prior owner discussions with the Public Works Department concluded that detention for Lot 1, Block C was taken into consideration with the Silverleaf Hollow development and will not require further on-site detention.

## **WATER DISTRIBUTION**

The City's Water System Master Plan shows an existing 12inch water line along the East right-of-way line along Keller-Smithfield Road South. Both lots will have water service connections to this water line.

## **SANITARY SEWER SYSTEM**

The City's Wastewater System Capital Improvement Plan shows an existing 8-inch public sanitary sewer main crossing the intersection of Keller-Smithfield Road South and Cherry Bark Drive with a sanitary sewer manhole approximately 25-feet east of the southern property line. A sanitary sewer line extension as required by City staff will be built north from the existing manhole along Keller-Smithfield Road South to serve both lots.

## **SUMMARY**

This subdivision of the single residential lot to two (2) single-family residential lots with custom homes will add to the quality of the surrounding area and continue the integrity of the existing neighborhood.

I respectfully request the City of Keller Planning and Zoning Commission and City Council to consider and approve the changes to the Planned Development of Silverleaf Hollow as presented and described herein.