

GREENWAY PARK DEVELOPMENT STANDARDS

First Amendment, November 25, 2024

WHEREAS; Greenway Park is intended to be a High-End Luxury Custom Home Development with homes generally ranging in price from \$2,000,000 up to \$4,000,000, attracting Home Buyers who are seeking uniquely designed, well-crafted homes. Greenway Park will provide up-scale home buyers with a luxury development option which has been largely non-existent on the west side of Keller prior to now.

WHEREAS; The majority of lots in Greenway Park are only 100' wide and require a minimum side build line setback of 10', home designs will be limited to 80' wide maximum. Relative to the size of homes proposed, this limitation forces home designs to be narrow and deep verses wide and shallow, requiring carefully designed floor plans in order to provide both the living area and garage configurations to be fitting for homes of this caliber.

WHEREAS; After careful review of the Approved Ordinance No. 2016 for Greenway Park and Section 9.02, Paragraph C of the City of Keller Unified Development Code (UDC), both the Developer and the Home Builders in Greenway Park have determined that the provisions stipulated regarding Garages in both documents are ambiguous, inadequate and incapable of providing appropriate garage designs and configurations.

WHEREAS; As written, these provisions do not allow for garage purposes fitting and relevant to present-day architectural home designs which are not only suitable for the caliber of homes to be constructed in the development, but which also allow for the highest and best use of each individual lot as it pertains to lot width, depth, overall size and configuration of the lots.

THEREFORE, both the Developer and the Home Builders in Greenway Park propose the following changes and/or additions to the Approved Ordinance No. 2016 for Greenway Park;

1. Garage Requirements: All residential lots shall provide a minimum of two (2) car garages that are either a J-swing or side entry garage.
2. Garage Definitions;
 - a. "Side Entry" Garage (interior lot) shall be defined as any garage with overhead doors facing toward the right or left side property lines of the lot (perpendicular to the street) and which enters from either the right or left side of the home.
 - i. *Per UDC 9.02, C; Side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage to the side line for maneuvering.*
 - b. "Side Entry" Garage (corner lot) shall be defined as any garage with overhead doors facing toward the right or left "street side" property lines of the lot (parallel to the street) and which enters from either the right or left side of the home.

- i. *Per UDC 9.02, C; Side entry garages on a corner lot where the driveway is from the side street shall have a minimum of twenty feet (20') from the door face of the garage to the side property line.*
- c. “J-Swing” Garage (interior lot only) shall be defined as any garage with overhead doors facing toward the center line of the lot (perpendicular to the street) and which enters from either the right or left center line of the home.
 - i. *The back wall of J-Swing Garages will typically back up to the side building line on either the right or left side of the home.*
 - ii. *J-Swing garages shall be limited to maximum 3-car only in order to minimize the distance from the front of the garage to the closest front plane of the main home elevation.*
 - iii. *In no instance shall the front face of the garage project further than forty-four feet (44') from the closest front plane of the main home elevation*
- d. “Front Facing” Garage (any lot) shall be defined as any garage with overhead doors facing toward the street on either the right or left side of the home.
 - i. *Per UDC 9.02, C; A detached front facing garage located behind the main structure is permitted. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (18' x 8' = 144').*
 - ii. *Per UDC 9.02, C; An attached front-facing garage is permitted if located a minimum one-hundred feet (100') behind the property line or right-of-way, whichever is closer. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (18' x 8' = 144 S.F.).*
 - iii. *Per UDC 9.02, C; Similarly, attached front-facing garages with a maximum of seventy-two square feet (9' x 8' = 72 S.F.) of garage door exposure to the street are permitted if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer.*
- e. “Porte-Cochère” Garages shall be defined as any garage configuration wherein the primary access to the garage doors requires driving under or through a covered entrance large enough for vehicles to pass through, typically opening into a motor courtyard.
 - i. *Porte-Cochère configurations typically included split garages with doors opposing one another on either side (front or rear) of the motor courtyard.*
 - ii. *All Porte-Cochère configurations must be a minimum of 3-car garage bays.*
 - iii. *Garage doors on either side (front or rear) of the motor courtyard may be single with a maximum of seventy-two square feet (9' x 8' = 72 S.F.) of garage door exposure or double with a maximum one hundred forty-four square feet (18' x 8' = 144 S.F.) of garage door exposure if lot size permits.*
 - iv. *Per UDC 9.02, C; An attached front facing garage is permitted with a porte-cochère design that shields a part of the garage door(s) exposure such that no more than seventy-two square feet (9' x 8' = 72 S.F.) of*

garage door can be seen as viewed from a 2-dimensional plan elevation drawing.

- v. *Garage doors (front facing) on the rear side of the motor court yard may not be closer to the front of the lot than seventy-five (75') behind the property line or right-of-way, whichever is closer.*
- f. "Motor Court" Garages shall be defined as any garage configuration wherein the primary access to the garage doors requires a driveway along either the right or left side property lines and typically opening into a motor courtyard which in turn opens toward the side property line.
 - i. *Motor Court configurations typically included split garages with doors opposing one another on either side (front or rear) of the motor courtyard.*
 - ii. *All Motor Court configurations must be a minimum of 3-car garage bays.*
 - iii. *Garage doors on either side (front or rear) of the motor courtyard may be single with a maximum of seventy-two square feet ($9' \times 8' = 72$ S.F.) of garage door exposure or double with a maximum one hundred forty-four square feet ($18' \times 8' = 144$ S.F.) of garage door exposure if lot size permits.*
 - iv. *An attached front facing garage shall permitted with a Motor Court design that shields a part of the garage door(s) exposure such that no more than seventy-two square feet ($9' \times 8' = 72$ S.F.) of garage door can be seen as viewed from a 2-dimensional plan elevation drawing.*
 - v. *Garage doors (front facing) on the rear side of the motor court yard may not be closer to the front of the lot than seventy-five (75') behind the property line or right-of-way, whichever is closer.*
- g. "Split Garage" configuration shall be defined as any "side entry" 3 or 4 car garage wherein an attached single car bay is split off separately and set front facing (toward the street) at 90* perpendicular to the side entry garages.
 - i. *Split garages do not apply to and are not allowed with only a 2-car garage bay configuration.*
 - ii. *A split 3-car garage shall have a 2-car side facing garage and a single car front facing garage.*
 - iii. *A split 4-car garage shall have a 3-car side facing garage and a single car front facing garage.*
 - iv. *Per UDC 9.02, C; **Attached** front-facing garages with a maximum of seventy-two square feet ($9' \times 8' = 72$ S.F.) of garage door exposure to the street are permitted if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer.*
- h. Garage Sizes and Limitations
 - i. *Any 1-car (attached front facing) garage bay must have a single door with a maximum of seventy-two square feet ($9' \times 8' = 72$ S.F.) each. All 1-car garages must have a minimum **interior space of 13' X 22' = 286 SF.***

- ii. Any 2-car garage bay must have a single door with a maximum of one hundred forty-four square feet ($18' \times 8' = 144$ S.F.) or 2-single garage doors with a maximum of seventy-two square feet ($9' \times 8' = 72$ S.F.) each. All 2-car garages must have a minimum ***interior space of 23' X 22' = 506 SF.***
- iii. Any 3-car "in-line" garage bay must have a single door with a maximum of one hundred forty-four square feet ($18' \times 8' = 144$ S.F.) plus 1-single garage door with a maximum of seventy-two square feet ($9' \times 8' = 72$ S.F.) each. 3 car garages may also have 3-single garage doors with a minimum of seventy-two square feet ($9' \times 8' = 72$ S.F.) each. All 3-car garages must have a minimum ***interior space of 35' X 22' = 770 SF.***
- iv. Any 4-car "in-line" garage bay must have either double doors with a maximum of one hundred forty-four square feet ($18' \times 8' = 144$ S.F.) each OR 4-single garage doors with a maximum of seventy-two square feet ($9' \times 8' = 72$ S.F.) each. All 4-car garages must have a minimum ***interior space of 44' X 22' = 968 SF.***
- v. In no instance shall the front face of any garage project further than forty-four feet (44') from the closest front plane of the main home elevation