

STATEMENT OF INTENT AND PURPOSE
WIMBERLEY

Wimberley is proposed to be a mixed-use neighborhood located at the northwest corner of Whitley Road and Wall Price-Keller Springs Road. The residential portion of the neighborhood provides 80 homes sites on approximately 15 acres of land. The homes will be single family detached homes with front entry garages. The homes will be for sale and each home will be located on its own lot.

The nonresidential portion of the neighborhood will be adjacent to US 377. This will allow for it to benefit from activity within the corridor while balancing its impact on the adjacent single-family neighborhoods. Vehicular access will be focused on US 377, while pedestrian linkages will allow residents to have accessible connections between living, working, and entertainment uses.

This mix of uses contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form.

As can be seen on the Existing Conditions Exhibit (Exhibit A) the property is made up of 10 parcels of land and all of them are zoned "C", Commercial. Per the Unified Development Code, "The C, Commercial District is intended predominately for certain retail, light intensity wholesale and commercial uses of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with typical office, other retail, shopping, and residential environments." While many uses require the approval of a special use permit, some uses which are allowed by right on property zoned commercial include; Heating and air conditioning sales and service without outdoor storage, Hotel/Motel, and Light Manufacturing. These types of commercial activities do not seem compatible with the existing single-family neighborhoods on the east side of Whitley Road nor the assisted living facilities along Whitley Road and the new homes to be built in Wimberley.

The Wimberley neighborhood is intended to provide living opportunities for three underserved groups in Keller; young professionals, both single and married, without children, empty nesters looking for an opportunity to downsize their home while still being near their friends, places of worship, and familiar businesses and restaurants, and single, divorced parents with children who want to stay in the Keller ISD.

The neighborhood was designed with these residents in mind. Common greens have been fully incorporated into the design of the neighborhood. These greens provide convenient places for neighborly interactions. The residents get the benefits of open space without the burden of maintenance since these greens will be owned and maintained by the mandatory Homeowners Association. Street trees will also be provided so comfortable walking environments will develop as the trees mature creating additional opportunities for personal interactions.

The neighborhood's design closely follows that which is outlined in the Future Land Use Plan. In the Land Use Practices component of the Plan, it states, "Subdivisions should be neighborhoods with centralized, meaningful open spaces and discernible edges."

While the internal design of the neighborhood focuses on the homeowners and residents, the design of the neighborhood's edges focus on how the neighborhood relates to adjacent development. A

minimum 15' wide landscape buffer is proposed along Wall Price-Keller Road and Whitley Road. This buffer will be owned and maintained by the Homeowners Association.

Once again, the design reflects the vision established in Keller's Comprehensive Plan where it states, "neighborhoods should also have discernible, attractive edges,...Attractive edges should be more than just walls or fences; they should have substance."

Another component of the Plan which has been embraced and incorporated in the design of the neighborhood has to do with the front setbacks of the homes. A 15' front setback is being proposed for the primary face of the home, while the setback for the garage door is proposed to be 20'.

These proposals closely follow the design direction outlined in the Plan, where it states, "These (setback) reductions can also have a substantial impact on other desirable aspects within a neighborhood. They make streets more walkable and create visual enclosure within a street space. In addition, reduced setbacks may improve street security as residents have a more "protective attitude" toward a street." The Plan indicates that, "while these development practices may not be appropriate for many of the lower density developments in Keller, they should be promoted within the higher density and mixed-use areas, as they can help provide the previously discussed balanced mix of housing and lot sizes, thereby helping to preserve high visual quality..."

This rezoning will allow for the creation of a mixed-use neighborhood which will provide an opportunity for families to move to Keller and experience the conveniences of a thriving metropolitan area while concurrently experiencing the benefits of a more intimate neighborhood which you may have living in a small town.

EXHIBIT _
WIMBERLEY
PLANNED DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. The design and development of the Wimberley mixed-use neighborhood shall take place in general accordance with the Mixed-Use Development Exhibit (Exhibit __).
2. A minimum of 15% of the land within the single-family component of the Wimberley neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association.
3. Pedestrian Linkages. Pedestrian linkages shall be provided between the residential and nonresidential areas of the Wimberley neighborhood. The linkages are generally established on the Mixed-Use Development Exhibit (Exhibit __).

TRACT 1 - USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-Mixed Use) Single Family Residential District, in accordance with Section 8.03 (__) of the Keller Unified Development Code, as amended.

TRACT 2 – USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed by right in the (C) Commercial District, in accordance with Section 8.03 (T) of the Keller Unified Development Code, as amended.
2. Prohibited Uses. The following uses, which are normally allowed by right in the (C) Commercial District, shall be prohibited.
 - A. Dry cleaning plant or commercial laundry
 - B. Hotel/Motel
 - C. Light Manufacturing wholly enclosed within a building
 - D. Newspaper printing
 - E. Pet grooming, no outdoor kennels
 - F. Printing company (commercial)

TRACT 1 - AREA REGULATIONS

Development shall take place in accordance with development standards established in the Keller Unified Development Code for the SF-Mixed Use zoning district, as it exists or may be amended.

NEIGHBORHOOD STANDARDS

1. Fencing
 - A. Fences shall be a maximum 6' in height unless noted on Exhibit __ (Neighborhood Details), and shall be solid, stained cedar fence with metal posts and top band. All fence posts and structural components shall be placed on the interior of the lot.

- B. Fences between houses but which face the street shall be tubular steel or wrought iron type fencing. Additionally, landscaping, including shrubs, shall be provided in conjunction with the fencing to provide screening.
 - C. Side yard fences may not extend closer than 10' behind the front outside corner of the house.
 - D. Side yard fences on corner lots may extend to within 8' of lot's side property line. Said fencing shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
 - E. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces and shall be 6' high. Said fencing shall be installed by the home builder in conjunction with the building of the house on that lot.
 - F. Perimeter screening for the neighborhood shall be provided in accordance with the Exhibit ___. (Neighborhood Details).
2. Garages: In no instance shall the garage door exposure to the street exceed 144 square feet. (2 car garage door.)
 3. Lot to lot grading and/or private HOA maintained rear yard drainage systems are allowed in order to preserve existing trees.
 4. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with Exhibits __ (Primary Entry Enlargement and Primary Entry Elevation) and not specifically follow those treatments outlined in Section 5.09 of the Keller Unified Development Code. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
 - A. A minimum 15' wide landscape buffer shall be provided along Wall-Price-Keller and Whitley Roads.
 - B. A minimum 20' wide landscape buffer shall be provided along US-377.
 - C. A masonry screening wall, with a minimum height of 6' shall be constructed along Wall-Price-Keller Road, and Whitley Road, as shown on Exhibit __ (Neighborhood Details).
 - D. A minimum 4' high tubular steel or wrought iron type fence shall be provided along Whitley Road as shown on Exhibit __ (Neighborhood Details).
 - E. A minimum 8' high board-on-board cedar fence shall be constructed along the perimeter of the neighborhood as shown on Exhibit __ (Neighborhood Details). Said fence shall use metal posts and top band.
 - F. All perimeter walls and fences shall be maintained by the mandatory HOA.
 - G. Minor wall columns shall be spaced no greater than 12' on center. Major columns shall be spaced no greater than 100' on center.
 - H. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along Wall-Price-Keller Road and Whitley Road. The trees may be placed in an informal layout.

A specific landscape plan for the neighborhood shall be provided in conjunction with the submittal of construction plans for the neighborhood.

5. Detailed Site Plan: Prior to any development taking place within Tract 1, a detailed site plan shall be approved. For purposes of this Section, a preliminary plat shall take the place of a detailed site plan.

RESIDENTIAL ARCHITECTURAL STANDARDS

1. 100% of the facades of the homes, exclusive of doors and windows, shall be constructed with the following materials: brick, stone, or man-made stone.

2. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
3. 30-year dimensional shingles or better shall be provided on all homes. Additionally, metal roofing may be used and roofs overhanging doors and/or windows.
4. Roof pitches: Townhomes on Type 1 lots shall have minimum roof pitches of 6:12 on main gables and hips. Single family homes on Type 2 lots shall have minimum roof pitches of 8:12 on main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
5. Garage door setback. The garage door shall be set back 5' from the front façade of the house. In no instance shall the garage door be closer than 20' to the front property line.
6. Architectural façade treatments. Each home shall incorporate at least 3 of the following:
 - A. The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
 - B. As least 1 dormer shall be provided for each roof plane over 600 square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
 - C. All shutters for windows facing a street will be operational or appear to be operational. Additionally, the shutters will be in scale with the corresponding window.
 - D. Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
 - E. The floor of front porches shall be either brick, stone, or patterned concrete.
 - F. Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate. These enhancements shall only be on the portion of the driveway which is on private property.
 - G. Front doors and/or garage doors shall incorporate glass enhancements.

TRACT 2 - AREA REGULATIONS

1. Development Standards: Development shall be in accordance with the development standards established in the (C) Commercial District in the Keller Unified Development code as it exists or may be amended unless otherwise identified below.
2. Detailed Site Plan: Prior to any development taking place within Tract 2, a detailed site plan shall be approved. The detailed site plan shall only be for that portion of Tract 2 where development is being proposed at that time.
3. Minimum Side/Rear Yard Adjacent to residential lots – The side or rear setback, whichever is adjacent to the residential lots shall observe a sixty-foot (60') setback. Of the sixty-foot (60'), at a minimum, the most easterly thirty feet (30') shall remain undisturbed. Clearing of underbrush and similar maintenance may take place within the thirty feet (30'). This 30' setback shall serve as the required 30' landscape buffer identified in Section 8.08 (F)(1)(c) of the Keller Unified Development Code, as amended.

LEGAL DESCRIPTION

BEING a parcel of land located in The City of Keller, Tarrant County, Texas a part of the W.J. Holland Survey, Abstract number 692, and being all of the following parcels of land described in deeds to Garland All Storage Associated, LTD. as recorded in Deed Records of Tarrant County, Texas: called: 2.158 acre tract as recorded in Document Number D212110057, called: 2.158 acre tract as recorded in Document Number D212110058, called: 2.158 acre tract of land as recorded in Document Number D212110059, called 0.86 acre tract as recorded in Document Number D214066930, called: 1.56 acre tract of land as recorded in Document Number D214066931, called: 1.03 acre tract as recorded in Document Number D214066932, called: 1.11 acre tract as recorded in Document Number D214066933, called: 1.18 acre tract as recorded in D214066934, called: 6.25 acre tract as recorded in Document Number D214066935, called: 3.25 acre tract as recorded in Document Number D214066936 and being further described as follows:

BEGINNING at the southeast corner of said 2.158 acre tract, said point being at the intersection of the west right-of-way line of Whitley Road and north right-of-way line of Wall-Price-Keller Road;

THENCE South 89 degrees 24 minutes 37 seconds West, 453.37 feet along the north right-of-way line of said Wall-Price-Keller Road to a point for corner at the southwest corner of said 2.158 acre tract;

THENCE North 00 degrees 01 minutes 00 seconds West, 621.59 feet to a point for corner at northwest corner of said 2.158 acre tract of land;

THENCE South 89 degrees 25 minutes 50 seconds West, 363.91 feet to a point for corner at the southwest corner of said 1.18 acre tract of land, said point being in the east right of way line of US-377(South Main Street) a 130' right-of-way;

THENCE North 07 degrees 29 minutes 51 seconds East, 904.27 feet along the east right-of-way line of said US-377(south Main Street) to a point for corner, said point being at the northwest corner of said 0.86 acre tract of land;

THENCE South 89 degrees 36 minutes 10 seconds East, 700.15 feet to a point for corner at the northeast corner of said 6.25 acre tract of land, said point being in the west right-of-way line of said Whitley Road;

THENCE South 00 degrees 01 minutes 09 seconds West, 1,504.99 feet along the west line of said Whitley Road to the POINT OF BEGINNING and containing 957,439 square feet or 21.980 acres of land.

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

Mark W. Harp

Mark W. Harp, R.P.L.S. No. 6425
August 6, 2020





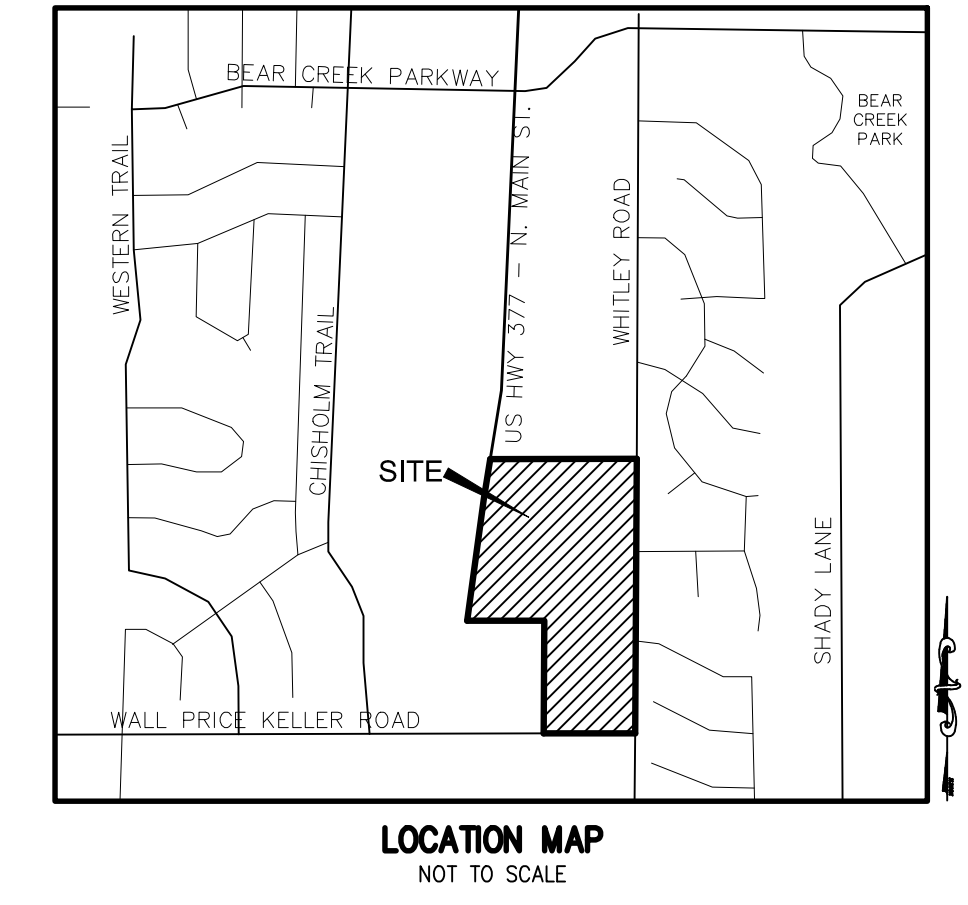
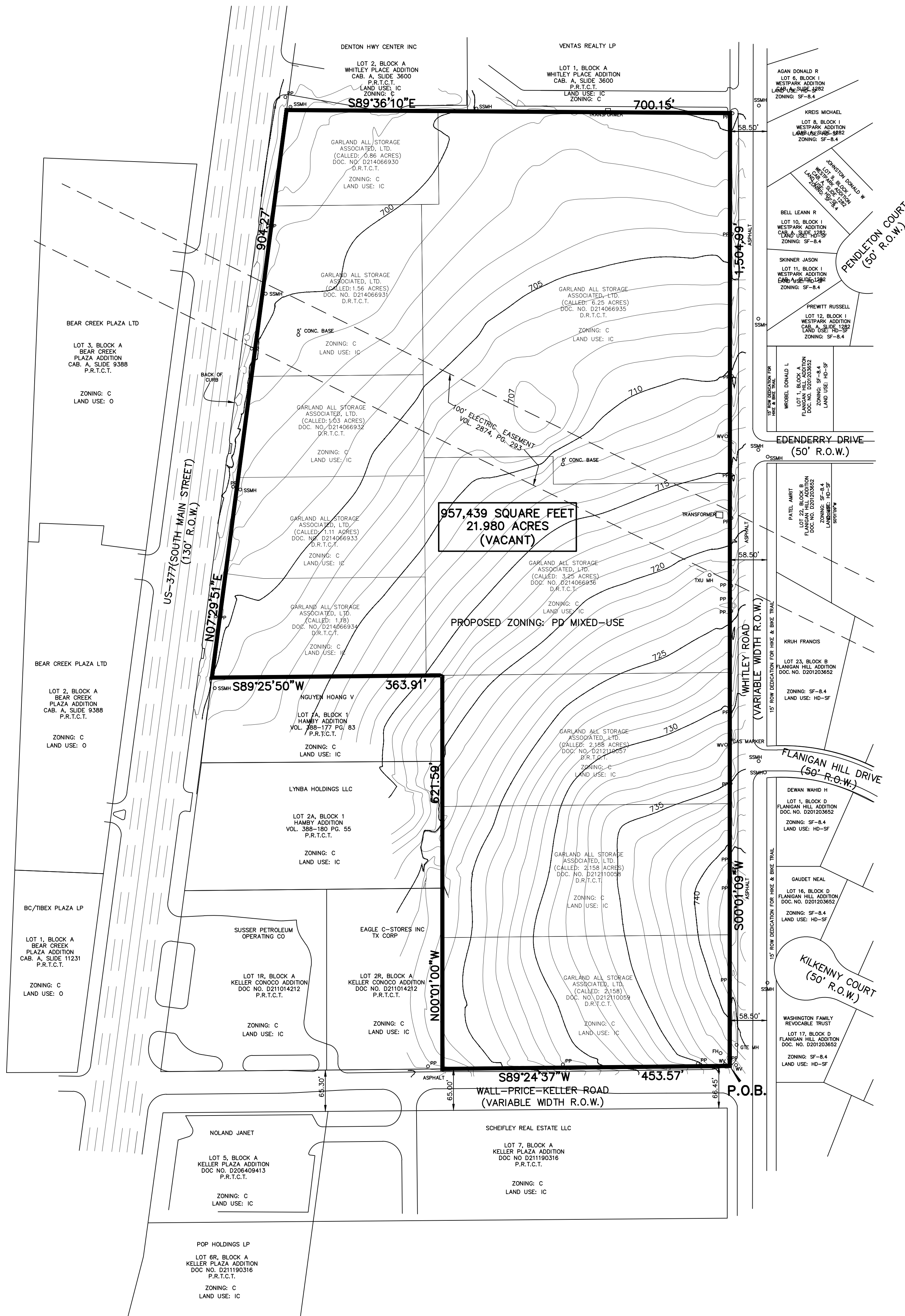
SOUTH MAIN STREET
(SH 377)

EDENBERRY DRIVE

WHITLEY ROAD

FLANIGAN HILL DRIVE

WALL PRICE - KELLER ROAD



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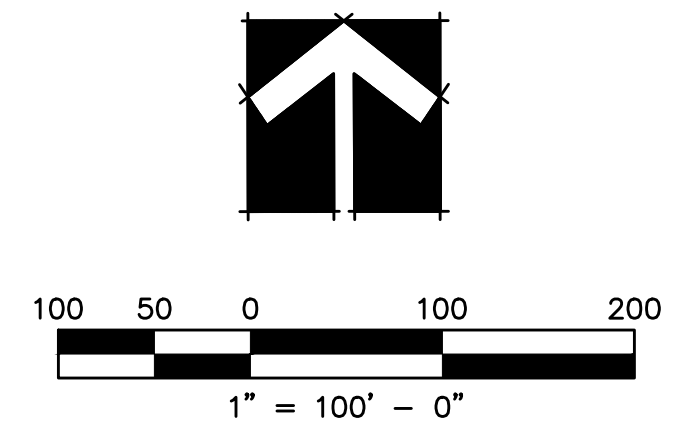
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EXISTING CONDITIONS EXHIBIT A

WIMBERLEY
 80 LOTS
 21.980 ACRES OUT OF
 THE W. J. HOLLAND SURVEY, ABSTRACT NO. 692
 CITY OF KELLER, TARRANT COUNTY, TEXAS

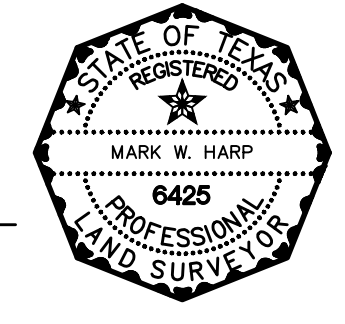
GARLAND ALL STORAGE ASSOCIATES, LTD OWNER
 301 South Sherman Street, Suite 100 (817) 267-2149
 Richardson, Texas 75081

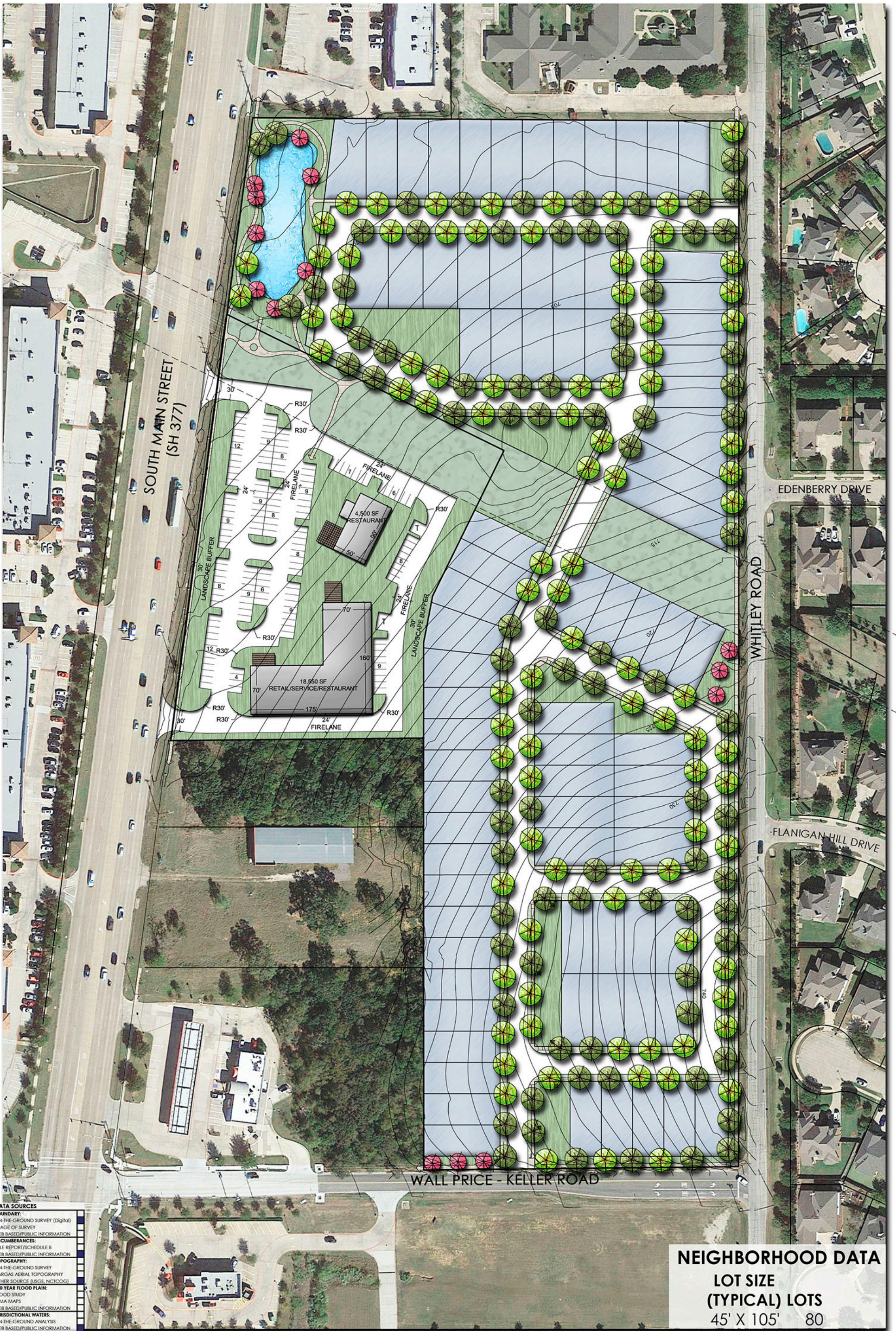
CONTOUR REAL ESTATE AND DEVELOPMENT, LLC DEVELOPER
 4851 LBJ Freeway, Suite 205 (214) 986-5009
 Dallas, Texas 75244
 Contact: Jim Tchoukaleff

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 Contact: Jerry Sylo
 TBPE No. F-438 TBPLS No. 10076000

Resubmitted: January 20, 2021
 Resubmitted: December 10, 2020
 Submitted: August 7, 2020

Mark W. Harp, R.P.L.S. No. 6425
 February __, 2020



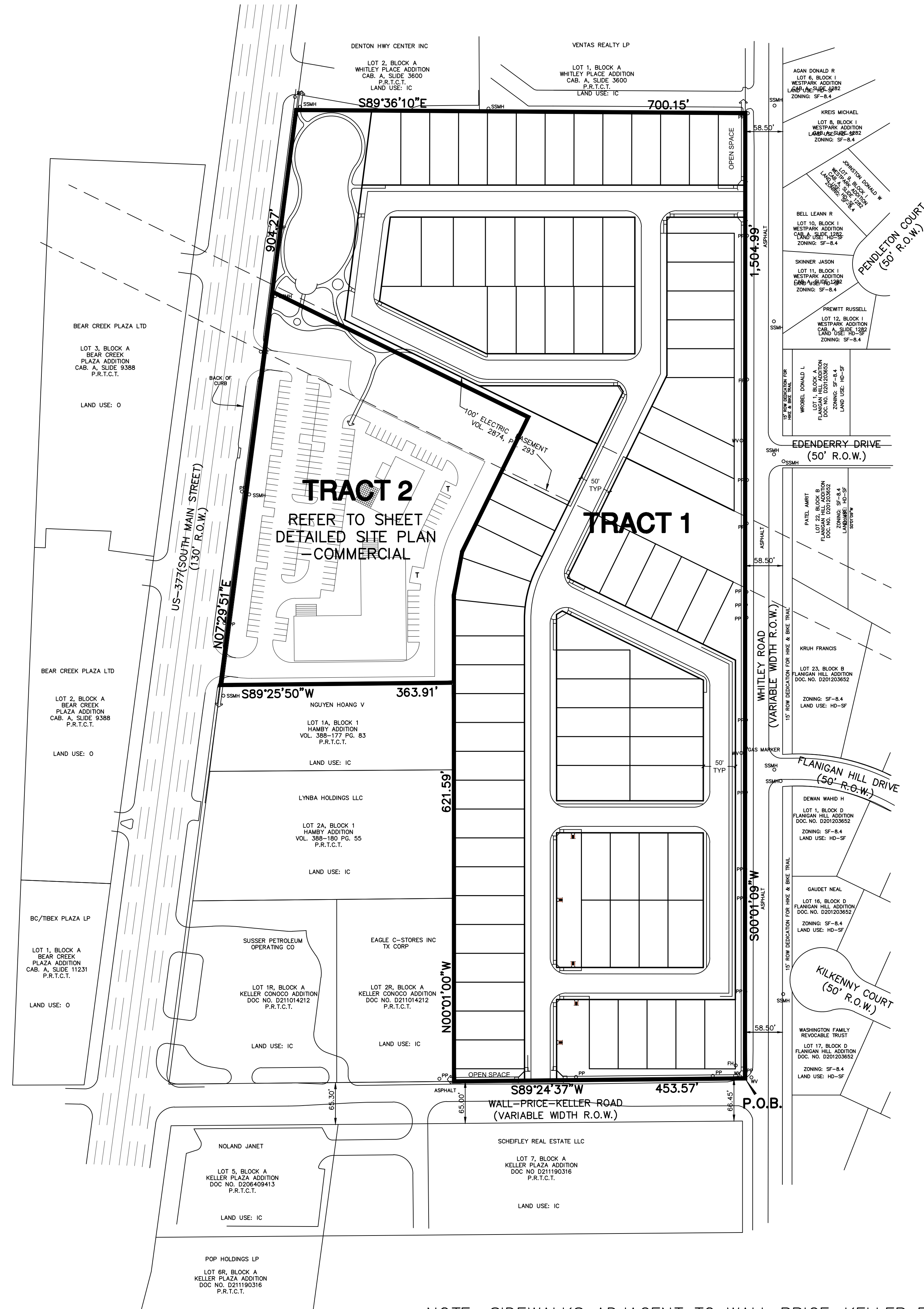


DATA SOURCES

BOUNDARY:	ON-THE-GROUND SURVEY (Digital)
RANGE OF SURVEY:	WEB BASED/PUBLIC INFORMATION
ENCUMBRANCES:	TITLE REPORT/SCHEDULE B
TOPOGRAPHY:	ON-THE-GROUND SURVEY
	VARGAS AERIAL TOPOGRAPHY
	OTHER SOURCE (USGS, NCTCOG)
100 YEAR FLOOD PLAIN:	FLOOD STUDY
	FEMA MAPS
JURISDICTIONAL WATERS:	ON-THE-GROUND ANALYSIS
	WEB BASED/PUBLIC INFORMATION

NEIGHBORHOOD DATA

LOT SIZE
(TYPICAL) LOTS
 45' X 105' 80



TRACT 1 ZONING DATA TABLE	
DEVELOPMENT STANDARDS	UDC SF-MIXED USE SF RESIDENTIAL DISTRICT
MIN. LOT AREA	4,500 S.F.
MIN. LOT WIDTH	40 FT.
MIN. LOT WIDTH @ CUL-DE-SAC & ELBOW	30 FT.
MIN. LOT DEPTH	100 FT.
MIN. FRONT YARD PRIMARY HOUSE FACADE	15 FT.
MIN. FRONT YARD UNENCLOSED FRONT PORCH	10 FT.
MIN. SIDE YARD	5 FT.
MIN. SIDE YARD - CORNER LOT ADJACENT TO STREET	10 FT.
MIN. SIDE YARD ADJACENT TO THOROUGHFARE	20 FT.
MIN. REAR YARD ADJACENT TO ALLEY	20 FT.
MIN. REAR YARD IF NO ALLEY EXISTS	10 FT.
MAX. LOT COVERAGE*	65%
MIN. DWELLING UNIT AREA	1,400 S.F.

TRACT 2 ZONING DATA TABLE	
DEVELOPMENT STANDARDS	UDC COMMERCIAL DISTRICT
MAX HEIGHT	2 STORIES: 35' 4 STORIES: 48' (IF ADDITIONAL SETBACK IS MET: EACH 2' IN HT ABOVE 35') 1 STORY: 25' (IF WITHIN 100' OF A DEVELOPED SF ZONING DISTRICT)
MIN. LOT AREA	33,000 S.F.
MIN. LOT WIDTH	150 FT.
MIN. LOT DEPTH	NONE
MIN. FRONT YARD	30 FT.
MIN. SIDE YARD	NONE
MIN. SIDE YARD ADJACENT TO SINGLE FAMILY DISTRICT	60 FT.
MIN. REAR YARD	20 FT.
MIN. REAR YARD ADJACENT TO SINGLE FAMILY DISTRICT	60 FT.

*NOTE: MAXIMUM LOT COVERAGE PER PLANNED DEVELOPMENT REGULATIONS

TRACT 1: NEIGHBORHOOD DATA
80 LOTS (45' X 105' TYP)

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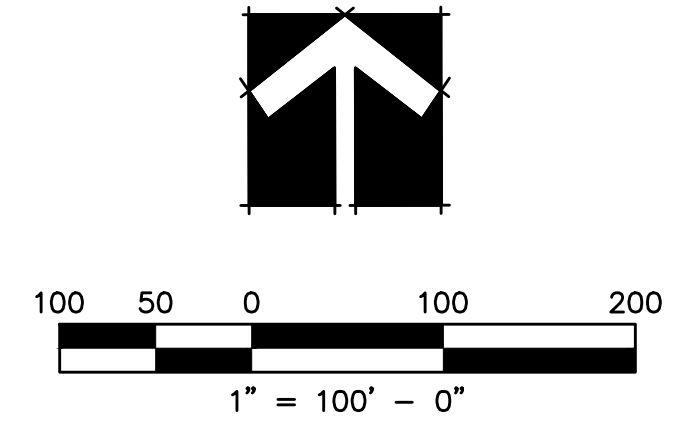
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- NOTES:
- *NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL PROPOSED UTILITY EASEMENTS - WATER, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, CABLE, ETC... WILL BE ADDED TO FINAL PLATS & ENGINEERING DRAWINGS.
 - ALL OPEN SPACE - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



DETAILED SITE PLAN
MIXED-USE DEVELOPMENT
EXHIBIT
WIMBERLEY
80 LOTS
21,980 ACRES OUT OF
THE W. J. HOLLAND SURVEY, ABSTRACT NO. 692
CITY OF KELLER, TARRANT COUNTY, TEXAS

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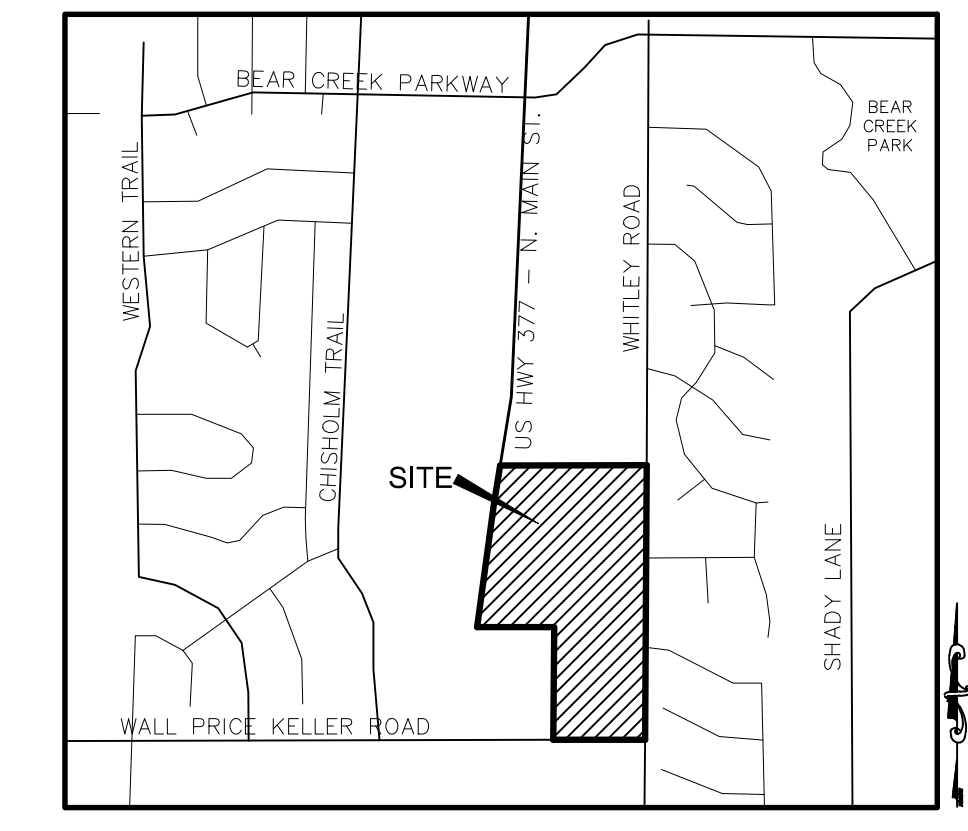
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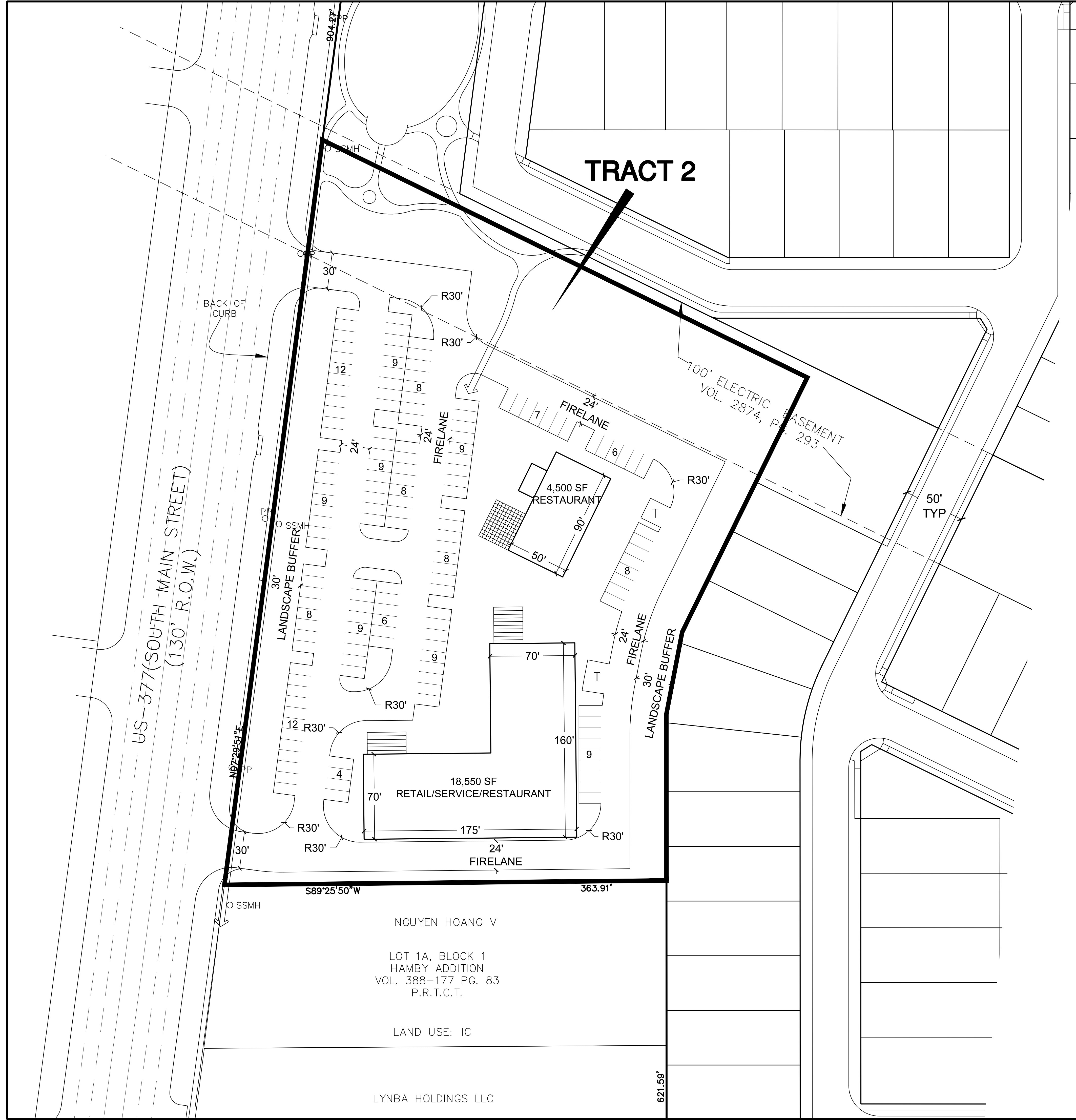


NOTE: SIDEWALKS ADJACENT TO WALL PRICE-KELLER ROAD SHALL BE ENHANCED SIDEWALKS WITH A MINIMUM WIDTH OF 6 FEET PER THE 2015 HIKE AND BIKE TRAIL PLAN.



LOCATION MAP
NOT TO SCALE

TRACT 2



TRACT 2: COMMERCIAL DATA

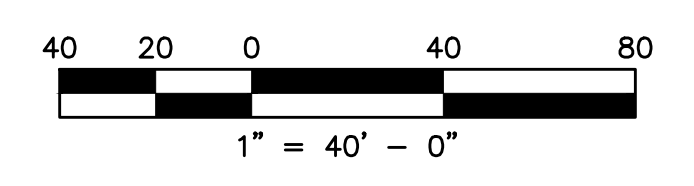
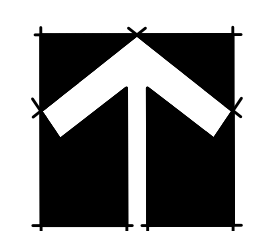
RESTAURANT: 4,500 SF
RETAIL: 18,550 SF

REQUIRED PARKING:
RESTAURANT: 30 SPACES (1 SPACE/150 SF)
RETAIL: 93 SPACES (1 SPACE/200 SF)
TOTAL: 123 SPACES

PROPOSED PARKING: 150 SPACES

NOTES:

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2. ALL PROPOSED UTILITY EASEMENTS - WATER, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, CABLE, ETC.... WILL BE ADDED TO FINAL PLATS & ENGINEERING DRAWINGS.
3. ALL OPEN SPACE - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF KELLER ZONING REQUIREMENTS.



DETAILED SITE PLAN
COMMERCIAL
EXHIBIT

WIMBERLEY

80 LOTS
21,980 ACRES OUT OF
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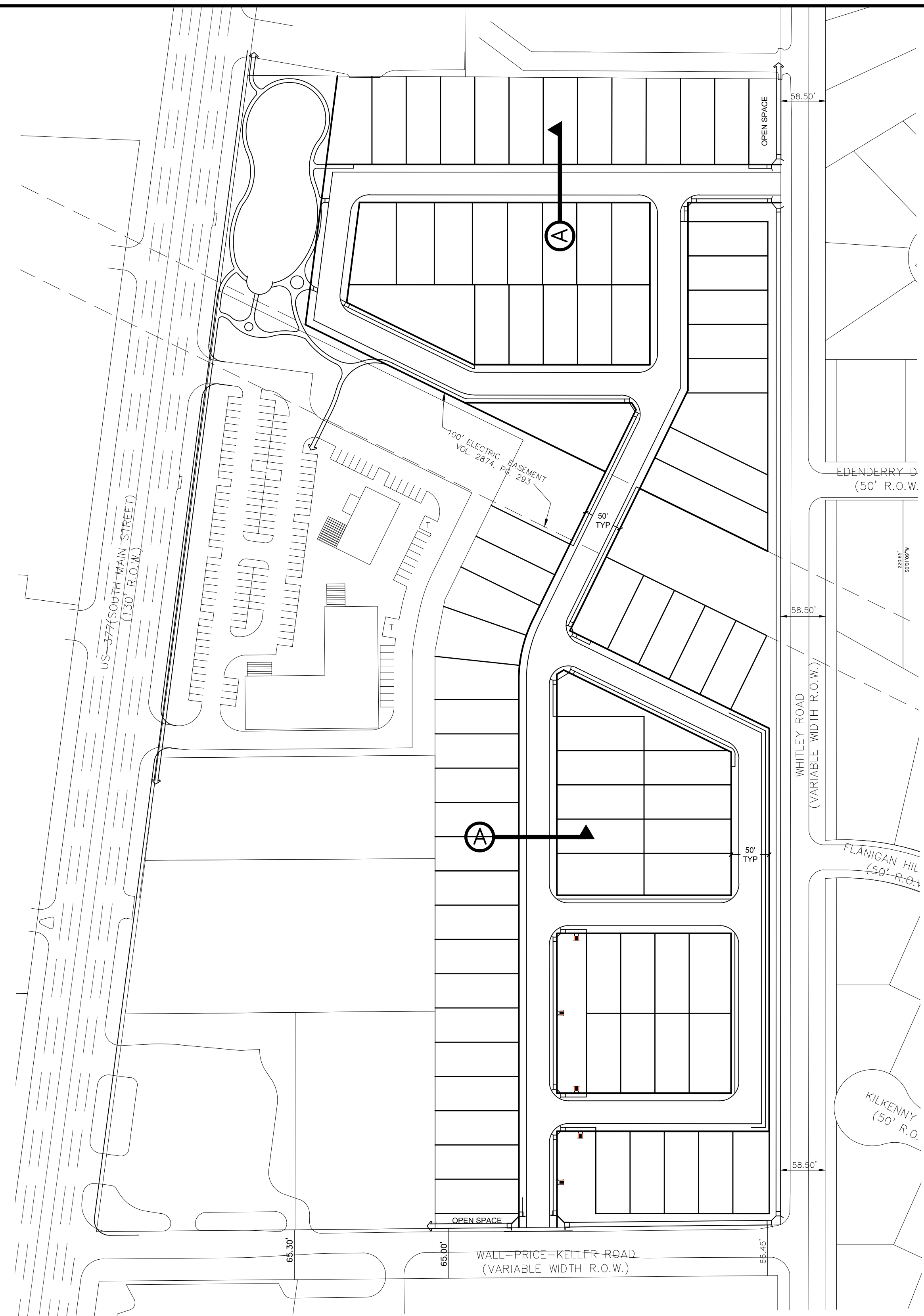
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Dallas, Texas 75244
Contact: Jim Tchoukaleff

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006

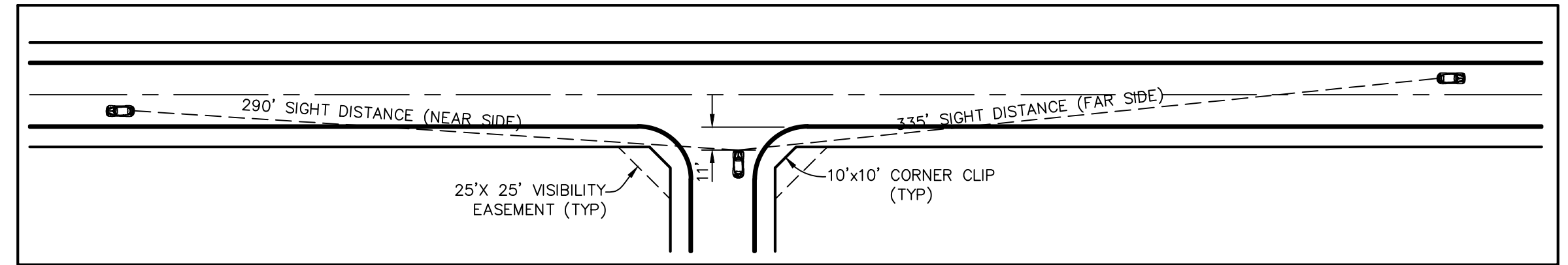
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000
Resubmitted: January 20, 2021
Resubmitted: December 10, 2020
Submitted: August 7, 2020

NGUYEN HOANG V
LOT 1A, BLOCK 1
HAMBY ADDITION
VOL. 388-177 PG. 83
P.R.T.C.T.
LAND USE: IC
LYNBA HOLDINGS LLC

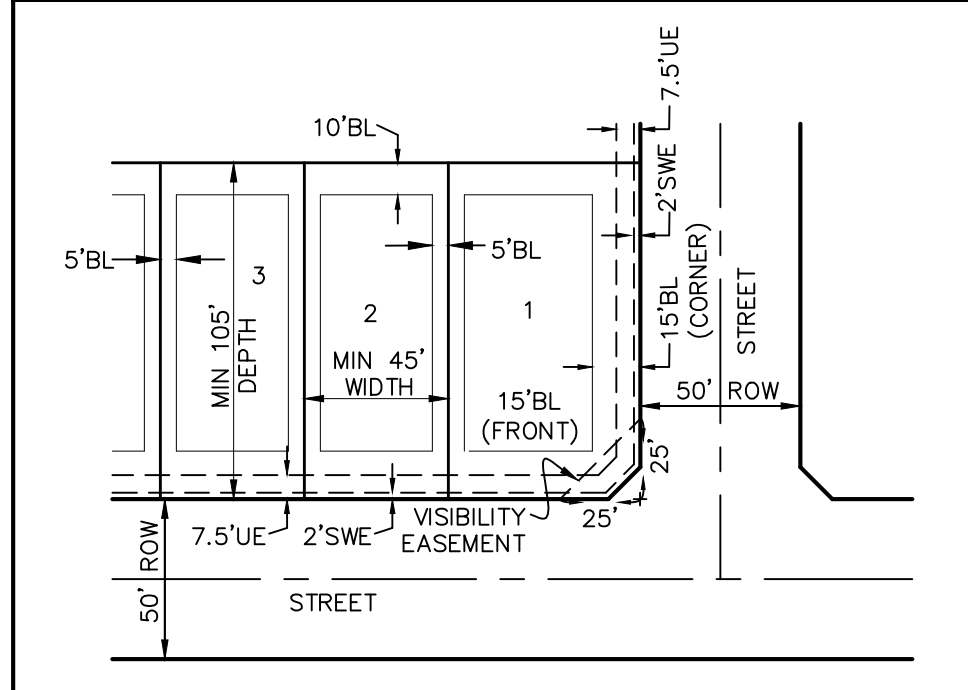
US-377(SOUTH MAIN STREET)
(130' R.O.W.)



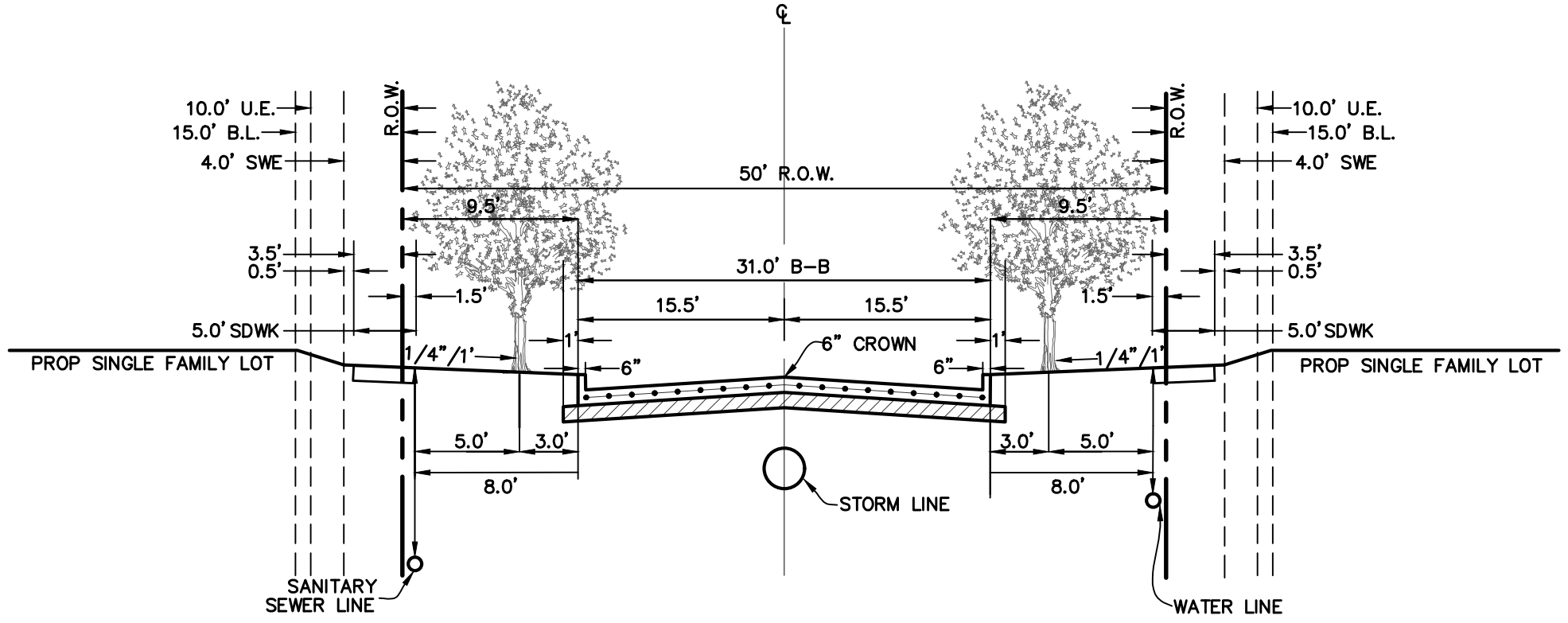
SCALE : 1" = 100'



TYPICAL SIGHT DISTANCE DETAIL
(1" = 60')

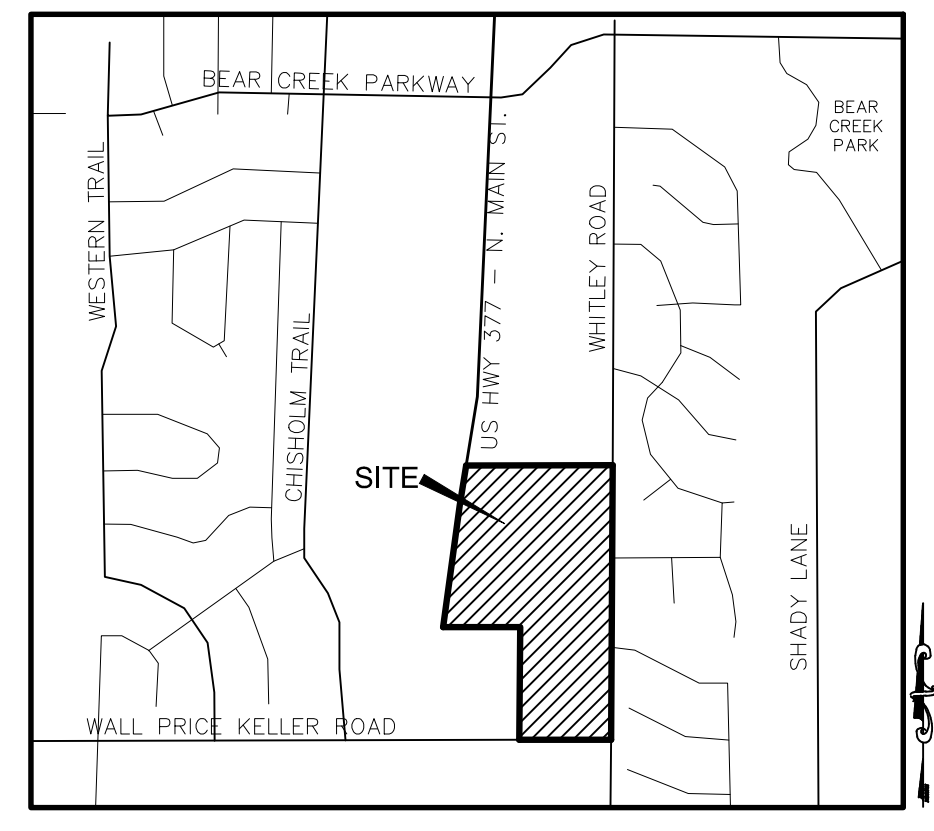


TYPICAL LOT DETAIL
(1" = 60')

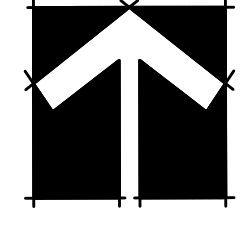


SECTION A-A TYPICAL PAVEMENT
& UTILITY SECTION DETAIL
N.T.S.

*ALL UTILITIES ARE SHOWN AS
TYPICAL LOCATION IF NEEDED



LOCATION MAP
NOT TO SCALE



**DEVELOPMENT DETAILS
EXHIBIT**

WIMBERLEY

80 LOTS
21.980 ACRES OUT OF
THE W. J. HOLLAND SURVEY, ABSTRACT NO. 692
CITY OF KELLER, TARRANT COUNTY, TEXAS

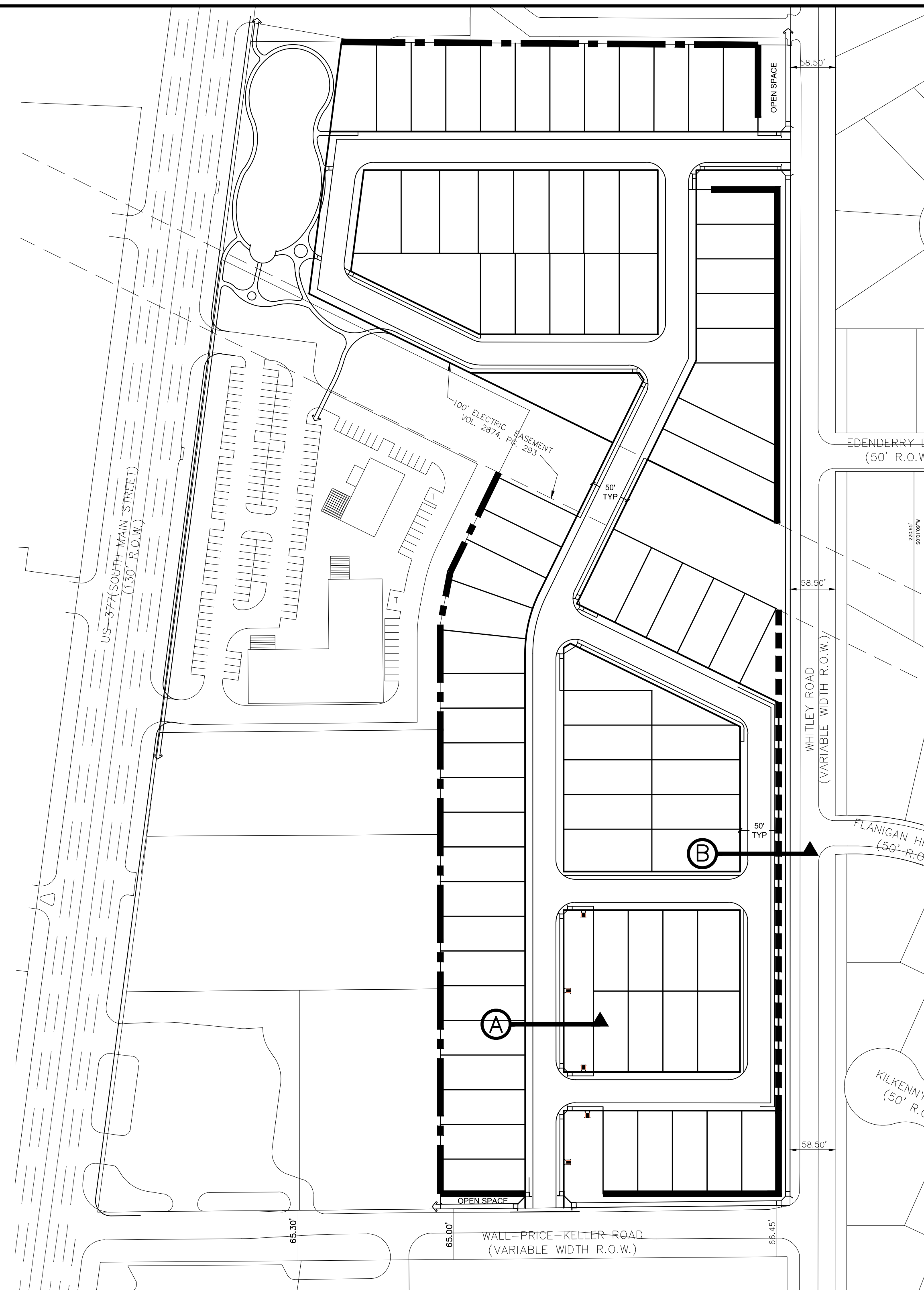
GARLAND ALL STORAGE ASSOCIATES, LTD **OWNER**
301 South Sherman Street, Suite 100 (817) 267-2149
Richardson, Texas 75081

CONTOUR REAL ESTATE AND DEVELOPMENT, LLC **DEVELOPER**
4851 LBJ Freeway, Suite 205 (214) 986-5009
Dallas, Texas 75244
Contact: Jim Tchoukaleff

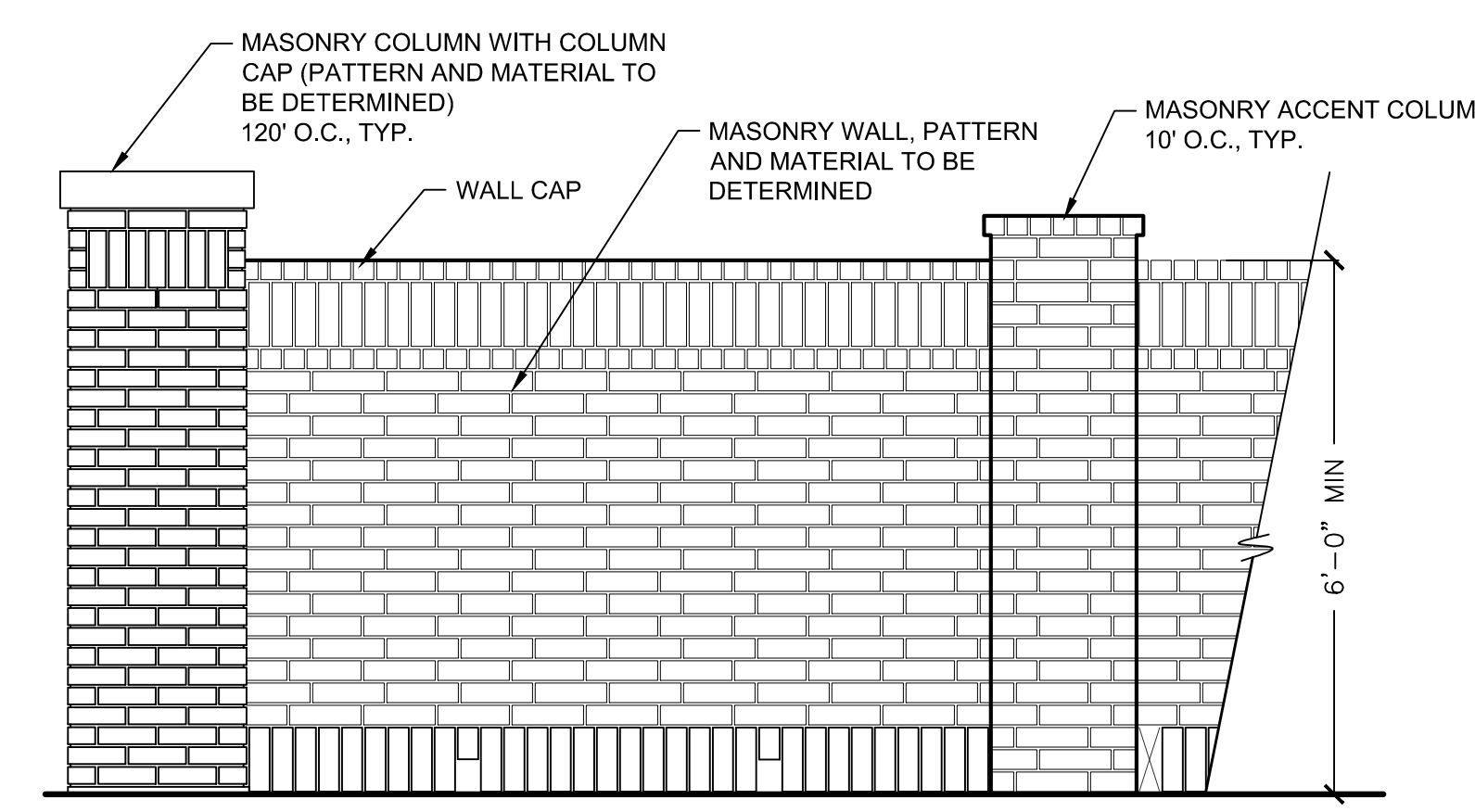
JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

Resubmitted: January 20, 2021
Resubmitted: December 10, 2020
Submitted: August 7, 2020

Drawing: H:\Projects\CTR033-Wimberley\Phase 1\Planning\dwg\CTR033-Zoning Map.dwg Saved By: kpaugh Save Time: 1/20/2021 12:05 PM Plotted by: kpaugh Plot Date: 1/20/2021 12:12 PM



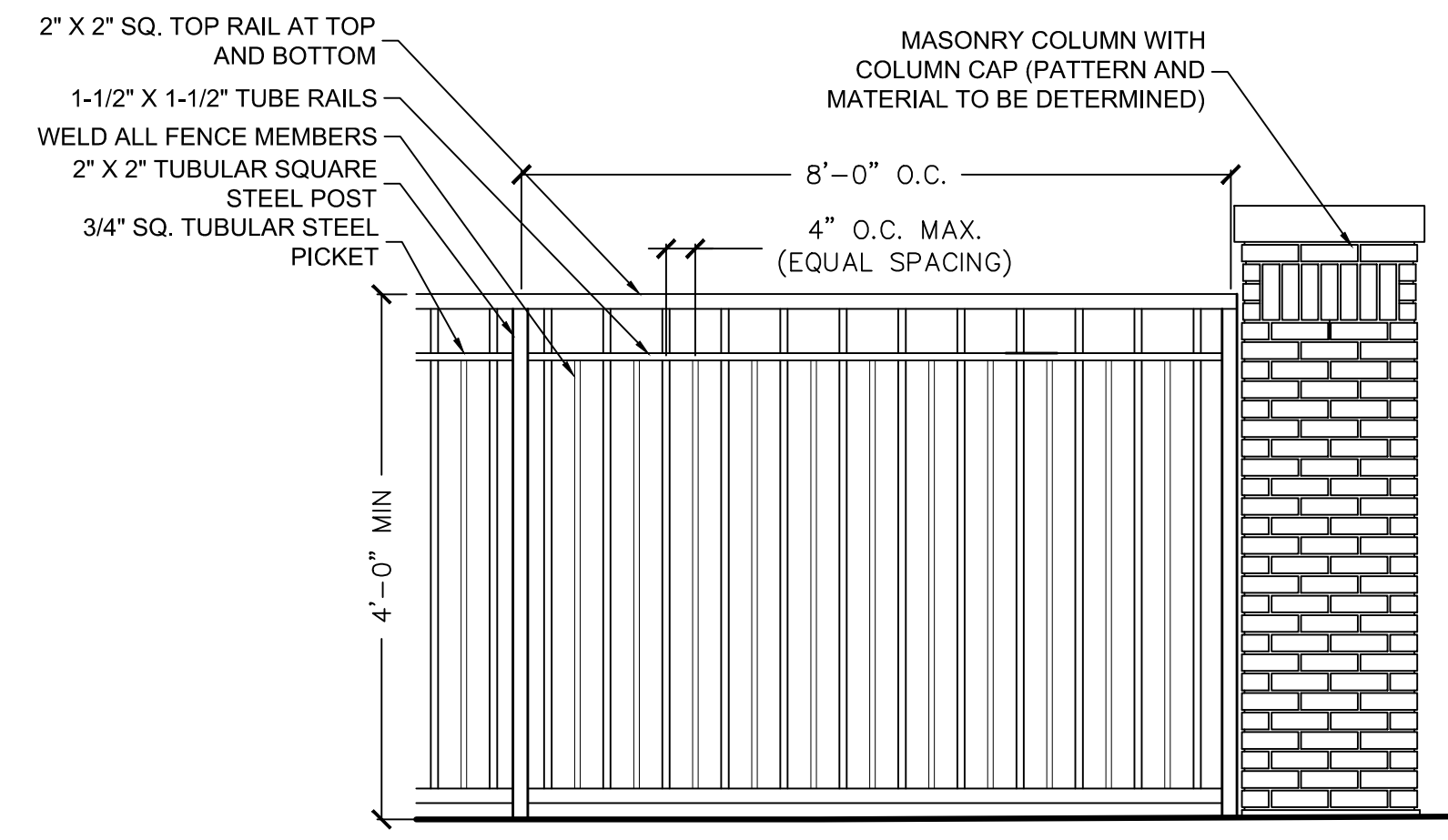
SCALE : 1" = 100'



NOTE: DETAIL FOR DESIGN PURPOSES ONLY.

MASONRY SCREENING WALL

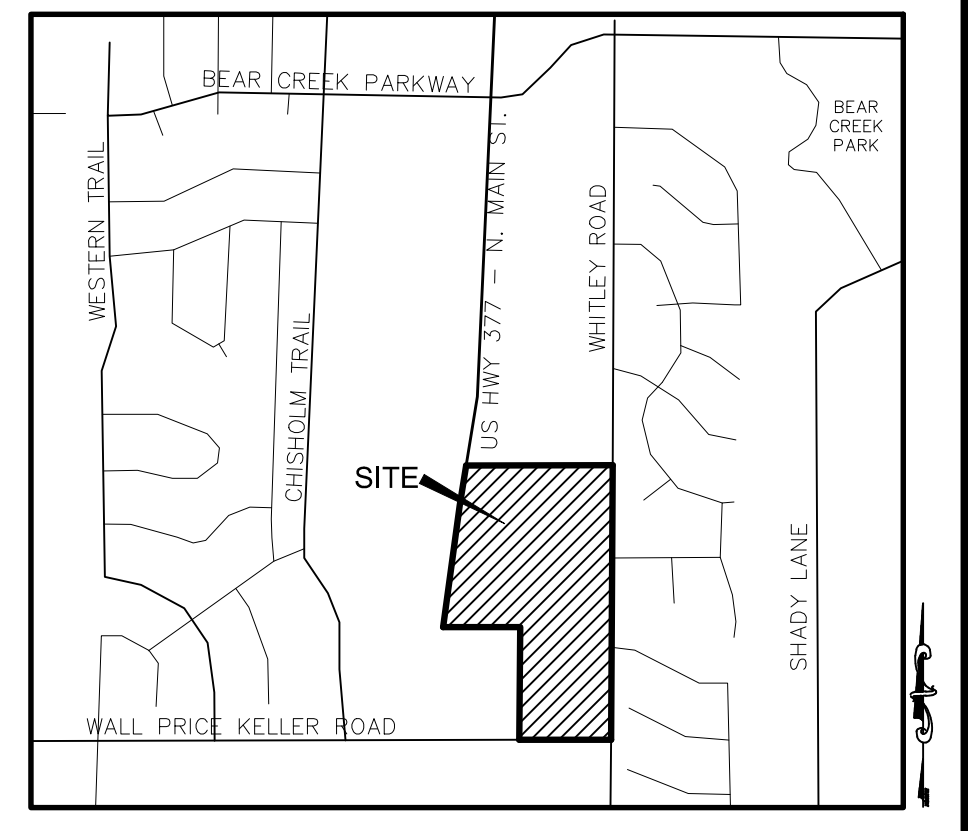
NTS



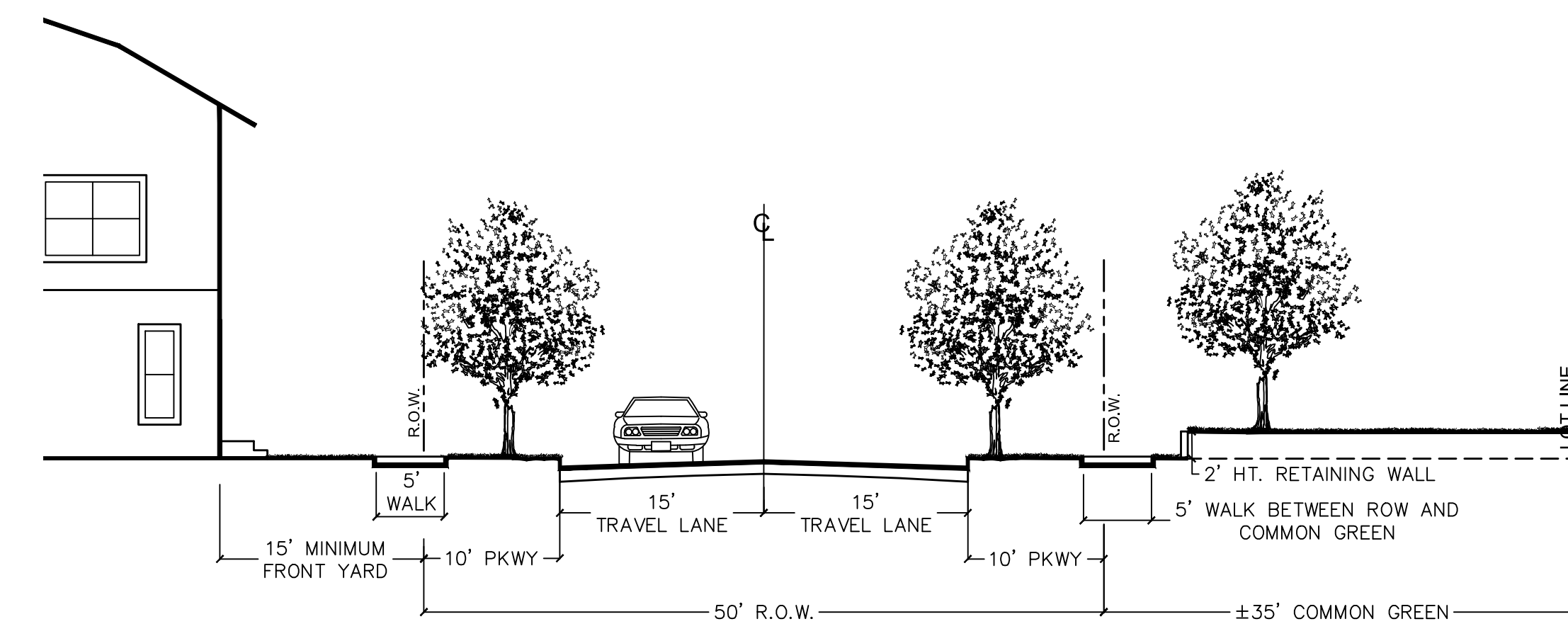
NOTE: DETAIL FOR DESIGN PURPOSES ONLY.

WROUGHT IRON TYPE FENCE

NTS

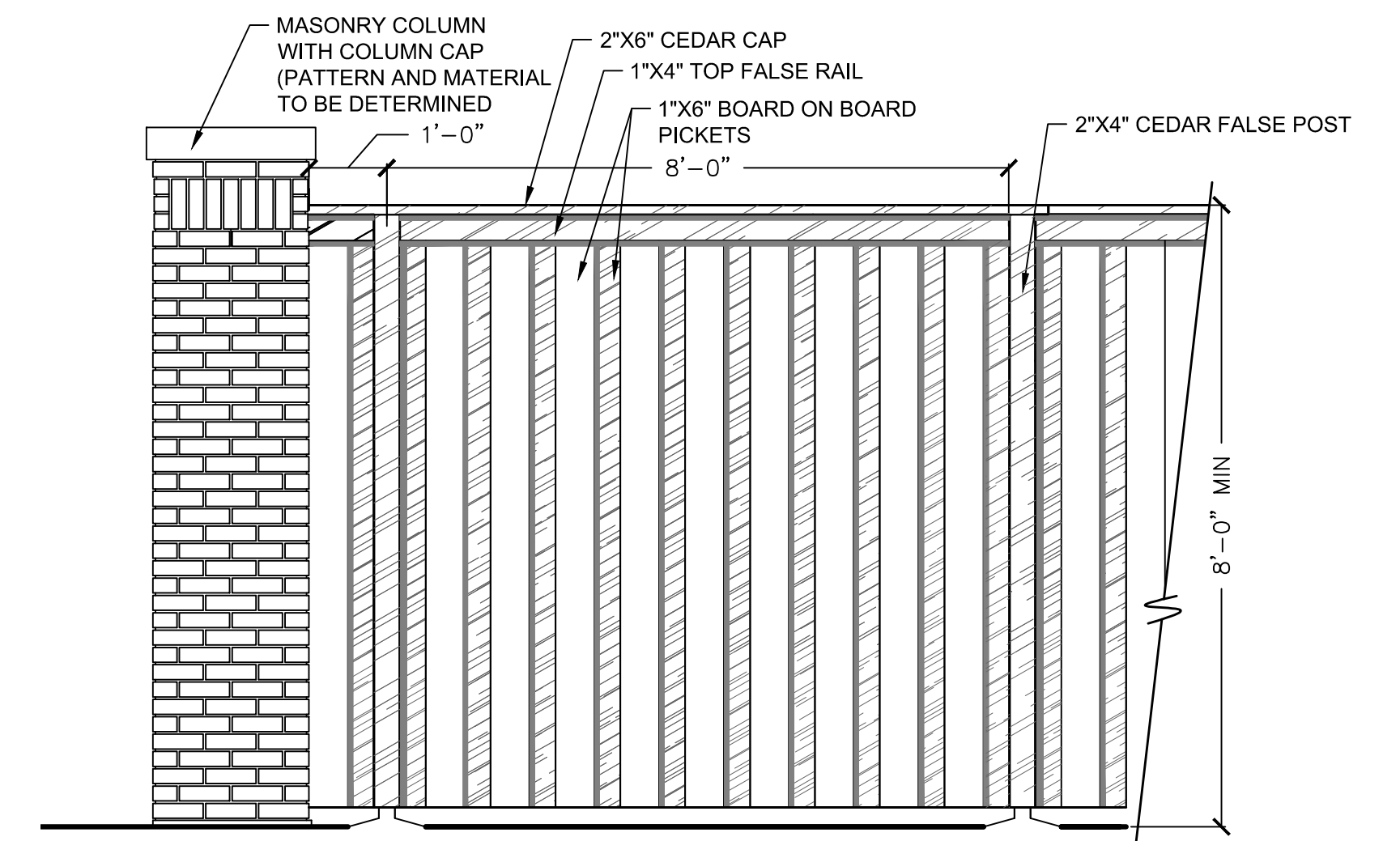


LOCATION MAP
NOT TO SCALE



A

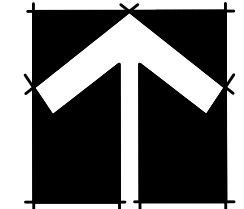
SCALE: 1" = 10'



NOTE: DETAIL FOR DESIGN PURPOSES ONLY.

BOARD-ON-BOARD CEDAR FENCE

NTS



NEIGHBORHOOD DETAILS
EXHIBIT

WIMBERLEY

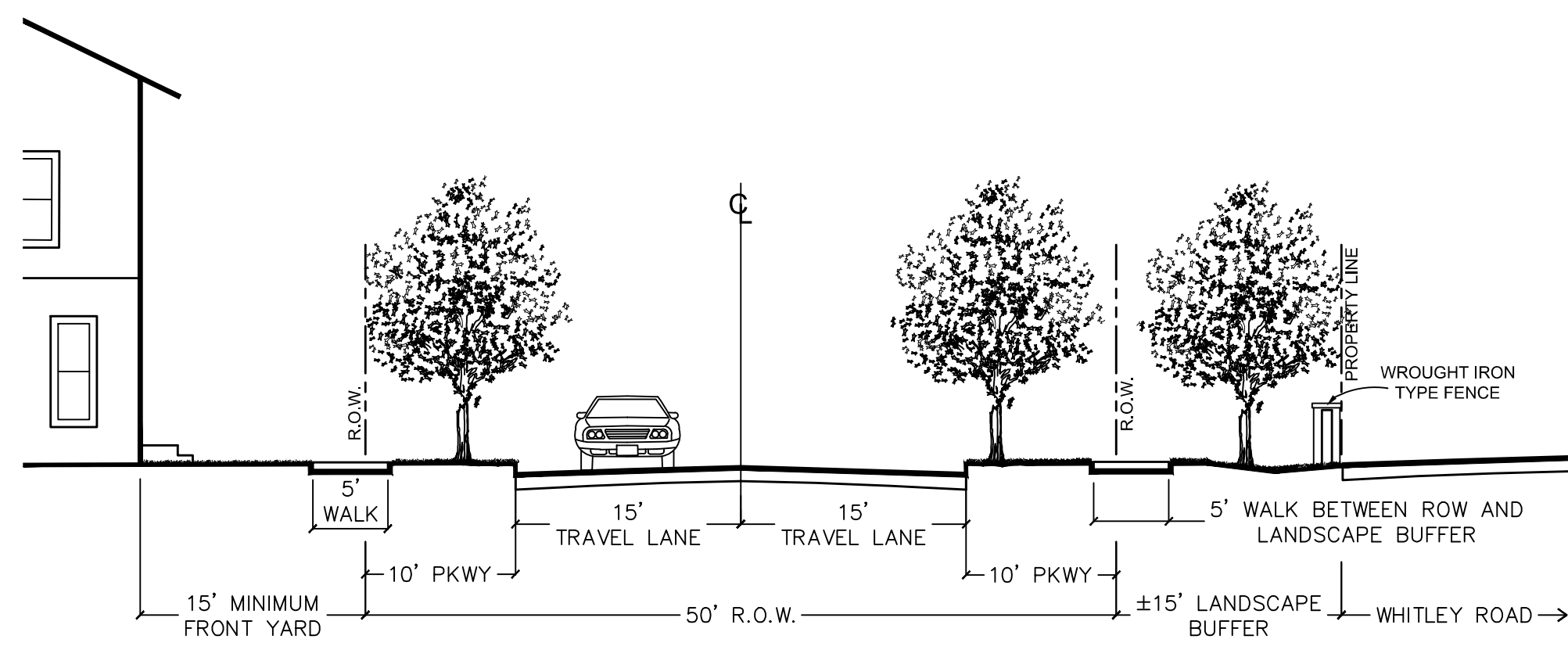
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2121 Midway Road, Suite 300 Carrollton, Texas 75006 (972) 248-7676
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000

Resubmitted: January 20, 2021
Resubmitted: December 10, 2020
Submitted: August 7, 2020



B

SCALE: 1" = 10'



NOTE: The images shown are representative of the homes which will be built in Wimberley and the actual designs are subject to change.

NOV 18, 2020
CTR033

WIMBERLEY

CONCEPTUAL HOME ARCHITECTURE

JBI
KELLER, TEXAS PARTNERS



TBG

Wimberley Mixed-Use Community



Wall Price Keller Rd

South Main St

Overlook Area

Pond Amenity

Wood Fence
Masonry Wall
Entry Monument

Tree Canopy
5' Sidewalk

6' Sidewalk

Masonry Wall

Ornamental Iron Fence

Masonry Wall

Wood Fence

Whitley Rd

CONTOUR



TBG

wimberley
mixed-use
community

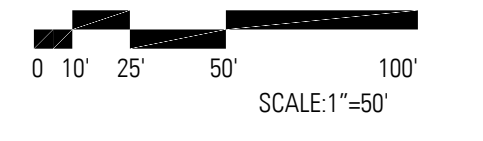
landscape
master plan

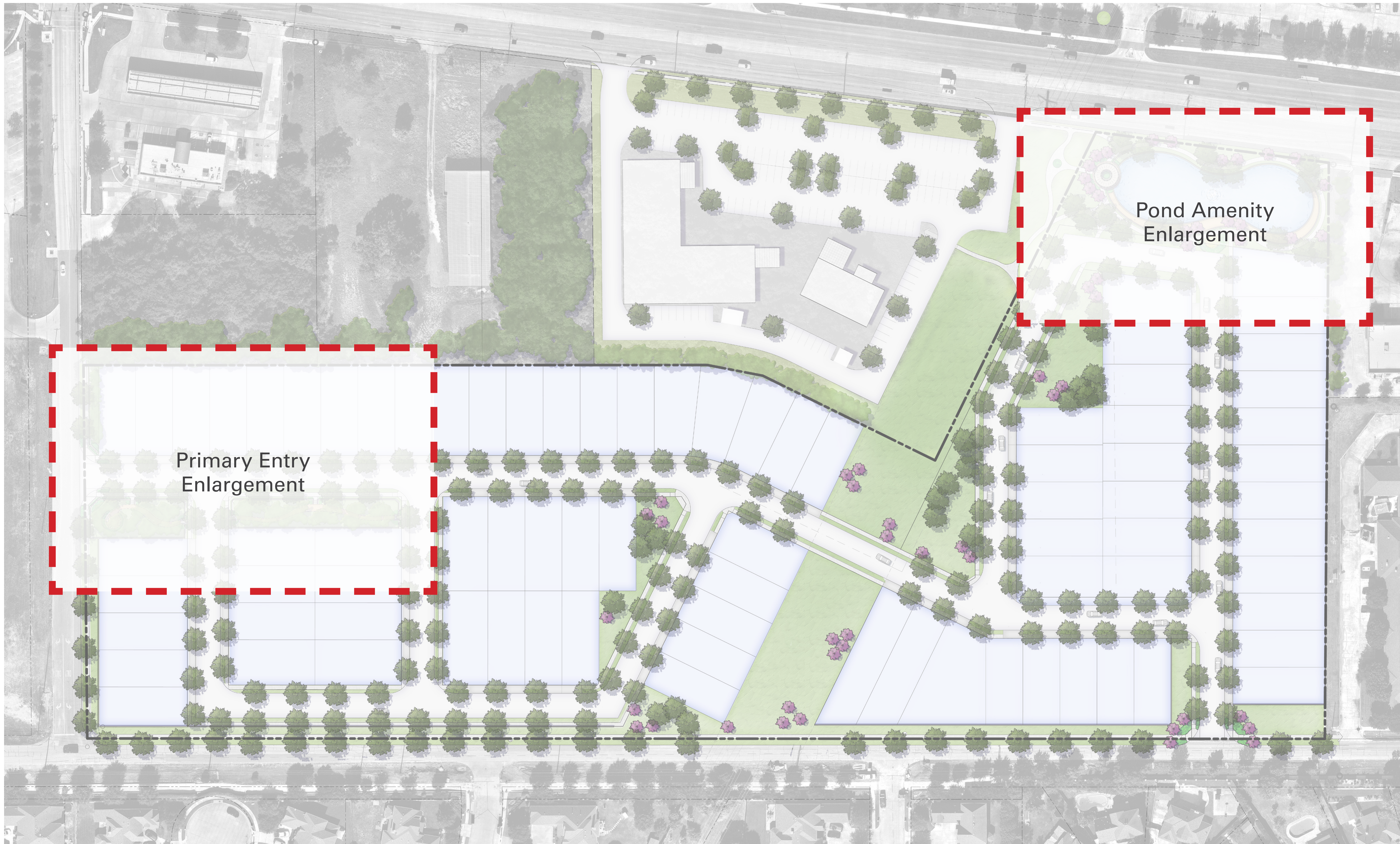
Keller, Texas
01.20.2021
Countour Real Estate + Development LLC

TBG
2001 Bryan St.
Suite 1450
Dallas, Texas 75201

[214] 744 0757
tbpartners.com

The information shown is based on
the best information available and is
subject to change without notice.





Primary Entry
Enlargement

Pond Amenity
Enlargement

CONTOUR



TBG

wimberley
mixed-use
community

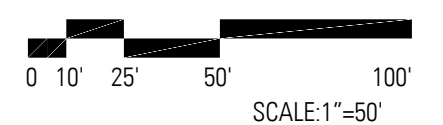
key map

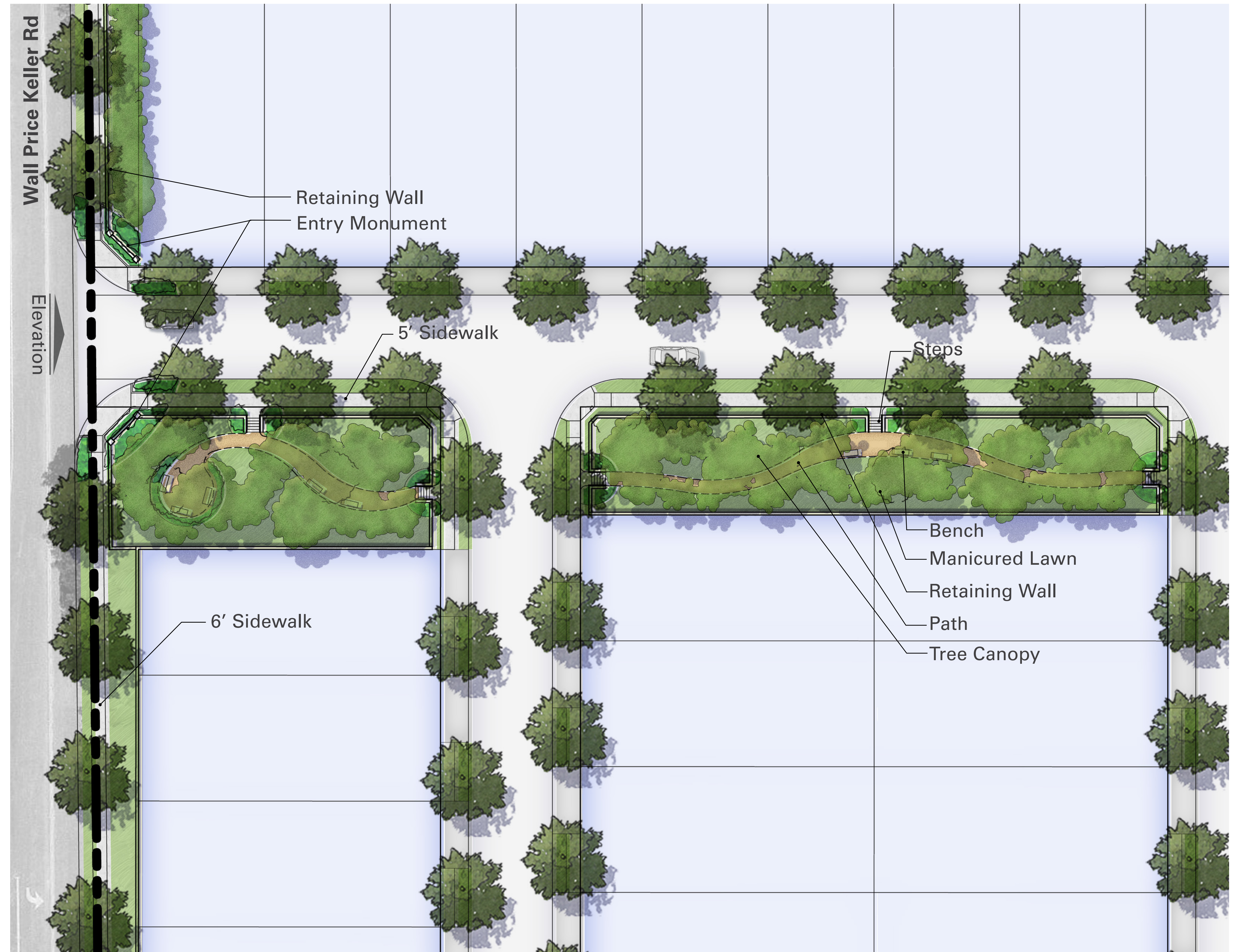
Keller, Texas
01.20.2021
Countour Real Estate + Development LLC

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2001 Bryan St.
Suite 1450
Dallas, Texas 75201

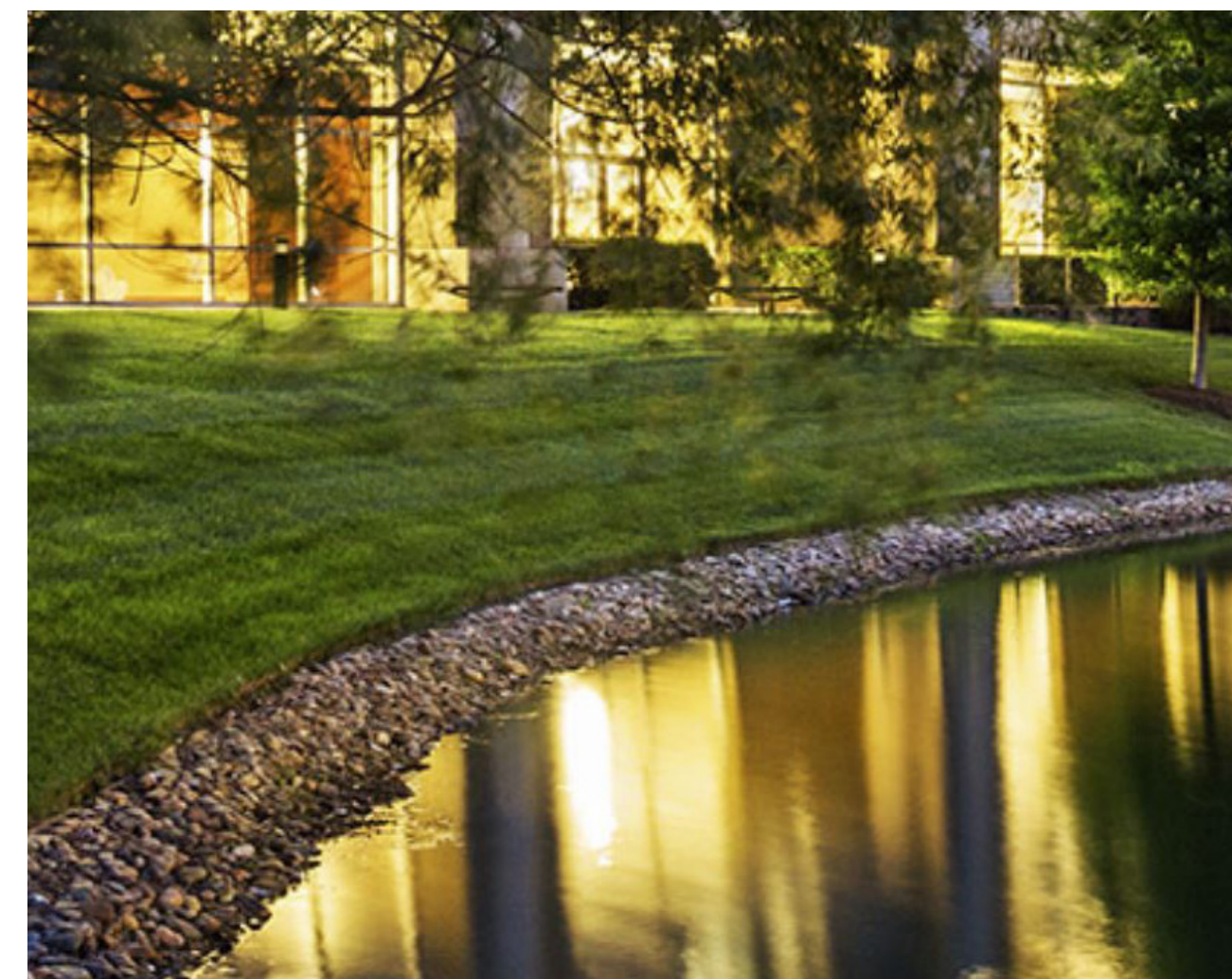
(214) 744 0757
tbpartners.com

The information shown is based on
the best information available and is
subject to change without notice.









CONTOUR



wimberley
mixed-use
community

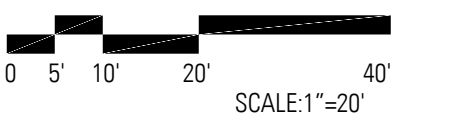
pond amenity
enlargement

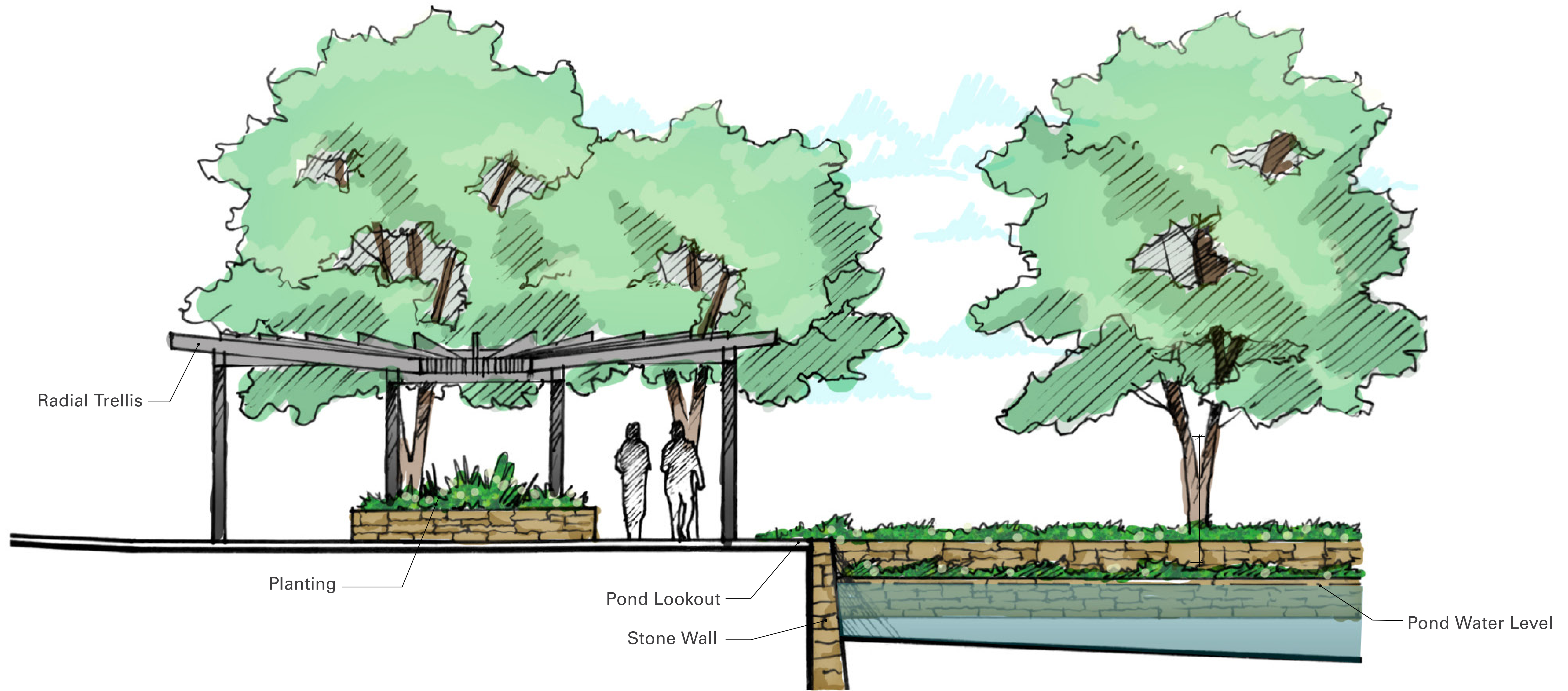
Keller, Texas
01.20.2021
Countour Real Estate + Development LLC

TBG
2001 Bryan St.
Suite 1450
Dallas, Texas 75201

[214] 744 0757
tbgpartners.com

The information shown is based on
the best information available and is
subject to change without notice.





Area A

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION
2112	POST OAK	11	GOOD
2113	POST OAK	7	GOOD
2114	CEDAR ELM	4	GOOD
2115	POST OAK	12	GOOD
2116	CEDAR ELM	5	GOOD
2117	POST OAK	15	GOOD
2118	CEDAR ELM	9	GOOD
2119	CEDAR ELM	4	GOOD
2120	CEDAR ELM	6	GOOD
2121	CEDAR ELM	8	GOOD
2122	CEDAR ELM	5	GOOD
2123	CEDAR ELM	8	GOOD
2124	CEDAR ELM	9	GOOD
2125	CEDAR ELM	7	GOOD
2126	CEDAR ELM	8	GOOD
2127	POST OAK	14	GOOD
2128	POST OAK	9	GOOD
2129	POST OAK	13	GOOD
2130	POST OAK	7	GOOD
2131	CEDAR ELM	7	GOOD
2132	POST OAK	15	GOOD
2133	CEDAR ELM	6	GOOD
2134	CEDAR ELM	8	GOOD
2135	CEDAR ELM	9	GOOD
2136	CEDAR	4	GOOD
2137	CEDAR ELM	13	GOOD
2138	CEDAR ELM	8	GOOD
2139	POST OAK	7	GOOD
2140	POST OAK	14	GOOD
2141	CEDAR ELM	5	GOOD
2142	CEDAR ELM	9	GOOD
2143	CEDAR ELM	4	GOOD
2144	POST OAK	20' M.T.	GOOD
2145	POST OAK	13	GOOD
2146	POST OAK	13	GOOD
2147	CEDAR ELM	6	GOOD
2148	CEDAR ELM	8' M.T.	GOOD
2149	CEDAR ELM	11' M.T.	GOOD
2150	CEDAR ELM	6	GOOD
2151	CEDAR ELM	7	GOOD
2152	POST OAK	11	GOOD
2153	CEDAR ELM	6	GOOD
2154	CEDAR ELM	4	GOOD
2155	CEDAR ELM	5	GOOD
2156	POST OAK	10	GOOD
2157	POST OAK	10	GOOD
2158	CEDAR ELM	6	GOOD
2159	POST OAK	14	GOOD
2160	POST OAK	18	GOOD
2161	POST OAK	13	GOOD
2162	POST OAK	11	GOOD
2163	CEDAR ELM	6	GOOD
2164	CEDAR ELM	14' M.T.	GOOD
2165	POST OAK	13	GOOD
2166	POST OAK	17	GOOD
2167	CEDAR ELM	5	GOOD
2168	CEDAR ELM	9' M.T.	GOOD
2169	POST OAK	8	GOOD

Area A

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION
2170	POST OAK	19	GOOD
2171	CEDAR ELM	8	GOOD
2172	CEDAR ELM	6	GOOD
2173	POST OAK	13	GOOD
2174	CEDAR ELM	6	GOOD
2175	POST OAK	9	GOOD
2176	CEDAR ELM	7	GOOD
2177	CEDAR ELM	9	GOOD
2178	POST OAK	12	GOOD
2179	CEDAR ELM	6	GOOD
2180	CEDAR ELM	6	GOOD
2181	POST OAK	9	GOOD

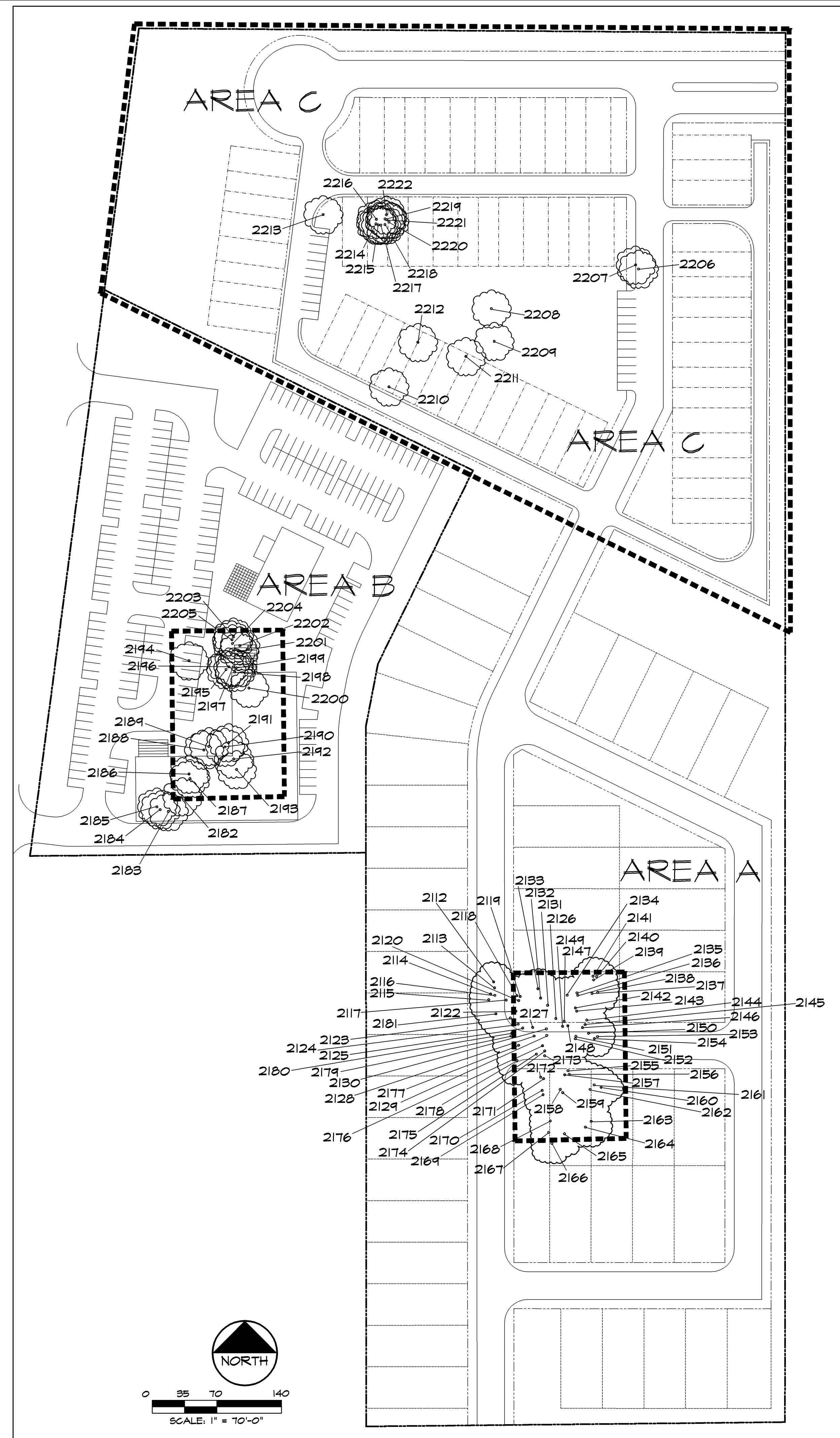
Area B

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION
2182	POST OAK	27	GOOD
2183	POST OAK	26	GOOD
2184	POST OAK	11	GOOD
2185	POST OAK	9	GOOD
2186	POST OAK	10	GOOD
2187	POST OAK	25	GOOD
2188	POST OAK	14	GOOD
2189	POST OAK	22	GOOD
2190	POST OAK	17	GOOD
2191	POST OAK	12	GOOD
2192	POST OAK	18	GOOD
2193	POST OAK	13	GOOD
2194	POST OAK	36' M.T.	GOOD
2195	POST OAK	14	GOOD
2196	POST OAK	13	GOOD
2197	POST OAK	16	GOOD
2198	POST OAK	18	GOOD
2199	CEDAR ELM	9	GOOD
2200	CEDAR ELM	19	GOOD
2201	POST OAK	12	GOOD
2202	POST OAK	13	GOOD
2203	CEDAR ELM	16	GOOD
2204	CEDAR ELM	12	GOOD
2205	POST OAK	23' M.T.	GOOD

Area C

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	TREE CONDITION
2206	MEXICAN PLUM	5	GOOD
2207	MEXICAN PLUM	3	GOOD
2208	PISTACHE	3	GOOD
2209	PISTACHE	4	GOOD
2210	PISTACHE	4	GOOD
2211	CEDAR ELM	3	GOOD
2212	PISTACHE	3	GOOD
2213	CEDAR ELM	3	GOOD
2214	MEXICAN PLUM	4	GOOD
2215	MEXICAN PLUM	6	GOOD
2216	MEXICAN PLUM	6	GOOD
2217	MEXICAN PLUM	4	GOOD
2218	MEXICAN PLUM	6	GOOD
2219	MEXICAN PLUM	4	GOOD
2220	MEXICAN PLUM	4	GOOD
2221	MEXICAN PLUM	5	GOOD
2222	MEXICAN PLUM	5	GOOD

AREA C TREE PERCENTAGE		
HACKBERRY	30%	
MESQUITE	25%	
BOIS D' ARC	20%	
LOCUST	15%	
MEXICAN PLUM	2%	
BRADFORD PEAR	1%	
CEDAR ELM	1%	
PISTACHE	1%	

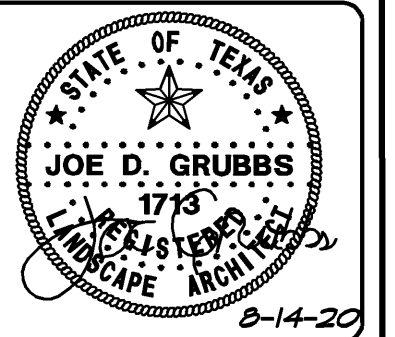


Revisions:	Date:
#	

Issued For:
CONSTRUCTION
 Job No.
 20134
 Scale
 1" = 10'-0"
 Drawn By:
 JDG
 Date
 8-14-2020

Wimberly

Keller Texas



Tree Survey

Sheet Number:
TS1
 of TS1 Sheets

SF-Mixed Use: Single-Family Residential District

1. General Purpose and Description

The SF-Mixed-Use, Single Family Residential District is designed to provide for a suitable residential environment on smaller and more compact lots or parcels of land which are integrated into a horizontal and/or vertical mixed use development pattern. Such a mixed use development will incorporate both residential and nonresidential uses into a walkable community with uninterrupted pedestrian connections that layer compatible land uses and public amenities, to foster community design and development that serves the economy, community, public health, and the environment.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Municipally-owned facilities and uses.
- d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Building Official for non-compliance with the provisions of which the use was permitted.
- f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A detached private garage or an attached private garage, used in conjunction with the main building at the time of construction of the dwelling unit, within the regulations of the parking section (see Section 8.07 - Off-Street Parking and Loading Requirements) of this Code.
 - 2) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings one hundred twenty (120) square feet or less do not require a building permit but shall not exceed ten feet (10') in height and shall be a minimum of five feet (5') from the side and rear property lines. Accessory buildings greater than one hundred (120) square feet up to five hundred (500) square feet (including detached garage, workshop, pool house, etc.) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP). All accessory structures shall be constructed of materials complimentary to the main structure.
 - 3) One antenna fifty feet (50') or less in height (amateur or CB radio) located in the rear yard.
 - 4) Accessory dwelling units may be used for domestic workers, as a guest house, as an in-law house (even with permanent residence), or as a temporary house while the main structure is built/renovated.
 - 5) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
- g. Swimming Pool (private).
- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

3. Height Regulations

Maximum Height - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see Section 8.10 - Accessory Buildings and Use Regulations. Special exceptions for building heights may be made for properties of exceptional topography or necessary finished floor elevations to aid in screening when standard heights create a looming effect over a neighboring property. This determination will be made by the DRC. Decisions of the DRC may be appealed to the City Council for a final decision.

4. Area Regulations (see also Section 8.15 - Supplemental Regulations)

a. Size of Lots

- 1) **Minimum Lot Area** - Four thousand five hundred (4,500) square feet.
- 2) **Minimum Lot Width** -
 - a) Forty feet (40').
 - b) Lots with predominant frontage on a cul-de-sac or elbow - Thirty feet (30') at the front property line.
- 3) **Minimum Lot Depth** - One hundred feet (100').

b. Size of Yards

- 1) **Minimum Front Yard-Primary House Facade** -
 - a) Fifteen feet (15').
 - b) Lots with predominant frontage on a cul-de-sac or elbow - Twenty feet (20').
- 2) **Minimum Front Yard-Unenclosed Front Porch** - Ten feet (10').
- 3) **Minimum Side Yard** - Five feet (5'); ten feet (10') on corner lots adjacent to a street; twenty feet (20') adjacent to a thoroughfare.
- 4) **Minimum Rear Yard** - Twenty feet (20') if adjacent to an alley; ten feet (10') if no alley exists.

Special exceptions for building setbacks may be made for properties of exceptional topography or necessary finished floor elevations to aid in screening when standard setbacks create a looming effect over a neighboring property. This determination will be made by the DRC. Decisions of the DRC may be appealed to the City Council for a final decision.

- c. **Maximum Lot Coverage** - Sixty-five percent (65%) for the home, exclusive of accessory buildings, driveways, and parking areas.

d. Parking Regulations

- 1) A garage with a minimum capacity of two (2) cars shall be constructed on the same lot as the primary dwelling unit. The garage shall be maintained for parking and shall not be converted to living space.
- 2) Automobiles, motorcycles, pickup trucks, and other self-propelled light load vehicles may be parked anywhere within a lot provided they are parked on paved surfaces in accordance with Section 8.07 (B.2) of this Code. If covered by tarps or covers, automobiles, motorcycles, pickup trucks, and other self-propelled light load vehicles shall only be parked within side or rear yards on paved surfaces. Towed light load vehicles (trailers) and recreational vehicles shall only be parked within side or rear

yards on paved surfaces in accordance with Section 8.07 (B.2) of this Code.

- 3) Notwithstanding the locational criteria in 2) above, recreational vehicles may be temporarily parked on paved surfaces within front yards for loading and unloading and for guest stays. Loading and unloading time shall not exceed six (6) days. Guest stays shall not exceed twenty-eight (28) days in calendar year.
- 4) No heavy load vehicle (see definition for Heavy Load Vehicle) shall be parked or stored overnight within the lot of any residential district.

e. **Minimum Dwelling Unit Area** - One thousand four hundred (1,400) square feet.

5. Trees

In lieu of the trees required for each single family lot as outlined in Section 8.08(G)(1) of this Code, trees shall be provided as follows.

- a. A minimum of 1 large canopy tree with a minimum 3" caliper shall be provided in the rear yard of each lot.
- b. 1 street tree, with a minimum 3" caliper, shall be provided per each lot. Said trees shall be planted in conjunction with the construction of the adjacent home(s). The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street right-of-way. Additionally, corner lots shall provide 2 street trees in the side yard parkway. These trees shall be maintained by the adjacent home owner.
- c. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Red Oak, Cedar Elm, and Lace Bark Elm. Because of the vertical root structure, root barriers shall not be required for these street trees.
- d. The street trees and rear yard trees shall be counted towards the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood.

6. Sidewalks

Sidewalks shall be built so that 3' of the walk is located on the single family lot and 2' is located within the street right-of-way. In order to accomplish this, a 4' sidewalk easement shall be located on the lot. The placement of the sidewalk will allow for the maximum planting area for the street trees within the parkway.

7. Special Requirements

- a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP).
- b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
- c. Open storage is prohibited (except for materials for the residents' personal use or consumption i.e. firewood, gardening materials, etc.).
- d. Single-family homes with side entry garages have special setback requirements as established in Section 8.07 - Off-Street Parking and Loading Requirements.
- e. Other Regulations - As established in Section 8.06 - Building Design and Development Standards.

SF-Mixed Use Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 500 sq. ft. or less	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i>	P
Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i>	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP