



Legislation Text

File #: 24-292, **Version:** 1

To: Aaron Rector, Interim City Manager

From: Sarah Hensley, Director of Community Development

Subject:

PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change from Neighborhood Service (NS) to Planned Development - Single Family Residential 8,400 square-foot minimum lots (PD-SF-8.4) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. (Z-23-0008)

****This application has been withdrawn by the Applicant****

This application has been withdrawn by the Applicant.

Action Requested:

Conduct a public hearing and consider a recommendation for a Planned Development zoning change for approximately 4.5 acres from Neighborhood Services (NS) to Planned Development - Single-Family 8,400 square-foot minimum lots (PD-SF-8.4) for the Chisholm Oaks subdivision, consisting of 16 residential lots and .69 acres of open space.

Current Zoning:

Neighborhood Service (NS); (See Staff Attachment - B for NS Zoning District guidelines and Use Chart to review current allowed uses).

Proposed Zoning:

Planned Development Single-Family 8,400 square-foot minimum lot size (PD-SF-8.4). Surrounding Zoning:

North: SF-8.4

South: City of Fort Worth (self-storage facility)

East: Commercial (Steris Instrument Management Services and IMF Assembly)

West: SF-8.4

Future Land Use Plan:

The current Future Land Use Plan (FLUP) designation for the subject property is Office (O).

Surrounding land use designations:

North: High-Density Single Family 8,000-14,999 square-foot lots (HD-SF)

South: City of Fort Worth

East: Retail/Commercial (RTC) with Tech-Flex (TF) overlay

West: HD-SF

The Applicant is also proposing a Future Land Use Plan (FLUP) amendment from Office (O) to High Density Single Family 8,000 - 14,999 square-foot lots. The FLUP amendment request is on this agenda as a separate item.

Background:

Drew Wegman of Silver Leaf Homes submitted an application to request a Planned Development (PD) zoning change for Chisholm Oaks, a proposed 16-residential lot subdivision (minimum lot size of 8,400 square-feet). All lots are at minimum 8,400 square-feet, with an average size of 12,156 square-feet. The proposed development is at the northwest corner of Wall-Price Keller Road and Chisholm Trail, on approximately 4.5 acres with .69 acre of open space.

The PD proposes the following criteria:

Minimum Dwelling Size:

1,750 square-feet or greater. (Exceeds the minimum dwelling size for SF-8.4, which is 1,400 square-feet.)

Lot Size:

1. Minimum lot area: 8,400 square-feet (Meets UDC requirement for lot size in SF-8.4)
2. Minimum lot width: 40' (Less than the minimum lot width of 65' required in SF-8.4)
3. Minimum lot depth: 120' (Meets the minimum lot depth of 120' required in SF-8.4)

The average lot area within the subdivision is approximately 12,156 square-feet.

Setbacks:

1. Minimum front yard: 60' (Meets UDC requirement for residential lots with access on a thoroughfare in SF-8.4)
2. Minimum side yard for all lots not adjacent to a street: 5' (UDC requirement is 10% of lot width not to exceed 15'. The proposed side setback aligns with the proposed lot width of 40'.)
3. Minimum side yard for lots on a corner lot adjacent to a street: 25' (Exceeds UDC requirement of 20' for this type of lot, only applicable to Lot 16 on the proposed concept plan)
4. Minimum rear yard: 15' (Meets UDC requirements for rear setback in SF-8.4)

Maximum Lot Coverage:

The Applicant intends to meet all SF-8.4 lot coverage requirements: 35% percent by the main buildings; 50% including accessory buildings, driveways, and parking areas.

Garage Requirements:

The Applicant proposes one of the following methods for garage orientation:

- Front facing garage door must be recessed at least 10' behind another wall or architectural feature and at least 70' behind the front property line
- J-swing

The Applicant does not propose a maximum number of front facing garages. The proposed

development standards for Chisholm Oaks state that garage doors will be styled to match the home and will have at least one of the following decorative elements:

- Constructed of wood
- Stained wood trim details
- Painted trim details
- Decorative hardware
- Decorative windows

The Keller Unified Development Code (UDC) requires that all homes provide a minimum two-car garage and permits front-facing garages in Planned Developments and properties platted prior to 1992.

Elevations:

The proposed development standards state that facades, excluding doors, windows and glass wall constructions shall be a minimum of 80% masonry materials, and that a combination of the following finishes will be permitted:

- Brick
- Stone
- Painted brick
- Portland cement stucco

The Applicant provided two examples of elevations envisioned for this subdivision that are included in the agenda packet.

The UDC states that residential structures in all zoning districts should be constructed of 80% masonry materials. However, according to House Bill 2439 that went into effect Sept. 1, 2019, cities do not have legal authority to enforce building materials.

Landscaping:

Per UDC section 9.03(G), a minimum of two large canopy trees with a minimum 3” caliper shall be planted in the required front yard of all new single-family uses. Existing trees of equal or greater size within the required front yard may be counted toward this requirement. A minimum of two large canopy trees with a minimum three 3” caliper shall be planted in the required side yard adjacent to a street of all new single-family uses on corner lots. Existing trees of equal or greater size within the required side yard adjacent to a street may be counted toward this requirement.

The Applicant intends to meet all UDC landscaping requirements for single-family lots.

Per Section 5.10(B) of the UDC, residential developments are required to have a 10’ landscape buffer and 3” caliper large canopy trees spaced every 50 feet.

The Applicant proposes a 10’ landscape buffer and trees of at least 3” caliper at the time of planting shall be provided every 50 linear feet of frontage along Wall-Price Keller Road, and a linear park on Chisholm Trail along the front of the lots.

Open Space:

Total open space requirement for this project is 29,338 square-feet. The proposed linear park along

Chisholm Trail is 28,294.65 square-feet exclusive of the 16 driveways bisecting the park area. The Applicant proposes the remainder of the open space requirement be made up from the landscape buffer along Wall-Price Keller Road, which is 1,935.80 square-feet, bringing the proposed open space total to 30,230.45 square feet, or 15.45% of the project area.

Per Section 8.27 (Planned Developments) of the UDC, fifteen percent (15%) of open space is required in all planned developments.

Screening and Fencing:

The Applicant proposes to install a masonry screening wall with a minimum height of 6' along Wall-Price Keller Road and to follow all UDC guidelines for residential fencing on individual lots.

The proposed screening wall and fencing meet the requirement of UDC Section 5.10.

Sidewalks:

The Applicant proposes to construct a 6' wide sidewalk on the west side of Chisholm Trail as part of the open space, which meets the UDC requirement in Section 5.06(B) for sidewalks along thoroughfares.

Drainage & Utilities:

The conceptual drainage and utility layout meets UDC requirements. A more detailed analysis will be completed at the site and civil plan review stage.

Ingress and Egress:

All lots will have 12' driveways to provide direct access off Chisholm Trail.

Trip Generation:

The number of daily trips (fewer than 500) generated by this residential development per the submitted Trip Generation Form does not trigger the Traffic Impact Analysis requirement.

Citizen Input:

On May 30, 2024 the City mailed out 45 letters of notification for this Public Hearing and the associated planned development zoning change to all property owners within three hundred feet (300') of the subject site. A letter was also sent to Keller ISD. A public hearing notice sign was posted on the site.

The Applicant sent letters to surrounding property owners in December 2023 and May 2024. A copy of both letters is included in the agenda packet.

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.

- 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.