

The Preserve at Keller Oaks

Keller, Texas

Highland Homes
Zoning Case #: ZONE-25XX-0XXX

Sage Group, Inc.
June 25, 2025

Request for Amendment to the City of Keller Zoning Plan

Today, we are excited to present to you “**The Preserve at Keller Oaks**,” a proposed Residential community of luxury homes in Keller, Texas.

The Preserve at Keller Oaks is intended to be a breathtaking community nestled atop Keller’s gently rolling landscape, where nature’s beauty and refined luxury converge in perfect harmony. Named to honor the majestic oak groves that define the land, this exclusive enclave will offer an elevated living experience amidst serene vistas and preserved natural surroundings.

Designed with a deep respect for the land’s inherent character, **The Preserve at Keller Oaks** blends seamlessly with its topography, safeguarding mature oak trees and creating a private, nature-filled sanctuary for residents. Here, spacious homes—crafted with exquisite attention to detail—exude timeless elegance and sophistication.

More than just a place to live, **The Preserve at Keller Oaks** will be a retreat for those who seek peace, privacy, and a profound connection to the natural world. It will stand as a distinguished addition to the city of Keller, elevating the community with a legacy of prestige, beauty, and thoughtful design for generations to come.

The Property:

Rosebury is located between the existing Harmonson Farms neighborhood (to the south) and the developing Greenway Park development (to the north), east of N. Main Street (US-377). The current, long-time owners of the property (the Perrigo family) are retaining a Commercial site of 400’ depth, along the frontage of N. Main- which is the same depth of the recently approved Greenway Park Commercial next to it. This Commercial site is not a part of this proposal. Also, in order to protect the development rights of our adjacent Commercial neighbor to the south, we are proposing for a small strip of land be retained under the Commercial zoning, as shown on the Concept Plan.

The proposal includes a neighborhood of 65 home sites and common open space areas on a total of 33.65 acres, a density of 1.98 homes per gross acre. Average lot size is 14,180 sf.

Existing Zoning/ Land Use Designation/Requested FLUP Amendment

The existing zoning designation attached to the property is partially C (Commercial), with the remainder designated SF-36. It is shown as MU (Mixed Use) and Medium-Density Residential on the Future Land Use Plan of the City of Keller. With this proposal we are requesting a change in the Future Land Use Plan designation to “HD-SF”, which is consistent with the adjacent Harmonson Farms neighborhood.

Proposed Zoning

The property within this submittal will be developed and used in accordance with the PD standards contained within the “Design Standards,” which are a part of this proposal.

Compatibility of Proposed Zoning with surrounding Zoning and Land Uses:

We feel the proposed zoning for this site will act as an effective transitional use between the Commercial Uses along US-377, the Medium-Density Residential lots to the north, and the existing smaller residential lots to the south.

Important Physical Features

The site generally drains from a high point “ridge” in the center of the property either toward the west (to US-377) or to the southeast (toward the drainage channel through Harmonson Farms).

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as there is a need for this high-quality single-family housing in the Keller area. The City is becoming increasingly “built out” and development of tracts for lots of this size, is needed to meet the demand. We feel the proposed zoning for this site will be very compatible with the surrounding uses, and provide yet another great neighborhood to Keller.

Neighbor Outreach

During the entire zoning process, we have reached out to the residents and businesses in the area, to communicate our intentions and respond to their comments and questions. Such outreach has or will include knocking on doors, mailers to nearby homeowners, as well as a community meeting to present the project and answer questions in group form. In doing so, we have garnered much support, and are including a petition of support- detailing agreements- in our submission.

Adequacy of Public Facilities and Services

City water and sewer services are readily available at this site. The proposed subdivision will be served by an existing major water main within US-377 and the adjacent neighborhoods to the east and a waste water line located in US-377 and to our east.

The storm water drainage plan has been submitted with this proposal. All proposed infrastructure (roads, water, sewer, storm drainage) will be designed per City Code.

Home Owners Association

A Home Owners Association will be formed for the Residential portion, which will be responsible for the maintenance of all entry features, landscaping within Open Space Lots, and Open Space Lot Maintenance

Perimeter Screening, Fencing and Street Trees

As noted on the Concept Plan exhibit, there will be a masonry wall built along the western boundary with the adjacent Commercial site. Along the rear of Lots 27-35 (the only location where our proposed lots are adjacent to existing homes), we have proposed to work in concert with those homeowners to either retain or repair their existing fences, or install a new 8’ cedar fence, on metal poles in concrete foundations, with a cap.

All fences on Residential Lots, adjacent to open space lots, shall be of ornamental iron, and shall not extend forward of the front building setback line. All other fences on and between lots shall be 6’ cedar fences.

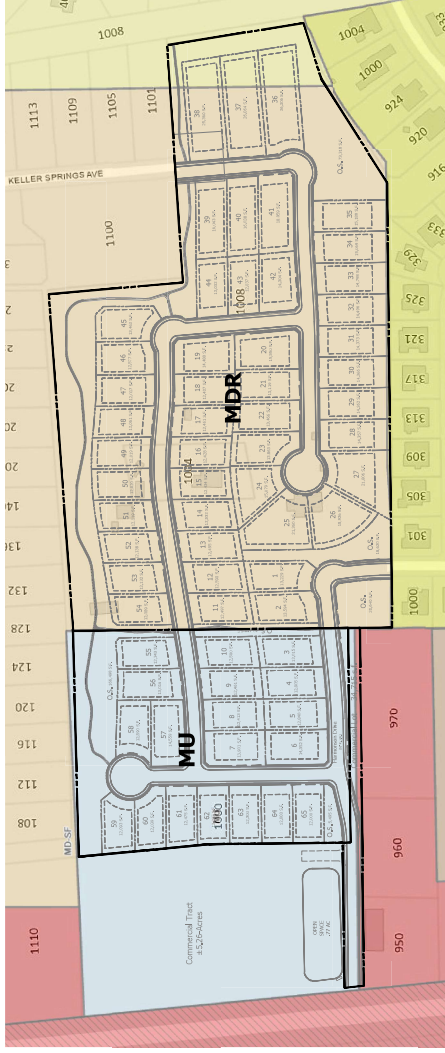
All City of Keller landscape ordinances, including street tree requirements, will be followed.

Sidewalks

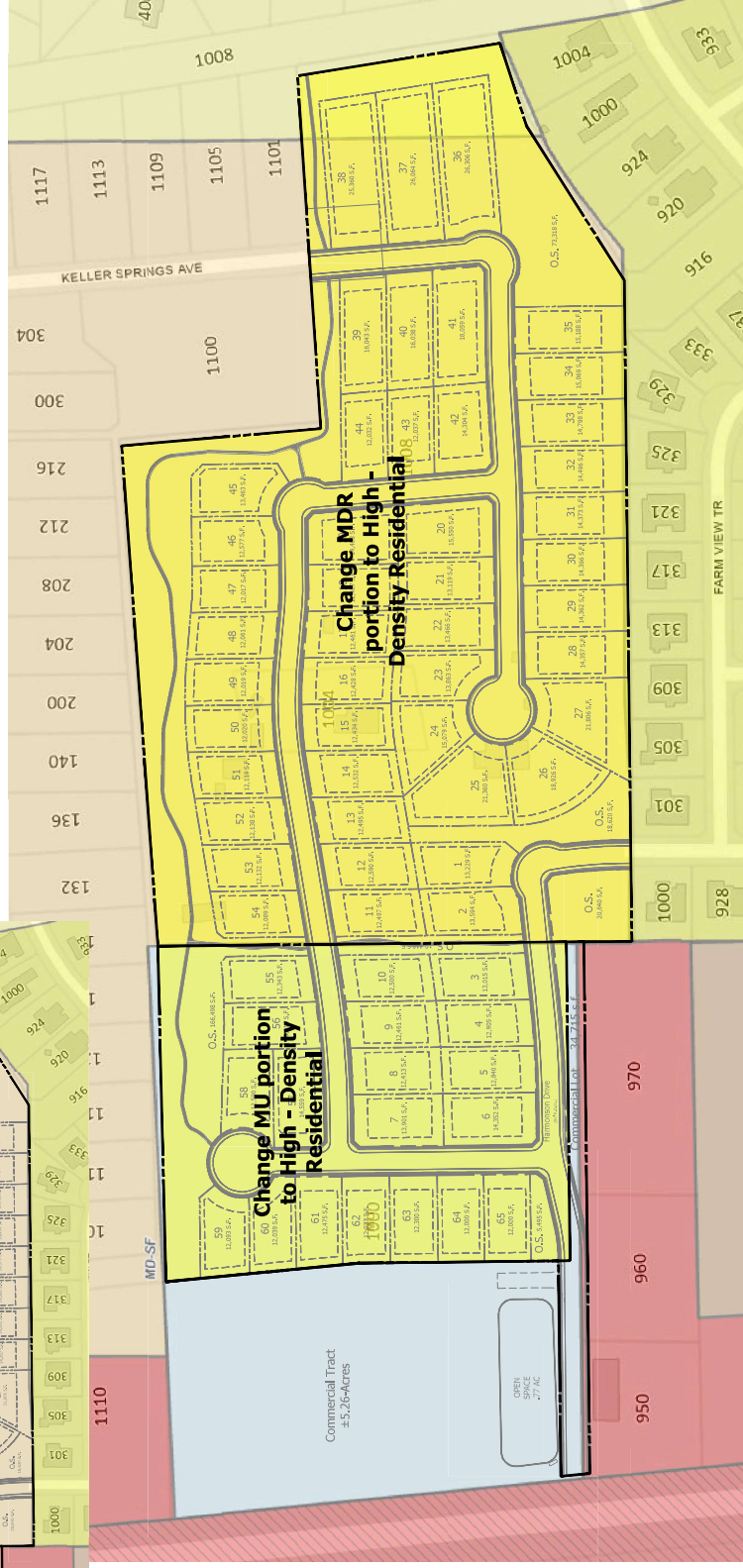
A 5' concrete sidewalk shall be installed along all internal residential lot street frontages, and through the open space as shown on Zoning Concept Plan. The Home Builders shall install sidewalks in front of all residential lots with the construction of the homes; the developer shall install all other sidewalks during development.

Project Schedule / Phasing

Assuming zoning is granted, this project will proceed immediately to final design, platting and development, which is anticipated to be developed in one phase.



Existing Land Use



Proposed Land Use



Planner:

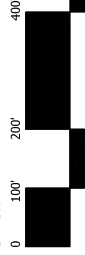
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1120 W. Crest Ave., Ste. 200
Southlake, Texas 76092
Curtis Young
TEL: 817-424-2626

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1" = 100'

0 100' 200'

400'



FLUP Amendment Exhibit

The Preserve at Keller Oaks

Keller, Tarrant County, Texas