



City of Keller

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Legislation Text

File #: 18-222, **Version:** 1

To: Mark R. Hafner, City Manager

From: Katasha Smithers, Planner I

Subject:

PUBLIC HEARING: Consider an ordinance approving a Planned Development Amendment from PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum) to PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum), amending the Concordia Planned Development (Ordinance No. 1888), to amend their development standards, 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-18-0003).

Action Requested:

Conduct a public hearing and consider an ordinance approving a planned development amendment, amending the Concordia Planned Development (Ordinance No. 1888), to amend their development standards.

Property Owner:

Mark Kimmel, Northwood Baptist Church

Applicant/Developer:

Jim Tchoukaleff, Contour Real Estate & Development

Surveyor/Engineer:

Jerry Sylo, JBI Partners

Current Zoning:

PD-SF-8.4 (Planned Development-Single Family Residential-8,400 square-foot minimum)

Background:

On June 5, 2018, City Council approved a Planned Development zoning change per Ordinance 1888 to change the zoning from R (Retail) to PD-SF-8.4 (Planned Development-Single Family Residential-8,400 square-foot minimum) for Concordia, a sixty-six (66) residential lot and five (5) open space lot development.

Analysis:

The purpose of this planned development amendment is to allow the Concordia Subdivision to amend their development standards.

The applicant has provided a concept plan for the Planned Development. To develop the site, Construction Plans, Platting and Building Permits would be required.

Development Standard Amendments:

The table below provides an overview of the proposed changes.

| Standard | Proposed | Existing PD-SF-8.4 | UDC SF-8.4 |
|--------------------------|------------|--------------------|------------|
| Min. Lot Size: | 8,400 S.F. | 8,400 S.F. | 8,400 S.F. |
| Min. Lot Width: | 65' | 65' | 65' |
| Min. Lot Depth: | 125' | 125' | 110' |
| Min. Front Yard: | 25' | 25' | 25' |
| Min. Dwelling Unit Size: | 2,000 S.F. | 1,400 S.F. | 1,400 S.F. |
| Max. Lot Coverage: | 45%/55% | 35%/50% | 35%/50% |
| Max. House Pad Width: | 50' | N/A | N/A |

The applicant is proposing to amend the maximum lot coverage and have a maximum house pad width.

Building House Pads:

The UDC does not indicate the size of house pad to be located on each lot but the requirement of ten percent (10%) of the lot width is required. The applicant is proposing to have additional width for the side yard setback for all residential lots.

Condition:

1. The proposed maximum house pad width shall be fifty feet (50').

Lot Coverage:

The base SF-8.4 district has the maximum lot coverage at thirty five percent (35%) for the main building and fifty percent (50%) including accessory buildings, driveways, and parking areas.

Variance Request:

2. A variance is requested to allow forty-five percent (45%) for the main building and fifty-five percent (55%) including accessory buildings, driveways, and parking areas.

Drainage & Utilities:

Preliminary drainage and utility plans have been reviewed by City staff with this application. Additional drainage and utility plans will be reviewed as part of the Civil Engineering Plans.

Surrounding Zoning & Land Uses:

North: Chase Oaks Addition, a single-family residential subdivision zoned SF-8.4

South: Keely Addition, Multi-family residences, zoned MF

East: Northwood Baptist Church, zoned R

West: North Park Con of Jehovah's Witness and single family residences, zoned SF-36

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.

Citizen Input:

On August 17, 2018, the City mailed out fifty-five (55) letters of Notifications for a Public Hearing to all property owners within three hundred feet (300') of the subject site. One (1) public hearing notice signs were also posted on the site.

On August 16, 2018, the applicant emailed the surrounding properties regarding the changes being made to their development standards as shown on Exhibit "A".

As of August 21, 2018, City staff has not received any written responses from the public in opposition to this zoning request.

Board Opinion:

At the August 27, 2018, Planning and Zoning Commission meeting, there was a motion and a second to approve the Planned Development Amendment for Concordia, which failed by a vote of 3 to 4. Next, there was a motion and a second to deny the Planned Development Amendment, which carried with a vote of 4 to 3.

Professional Opinion:

Staff is in support of the following planned development amendment as the applicant is requesting to amend their development standards.

Staff forwards this Planned Development Amendment application for City Council consideration with the following conditions and variances:

1. The proposed maximum house pad width shall be fifty feet (50').
2. A variance is requested to allow forty-five percent (45%) for the main building and fifty-five

percent (55%) including accessory buildings, driveways, and parking areas.

Alternatives:

The City Council has the following options when considering a Planned Development Amendment application:

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