



## **THE PRESERVE AT KELLER OAKS – KELLER, TX Planned Development – Project Narrative**

The Preserve at Keller Oaks is an approximately 39.381-acre planned development located east of US-377 and north of Harmonson Road in the City of Keller. The subject property is currently zoned Commercial District (C) and PD-1406 SF-36. The proposed rezoning establishes a cohesive mixed-use and residential development that thoughtfully integrates with surrounding land uses while remaining consistent with the City’s long-range planning framework.

The concept plan provides for 3.66 acres of commercial development along the US-377 frontage and 59 single-family residential lots developed under the SF-15 base zoning category. Of the 59 lots, 20 measure 96 feet in width by a minimum depth of 145 feet, and the remaining 39 lots measure 106 feet in width by a minimum depth of 145 feet. The minimum lot size within the development is 15,000 square feet, and the average lot size is 18,177 square feet.

The development also contains a 0.63 acre commercial strip between the planned development and the commercial development to the south. The purpose of this strip is to provide a landscape buffer between commercial and residential uses. The UDC requires a 30 foot landscape buffer between commercial and residential uses. By incorporating this strip, the setbacks to the commercial developer to the south will remain unchanged and will not affect his ability to develop the property as planned prior to this rezoning being requested.

Approximately 15 percent of the site is designated as open space. This open space has been intentionally concentrated in areas of dense, mature tree cover in order to preserve significant groves of large trees that enhance the natural character of the property. The preservation of these wooded areas provides both aesthetic and environmental benefits and contributes to long-term

value for future homeowners. The open space areas will also incorporate five-foot-wide trail systems designed to interconnect the neighborhood internally and provide access to the City's master trail system located east of the development, thereby strengthening pedestrian connectivity and reinforcing the community-oriented design of the project.

The proposed zoning creates a deliberate and compatible transition between adjacent land uses. To the south, the Harmonson Farms subdivision consists of typical 100-foot by 125-foot lots, or approximately 12,500 square feet. Moving northward, lot sizes transition through the Preserve at Keller Oaks, where the average lot size is 18,177 square feet, and continue to the SF-20 estate lots to the north that are 20,000 square feet and larger. This graduated progression of lot sizes establishes a seamless relationship between existing neighborhoods and the proposed development. In addition, the plan provides a logical transition from the commercial zoning along the US-377 frontage into 15,000-square-foot residential lots and ultimately into 20,000-plus-square-foot estate lots within and beyond the development. This careful layering of land uses promotes compatibility while preserving the integrity of surrounding residential properties.

In discussions with the Board of Directors of the Harmonson Farms HOA, the Board conveyed overwhelming support for the project, recognizing the value it will bring not only to the City but also to adjacent homeowners. The custom home builders to the north have likewise indicated support for the proposed lot sizes, noting that the average lot size is approximately 28 percent larger than that included in a previous rezoning concept for the property.

The City's Future Land Use Plan designates this site as Mixed Use along the US-377 frontage and Medium Density Single Family behind the mixed-use designation. Medium Density Single Family is defined as lot sizes ranging from 15,000 to 35,999 square feet. With a minimum lot size of 15,000 square feet and an average lot size of 18,177 square feet, the Preserve at Keller Oaks is consistent with the City's adopted Future Land Use Plan and represents a carefully designed, environmentally sensitive development aligned with the long-term vision for this corridor.

## **Keller – The Preserve at Keller Oaks**

### **Design Standards**

#### **Zoning Case No. ZONE-2602-0001**

Skorburg Company – April 30<sup>th</sup>, 2026

The following design standards shall apply to **The Preserve at Keller Oaks** development:

#### **Planned Development Phasing**

A. The residential and commercial components of the planned development shall be allowed to be constructed independently of each other (in no particular order). As such, Building Permits and Certificates of Occupancy for the commercial and residential components shall be permitted by the City on an independent basis.

#### **Land Uses**

A. *Commercial District*: The commercial district shall comply with the standards as outlined below.

- a. The approximately 0.63 acres of commercial, as shown on the concept plan, shall remain as Commercial District (C) zoning classification of Keller's Unified Development Code. The developer of the residential tract shall only be allowed to construct streets, sidewalks, utilities, rights of ways, and landscaping within the 0.63 acre strip of commercial.
- b. The Portion of the property designated as approximately 3.66 acre Commercial Tract in the Concept Plan, shall be developed and used in accordance with the standards applicable to the Commercial District (C) zoning classification of Keller's Unified Development Code, except as indicated below. All lawful uses permitted under the Commercial District (C) zoning classification shall be allowed, subject to a specific use permit (SUP) approval for all proposed uses, which shall include a detailed site plan with detailed plans, elevations, building materials, and proposed uses, except that the following land uses shall not be permitted, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:
  1. Manufacturing Facilities
  2. Automotive Sales – New
  3. Automotive Sales - Used
  4. Contractor's Shop and/or Storage Yard
  5. Landfill
  6. Laundromat

7. Concrete/ Asphalt Batching Plant, Permanent
8. Sexually-Oriented Business
9. Cemeteries
10. Concrete Batch Plant or Construction Yards
11. Automotive Repair
12. Car Wash
13. Assisted Living
14. Recycling Center
15. Electrical Power Plant
16. Sewage Treatment Plant/Pumping Station
17. Funeral Parlor
18. Trailer Rental
19. Water Treatment Plant

B. *Single-Family District*: All single-family lots shall comply with the SF-15 District, Single-Family Detached Residential, 15,000 square-foot lots, with the following clarifications and revisions:

1. Minimum lots size shall be 15,000 sf.
2. Minimum lot width shall be 96', although no more than 20 lots shall be less than 106' lot width. On cul-de-sacs and/or elbows, the minimum lot width shall be 80'. Minimum lot width shall be established at the front building line.
3. Minimum lot depth shall be 145 feet deep.
4. Minimum Front Setbacks shall be 30 feet.
5. Minimum Side Yard Setbacks shall be 8'. Minimum separation between structures shall be 16'. Minimum side yard on a corner lot adjacent to a street shall be 15'.
6. Minimum Rear Yard Setback shall be 15', except along the southern boundary (lots 41-50) where it shall be 40'.
7. Minimum House Size: The homes on all lots shall have a minimum conditioned area of:  
  
One story- 2,600 s.f.  
  
Two story- 3,200 s.f.
8. Maximum Height shall be 2 ½ story/ 35' for the main building. Homes on Lots 41-50 of the Detailed Site Plan shall be restricted to one story in height with a maximum height of 35'.

9. Maximum Lot Coverage shall be 45% for main building and 55% for main building and accessory buildings.

10. Exterior wall materials for residences

- a. 100% masonry on the front elevation (brick, stone or cementitious siding).
- b. 80% overall masonry per elevation.

11. 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.

12. Garage door materials and decorative design

- a. Raised panel, wood or decorative garage door(s) with opener.

13. Driveway approaches shall be no wider than 20’.

14. Driveway surface materials (concrete, pavers, etc.)

- a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.

15. Landscaping and irrigation requirements for individual lots:

- a. All lots shall have full irrigation systems.
- b. All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3” Canopy trees, or one (1) minimum 3” caliper Canopy and 2” caliper Understory tree (chosen from the below mentioned Exhibit A- Quality Tree lists for Large and Understory Trees), and 10 shrubs.
- c. 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.”

16. There shall be a minimum 8’ wall built with the development adjacent to the future Commercial tract (behind lots 1-6), from the northern boundary, and wrapping along the south side of Lot 1, to the front setback line. The fence design along the southern boundary shall be determined in concert with the adjacent existing homeowners, to either retain/repair the existing fence, or build an up to an 8’ pre-stained cedar, with metal poles, top cap, top side trim, new fence. All other lot lines adjacent to open space lots shall have 6’ decorative metal fences, as shown on the Wall/Fence Diagram on the PD Concept Plan.

17. The development’s open spaces shall be generally 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 prior to Final Plat approval. The open space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.

18. Sidewalks:

- a. Sidewalks shall be built along the street frontage of each lot by the home builder or developer. The sidewalk shall be five feet in width.
- b. A 5' wide trail sidewalk shall be built by the developer within the open space corridor, as shown on the Concept Plan.

19. Cluster mailbox location and design

- a. A cluster mailbox shall be provided, as per USPS standards.

20. Development entry sign location and design

- a. The development shall have an Entry sign, located within the front open space/ detention area, at the entry street intersection from SH-377.

21. All lateral and service lines for all utilities shall be placed and maintained underground.

22. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.

23. Additional Requirements:

- a. There shall be a 35' Tree Preservation Easement along the back of lots 7-18 and a 50' Tree Preservation Easement along the back of lots 57-59, which shall be reflected on the Final Plat. Within this easement, the developer, homebuilder, or future homeowners and assigns shall not be permitted to remove protected trees.
- b. 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).
- c. Open Storage is prohibited (except for materials for the resident's personal consumption i.e. firewood, gardening materials, etc.)
- d. Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.
- e. Other Regulations – As established in Section 9.01 – Building Design and Development Standards.



MCADAMS

PREPARED FOR:  
SKORBURG



THE PRESERVE AT KELLER OAKS CONCEPT PLAN E RENDERING  
39.38 ACRES  
KELLER, TEXAS

| LOT SUMMARY TABLE |                  |                   |                   |                    |                   |                                      |                   |           |                  |            |                    |                       |
|-------------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------------------------|-------------------|-----------|------------------|------------|--------------------|-----------------------|
| Lot               | Minimum Lot Size | Minimum Lot Width | Minimum Lot Depth | Front Yard Setback | Side Yard Setback | Side Yard Setback (next to a street) | Rear Yard Setback | Lot Count | Average Lot Size | Density    | Open Space Acreage | Open Space Percentage |
|                   | 15,000 SF        | 96'               | 145'              | 30'                | 8'                | 15'                                  | 15'               | 14        | 18,177           | 1.65 du/ac | 5.58               | 15%                   |
|                   | 15,000 SF        | 105'              | 145'              | 30'                | 8'                | 15'                                  | 15'               | 45        |                  |            |                    |                       |

10' 100'  
SCALE: 1" = 100'  
SK025001





| LOT SUMMARY TABLE |                  |                   |                   |                    |                   |                                      |                   |           |                  |            |                    |                       |
|-------------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------------------------|-------------------|-----------|------------------|------------|--------------------|-----------------------|
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|                   | 15,000 SF        | 105'              | 145'              | 30'                | 8'                | 15'                                  | 15'               | 45        |                  |            |                    |                       |





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**CLIENT**

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DALLAS, TEXAS 75225  
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**The Preserve at Keller Oaks  
Tree Exhibit**  
39.38 ACRES

in the  
RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29  
CITY OF KELLER  
TARRANT COUNTY, TEXAS



GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 ft.

**REVISIONS**

| NO. | DATE       | DESCRIPTION  |
|-----|------------|--------------|
| 1   | 04-30-2026 | Tree Exhibit |

**PLAN INFORMATION**

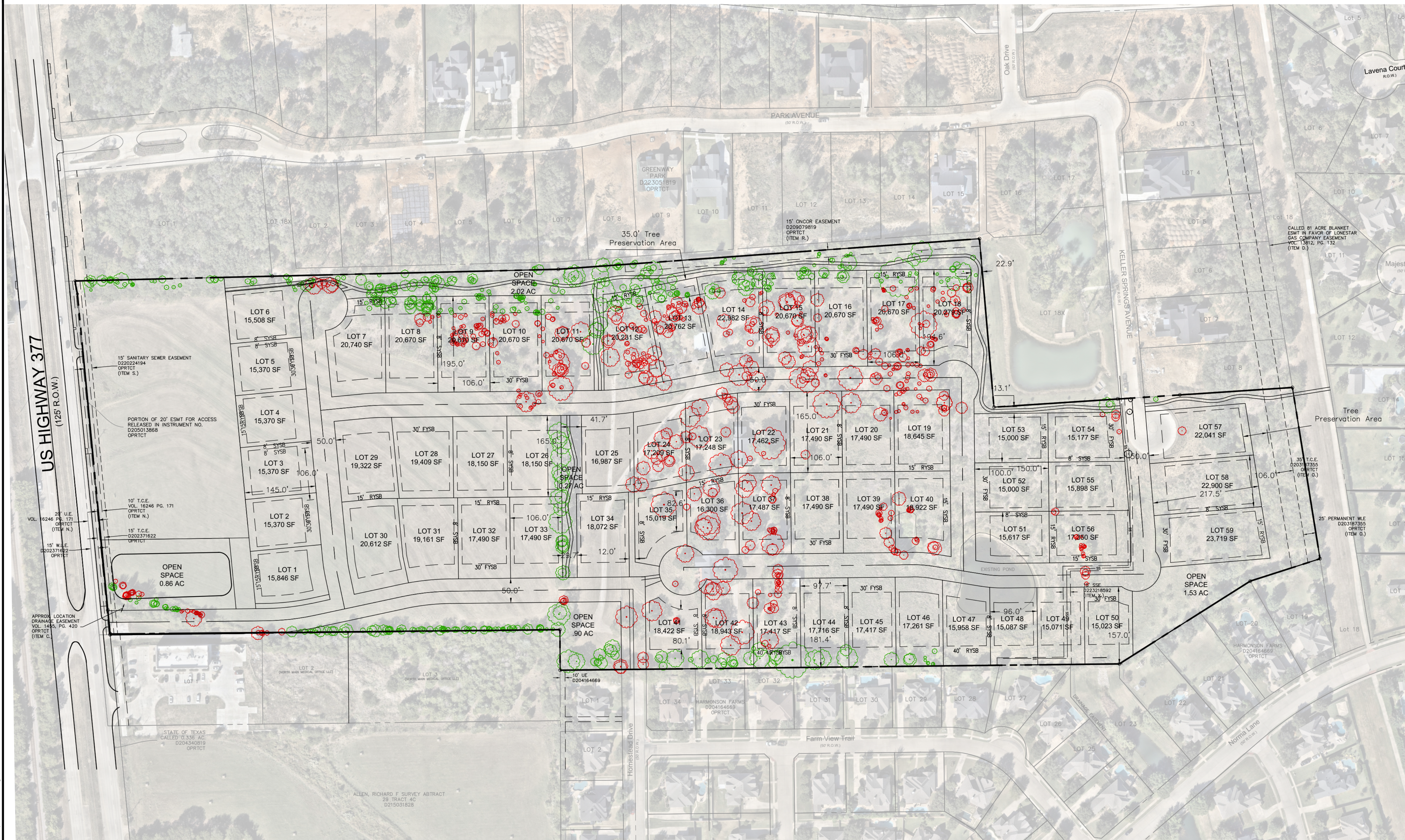
PROJECT NO. PRESERVE AT KELLER OAKS  
FILENAME: 98026000 - The Preserve at Keller Oaks - Concept C - Tree Exhibit

CHECKED BY: PF  
DRAWN BY: PF  
SCALE: 100 SCALE  
DATE: April 30, 2026

**SHEET**

**TREE EXHIBIT**

**TE**



**TREE LEGEND**



**SAVED**



**REMOVED**

The trees identified as saved or removed are estimated and subject to change throughout the development process.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2796\Projects\USA\02\2001\04-Production\Planning - Design\USA022001 - The Preserve at Keller Oaks - Concept C - Tree Exhibit.dwg, 4/30/2026 12:27:50 PM, Melissa Brewer