

## Keller – Whitley Springs Design Standards

### Zoning Case No. ZONE-2409-0005

The following design standards shall apply to the Whitley Springs development:

#### Commercial Portion

1. Uses shall be those generally allowable within the existing designation- Section 8.23- “C” Commercial District (which includes Section 8.16 – “R” – Retail) of the City of Keller UDC, with the following specific clarifications:

#### **R Zoning District Use Table**

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

NP = Not Permitted Uses in this PD

Additional uses permitted only by Planned Development Districts are listed in Section 8.27(I)

- = Not Permitted

Use	SUP or P
Administrative, professional or corporate office	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	NP
Appliance Rental	NP
Athletic stadium or field operated by the city or school district	NP
Automobile electric charging station	P
Automobile parts retail sales wholly enclosed in a building	SUP
Automobile sales	NP
Automobile renting	NP
Automobile service station	NP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	P
Bar/Tavern	SUP
Batching plant (temporary)	NP
Bed and Breakfast/Tourist Home	NP
Brewery with retail sales on and off premise	P
Brewery with entertainment inside or outside	P
Building material and hardware	NP
Child Care (Center)	NP
College, university or private boarding school	NP
Community center	NP
Copy shop or printing shop	P
Dance studio or aerobics center	P
Distillery	P
Distillery with 1,500 square-foot tasting room	P
Driving School	NP
Dry cleaning (small shop) in a multi-use building	P

Dry cleaning free-standing building	SUP
Fitness Center/Health Club	P
Fraternal clubs, lodges, sororities, and fraternities, etc.	NP
Fuel Pumps/Sales*	NP
Greenhouses and nurseries (commercial retail)	NP
Grocery store or food market	SUP
Gunsmith (repair only)	SUP
Hospital	NP
Hotel/Motel	NP
Indoor Gun Range	SUP
Kennels, Grooming Only	P
Kennels (Indoor Pens Only)	SUP
Kennels (Outdoor Pens, could include Indoor Pens)	SUP
Light Manufacturing wholly enclosed within a building	P
Liquor Store (10,000 sf or greater	SUP
Motorcycle sales	SUP
Medical/Dental clinic or office	P
Medical Spa	SUP
Minor medical emergency clinic	SUP
Museum or art gallery	P
Nursing Home	NP
Offices, City, County, State, and Other Governmental	P
Optical store, optician or optometrist	P
Outpatient Substance Use Treatment Program for Adolescents	NP
Pharmacist or drug store	P
Private club	P
Private park	P
Public Parking Garage associated with a building	SUP
Radio broadcasting without tower	SUP
Religious institution	P
Restaurant, café, cafeteria	P
Restaurant with Drive-thru/Drive-in	SUP
Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	NP
Retail uses and services wholly enclosed within a building	P
Sales of used goods and merchandise	NP
School, Private	P
School, Public	P
School, Business or Trade	P
Seasonal Sales	SUP
Spa	SUP
Studio, art or photographic (within multi-use retail)	P
Studio, art or photography (stand alone)	P
Temporary field construction office	P
Tool and machinery rental shop	NP
Utility structures (Private or Franchised)	NP
Utility structures (public)	P
Veterinarian Clinic	P
Veterinarian Clinic with Outdoor Pens	SUP

Veterinarian Clinic with Supplemental Services	SUP
Wind Turbines	NP
Winery with retail sales (either on or off premise)	P
* See supplemental regulations for Fuel Pumps/Sales (above). Fuel Pumps/Sales and the related supplemental regulations are only permitted in and applicable in the Retail Zoning District; they are prohibited in other zoning districts that incorporate the Retail Use Chart.	

### C Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

NP = Not Permitted Uses in this PD

Additional uses permitted only by Planned Development Districts are listed in Section 8.27(l)

- = Not Permitted

Use	SUP or P
<b>* All uses listed in Retail Zoning District with the same conditions.</b>	<b>P</b>
Accessory Dwelling as part of a primary structure	NP
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	NP
Brewery with entertainment inside or outside	P
Commercial engraving/printing	SUP
Contractor shop	SUP
Convenience store with gas pumps	NP
Donation center	NP
Dry cleaning plant or commercial laundry	NP
Entertainment Facilities (Indoor or Outdoor)	SUP
Freight or truck terminal yard	NP
Furniture restoration	P
Greenhouses and nurseries (commercial retail or wholesale)	NP
Gunsmith (repair only)	P
Heating and air conditioning sales and services without outdoor storage	P
Heavy machinery sales and service	SUP
Heavy vehicle storage	NP
Heliports and helistops	NP
Hospital	NP
Hotel/Motel	NP
Kennels, Grooming Only	P
Kennels (Indoor Pens Only)	SUP
Kennels (Outdoor Pens, could include Indoor Pens)	SUP
Light Manufacturing wholly enclosed within a building	P
Metal Recycling Center	NP
Mini-Warehouse or Self Storage Warehouse	NP
Monuments and headstones sales with outside storage	NP
Museum or art gallery	P
Newspaper printing	P
Nursing Home	NP
Offices, City, County, State, and Other Governmental	P

Optical store, optician or optometrist	P
Overnight delivery and service center	NP
Pharmacist or drug store	P
Portable building sales with outside storage	SUP
Printing company (commercial)	P
Private club	P
Public Parking Garage associated with a building	SUP
Radio broadcasting without tower	SUP
Religious institution	P
Research and scientific laboratories	P
Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	NP
Retail uses and services wholly enclosed within a building	P
Veterinarian Clinic	P
Veterinarian Clinic with Outdoor Pens	SUP
Veterinarian Clinic with Supplemental Services	SUP
Winery	P
<b>* All uses listed in Retail Zoning District with the same conditions.</b>	<b>P</b>

2. The Concept Plan illustrates a potential layout, given the constraints of the site and current market conditions.
3. Prior to approval for construction, a Detailed Site Plan shall be prepared and approved by the City Council, showing detailed plans, elevations, building materials and proposed uses. Such Site Plan shall meet the requirements of Section 8.23, and the UDC.
4. Architectural Standards:
  - a. Colors: All building materials shall be of earth tones, natural colors of stone, metal and wood, or variations of grey.
  - b. Materials: Minimum of 80% masonry or metal (metal no more than 20%), up to 20% wood.
5. The commercial property may be subdivided into lots of 15,000 sf or larger, to be shown on the Site Plan.
6. Front Setback (US-377) shall be thirty (30') feet, minimum.
7. Rear setbacks shall be twenty (20') feet, minimum.
8. Signs: All signs shall follow the standards of the Keller Unified Development Code for Non-Residential Districts at the time of sign permit application.
9. Lighting: The site shall meet the Lighting Standards set forth in the Keller Unified Development Code.

### **Residential Portion**

1. All lots shall be SF- Detached Residential; zoned "Planned Development- Patio Homes."
2. Minimum lot sizes shall be 48' width, and 105' deep; minimum area of 5,000 s.f..
3. Minimum Front Setbacks: 10 feet; front facing garages 20'. (Front facing garages where the garage door faces the street; not including J-swing garages.)
4. Minimum Side Yard Setbacks shall be 1' and 5'. Minimum separation between structures shall be 6'.
5. Minimum Rear Yard Setback: 15'
6. Minimum House Size: The homes on all lots shall have a 2,000 s.f. minimum house size built upon them.
7. Maximum Height: 2 ½ story/ 35' for the main building.
8. Maximum Lot Coverage: 60% for main building and 70% for main building and accessory buildings.
9. Maximum Accessory Building Area: 500 s.f.
10. Minimum of a 2-car garage shall be provided in all homes, set back from the street up to 10' beyond the front setback of the home; no less than 20' back from the ROW. All garages shall be allowed to be front-facing.
11. The maximum area of front-facing garage doors shall be 128 sf.
12. Front Elevation Features (to be identified on building plans submitted for permits, to ensure compliance at the time of plan review)
  - a. Each residence shall contain at least four (4) of the following 'Features':
    - i. Divided light windows on street facing elevations (front elevation and sides on corner lots)
    - ii. Enhanced masonry details (contrasting brick or stone patterns and/or changes in materials)
    - iii. Metal seam roof accents
    - iv. Shutter accents
    - v. Cast stone accents (cast stone features at entries or windows)
    - vi. At least 2 masonry materials (i.e. cementitious siding, brick and stone)
    - vii. Decorative coach lighting
    - viii. Pavers for sidewalk and/or driveway
    - ix. Low voltage landscape and path lighting
13. Exterior wall materials for residences
  - a. 100% masonry on the front elevation (brick, stone or cementitious siding), except for areas above the roofline, which would be limited to masonry or cementitious siding with a minimum 50-year warranty.
  - b. 80% overall masonry per elevation.

14. Roofing materials and pitch
  - a. 5:12 minimum primary roof pitch. Roof materials shall be constructed of at least 40-year shingles. Three-tab shingles are prohibited.
15. Garage door materials and decorative design
  - a. Raised panel, wood or decorative garage door(s) with opener.
16. Driveways shall be no wider than 20'.
17. Driveway surface materials (concrete, pavers, etc.)
  - a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.
18. Landscaping and irrigation requirements for individual lots:
  - a. All lots shall have full irrigation systems. Street trees shall be on bubbler irrigation.
  - b. There shall be at least one canopy tree installed between sidewalk and curb adjacent to each front yard. Corner lots shall be required 3 street trees. One located in the front and two located on the side. Street trees shall have a minimum 30-foot and maximum 50-foot separation. Canopy Trees shall be a minimum of 3" caliper at installation, and shall be chosen from the list of tree species in the "Keller, Texas - Code of Ordinances; PART III - UNIFIED DEVELOPMENT CODE, Article Ten - TREE PRESERVATION, Section 10.02 – Tree Preservation Exhibits, Exhibit A- Quality Trees, Large Trees."
  - c. All front yards shall be fully landscaped, with a minimum of one (1) minimum 3" caliper Canopy or 2" caliper Understory tree (chosen from the aforementioned Exhibit A- Quality Tree lists for Large and Understory Trees), and 10 shrubs.
19. The fence design along the northern and western boundary shall be either a 6' pre-stained cedar, with metal poles, top cap, top side trim, or a 6' Iron Fence, as shown on the Wall/Fence Diagram on the PD Concept Plan. The 6' iron fence adjacent to the future Commercial development will be replaced by a 6' masonry wall, when the Commercial property develops.
20. Fences adjacent to the Whitley Road frontage and/or the open space area shall be either 6' Masonry or Iron, as shown on the Wall/Fence Diagram on the PD Concept Plan.
21. A 6' Iron Fence will be installed by the Developer along the south property line, adjacent to the ROW of the southern east/west street, as shown on the Wall/Fence Diagram on the PD Concept Plan.
22. The development's open spaces shall be landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape plans prepared by a Registered Landscape Architect shall be reviewed and approved by the Keller Development Review Committee prior to Final Plat approval. The Residential portion open space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.

23. Decorative street lighting and/or street sign poles
  - a. Enhanced decorative street signs.
  - b. Sidewalks shall be built along the street frontage of each lot by the home builder or developer, as shown on the Site Plan exhibit. The sidewalk shall be five feet in width.
  - c. A 6' wide sidewalk shall be built by the developer along the Whitley Road frontage, the width of the development.
24. Cluster mailbox location and design
  - a. A cluster mailbox shall be provided, as per USPS standards.
25. Development entry sign location and design
  - a. Development shall have an Entry sign, with location to be determined.
26. All lateral and service lines for all utilities shall be placed and maintained underground.
27. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.
28. Additional 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.- Open Storage is prohibited (except for materials for the residents personal consumption i.e. firewood, gardening materials, etc.
  - c.- Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.
  - d.- *Other Regulations* – As established in Section 9.01 – Building Design and Development Standards.

Street Lights: Street lights shall be selected from the Tri-County decorative street light options and shall meet city standards for location and minimum spacing.

Street Signs/ Enhanced Cluster Mailboxes:

