

ORDINANCE NO. 2223

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT ZONING CHANGE FOR ROSEBURY, A PLANNED DEVELOPMENT ZONING CHANGE FROM COMMERCIAL (C) AND SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOTS (SF-36) TO PLANNED DEVELOPMENT - MIXED USE (MU) CONSISTING OF 21 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND 3 OPEN SPACE LOTS (1.33 ACRES OPEN SPACE), ON APPROXIMATELY 9.2 ACRES (7.53 ACRES RESIDENTIAL AND 1.67 ACRES COMMERCIAL) OF LAND, LEGALLY DESCRIBED AS LOT 2 LESS HS, BLOCK 1 OF THE L. L. MC DONNELL SUBDIVISION, AND A PORTION OF LOT 1R1, BLOCK 1 OF THE L. L. MC DONNELL SUBDIVISION, AND ABSTRACT 29 TRACT 5B04 & 27523 OF THE RICHARD F. ALLEN SURVEY, LOCATED APPROXIMATELY 240 FEET EAST OF THE JOHNSON ROAD AND N. MAIN STREET INTERSECTION, AND ADDRESSED AS 550, 600, AND 700 N. MAIN STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Sage Group Inc., Applicant, and Mark and Chryste Keel, Owner, submitted a request for a Planned Development zoning change (ZONE-2501-0002) for approximately 9.2 acres from Single Family Residential-36,000 square-foot lots (SF-36) and Commercial (C) to Planned Development – Mixed Use for the proposed Rosebury subdivision; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the zoning change application described in this ordinance; and

WHEREAS, the City Council is of the opinion the zoning change herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the Unified Development Code of the City of Keller, Texas, and the accompanying Zoning Map are hereby amended by changing the zoning from Single Family Residential-36,000 square-foot lots (SF-36) and Commercial (C) to Planned Development – Mixed Use, consisting of 21 residential lots, 2 commercial lots, and 3 open space lots, on approximately 9.2 acres of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1,

Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street, in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A" is hereby approved, and incorporated herein as if fully set forth with the following conditions:

1. All uses proposed in the future commercial lots may only be approved by Specific Use Permit (SUP).
2. Subdivision entry signs shall be required at both points of access for the residential portion of the development.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 4 to 1 on this the 6th day of May, 2025.



CITY OF KELLER, TEXAS

BY: 
Armin Mizani (May 12, 2025 18:20 CDT)
Armin R. Mizani, Mayor

ATTEST:



Kelly Ballard, City Secretary

Approved as to Form and Legality:


Stan Lowry (May 9, 2025 04:56 CDT)

L. Stanton Lowry, City Attorney

Keller – Rosebury Design Standards

Zoning Case No. ZONE-2501-0002

The following design standards shall apply to the Rosebury development:

Commercial Portion

1. All uses shall require a Specific Use Permit approval by the City Council.
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. Front Setback (US-377) shall be thirty (30') feet, minimum.
6. Internal Street Setback shall be thirty (30') feet, minimum.
7. Side and Rear setbacks shall be ten (10') feet, minimum.
8. Landscape Buffer Yard adjacent to Residential shall be fifteen (15') minimum.
9. Signs: All signs shall follow the standards of the Keller Unified Development Code for Non-Residential Districts at the time of sign permit application.
10. Lighting: The site shall meet the Lighting Standards set forth in the Keller Unified Development Code.

Residential Portion

All lots shall comply with the SF-8.4 District, Single-Family Detached Residential, with the following clarifications and revisions:

1. Minimum lots size shall be 8,400 sf.
2. Minimum lot width shall be 65'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. Minimum lot width shall be established at the front yard setback.
3. Minimum lot depth shall be 110' deep.
4. Minimum Front Setbacks: 25 feet.
5. Minimum Side Yard Setbacks shall be 6.5'. Minimum separation between structures shall be 13'. Minimum side yard on a corner lot adjacent to a street shall be 15'.
6. Minimum Rear Yard Setback: 15'
7. Minimum House Size: The homes on all lots shall have a 2,500 s.f. minimum house size built upon them.
8. Maximum Height: 2 ½ story/ 35' for the main building.
9. Maximum Lot Coverage: 50% for main building and 60% for main building and accessory buildings.
10. Garage Requirements:
 - a. A minimum of a 2-car garage shall be provided in all homes;
 - b. A minimum of 50% of the homes shall have 2-car "J-Swing" garages. Consistent with Section 9.02.C.5 of the UDC, these homes shall also be allowed an additional single, front-facing garage with a maximum of seventy-two square feet (72 S.F.) of garage door exposure to the street, if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer;
 - c. The remaining homes shall be allowed 2 car, "front-facing" garages, with a maximum of one-hundred forty-four square feet (144 S.F.) of garage door exposure to the street, with a minimum setback of 25'.
11. 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

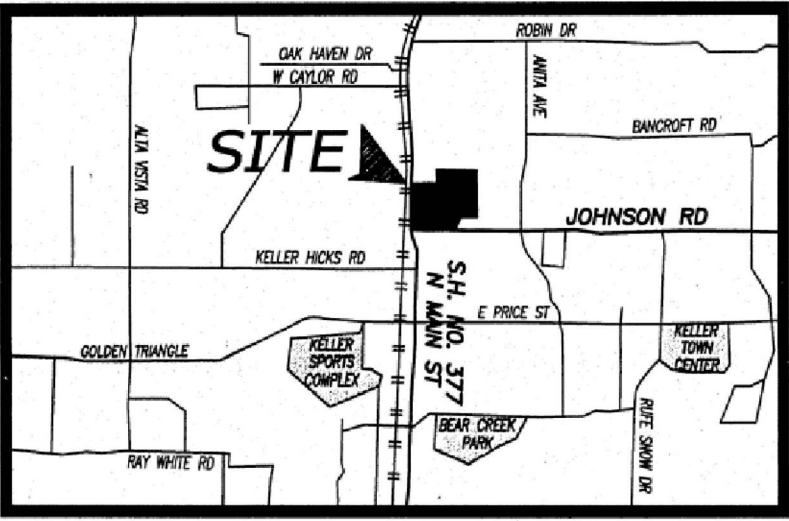
- viii. Pavers for sidewalk and/or driveway
 - ix. Low voltage landscape and path lighting
 - x. Cast stone address markers
- 12. Exterior wall materials for residences
 - a. 100% masonry on the front elevation (brick, stone or cementitious siding.
 - b. 80% overall masonry per elevation.
- 13. Roofing 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.
- 14. Garage door materials and decorative design
 - a. Raised panel, wood or decorative garage door(s) with opener.
- 15. Driveways shall be no wider than 20'.
- 16. Driveway surface materials (concrete, pavers, etc.)
 - a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.
- 17. 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."
- 18. The fence design along the northern residential boundary shall be an 8' pre-stained cedar, with metal poles, top cap, top side trim; on the eastern boundary and surrounding the detention/open space lot, a 6' Iron Fence; adjacent to the existing residential behind Lots 1, 3-5, a 6' pre-stained wood fence; and adjacent to the Commercial tracts, a 6' masonry wall, as shown on the Wall/Fence Diagram on the PD Concept Plan.
- 19. 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 as part of the Detailed Site Plan 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.

20. 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 10' wide trail sidewalk shall be built by the developer along the Johnson Road frontage, the width of the development.
21. Cluster mailbox location and design
 - a. A cluster mailbox shall be provided, as per USPS standards.
22. Development entry sign location and design
 - a. Development shall have an Entry sign, with location to be determined.
23. All lateral and service lines for all utilities shall be placed and maintained underground.
24. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.
25. 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:





Vicinity Map

Residential Site Data Summary Chart

Single Family Residential Lots	21	
Open Spaces	3	
Residential Lots	63.21 %	4.76 ac.
Open Spaces	17.66 %	1.33 ac.
R.O.W.	19.13 %	1.44 ac.

Gross Acreage	100.00%	7.53 ac.
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Site Data

Gross Acreage	7.53 ac.
Gross Density	2.79/units per ac.

Lot Summary

Residential Lots	21
Minimum Lot Size	8,417 s.f.
Average Lot Size	9,874 s.f.

Commercial Site Data Summary Chart

Commercial Lots		2
Commercial Lots	82.63%	1.38 ac.
R.O.W.	17.37 %	0.29 ac.

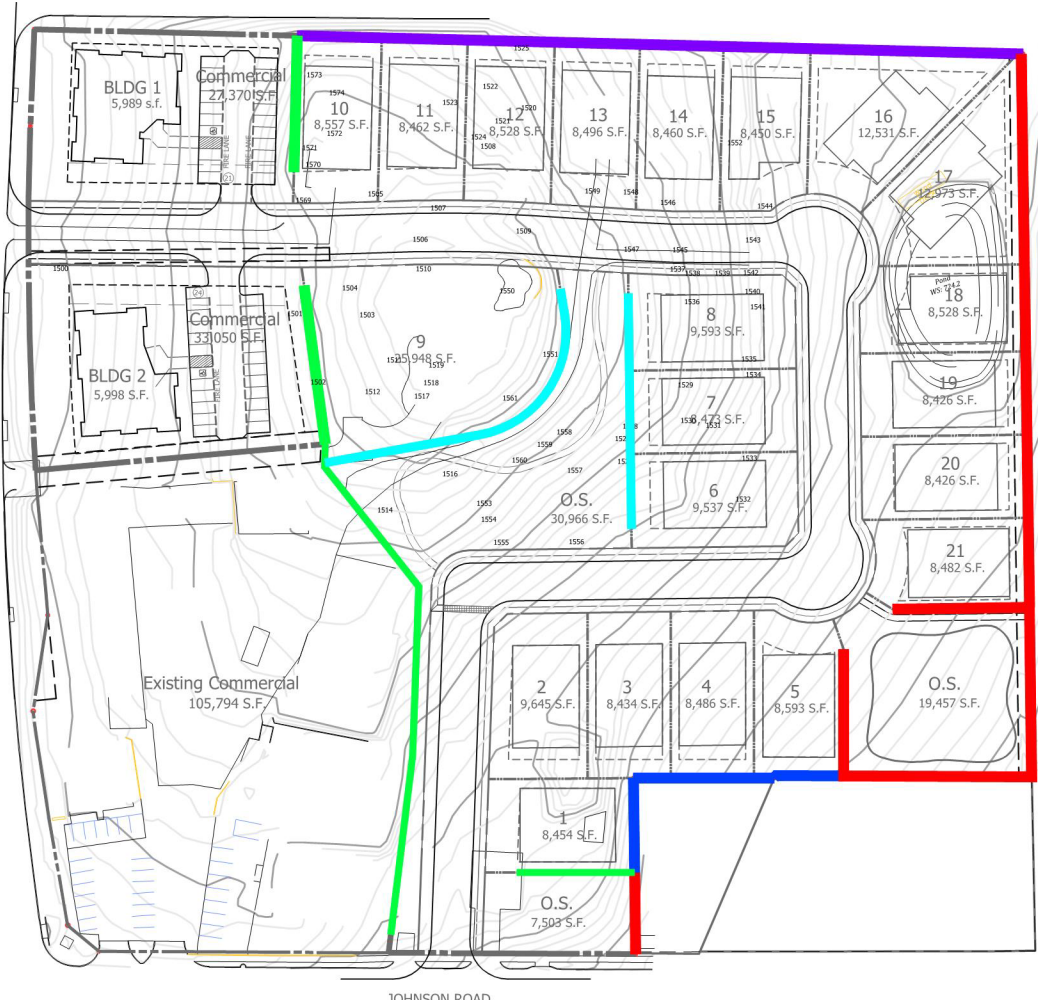
Gross Acreage	100.00%	1.67 ac.
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Total Area

Gross Acreage	9.20 ac.
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Fence Legend

8' Wood Fence on metal posts with a cap	
6' Wood Fence	
6' Iron Fence with Masonry Columns at Corners	
6' Masonry Wall	
6' Iron Fence	



Fence / Wall Diagram

Owner:

Mark & Chryste Keel
McDonnell Building Materials Co.,Inc.
550 N. Main Street
Keller, TX 76248
817 - 992 - 5071

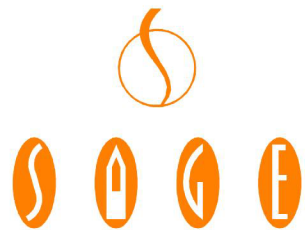
Applicant:

DW Commercial, LLC.
P.O. Box 466
Keller, TX 76244
Contact: David Washington, Jr.

Engineer:

Deotte, Inc.
112 Keystone Dr.
Southlake, TX 76092
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

Planner:



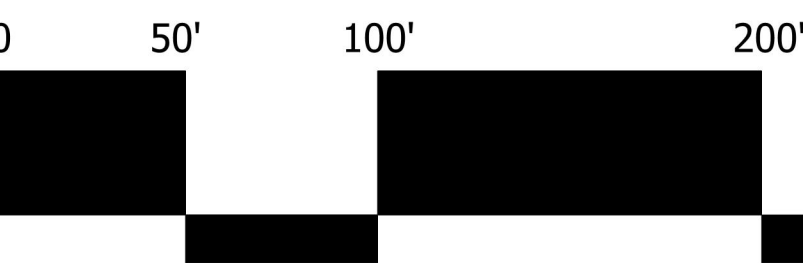
SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

03 MAR 25



1" = 50'



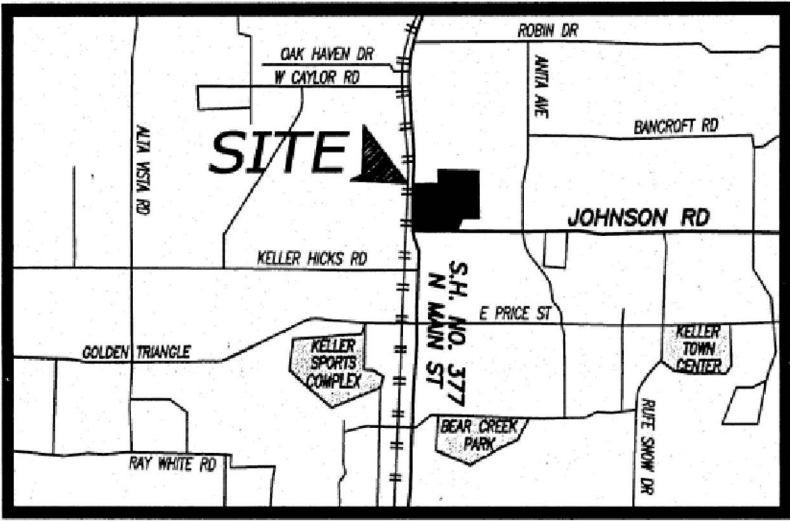
SF-8.4 Concept Plan



Zoning Case ZONE-2501-0002

Rosebury

Keller, Tarrant County, Texas



Vicinity Map

Legend

Canopy Tree - 4" cal. - Live Oak (Bufferyard - 4" cal)

Canopy Tree - 3" cal. - Live Oak

Canopy Tree - 3" cal. - Red Oak

Canopy Tree - 3" cal. - Eastern Red Cedar

Ornamental Tree - 6' ht min. Mexican Plum

Little Gem Magnolia

Shrubs - 3' ht min. Dwarf Yaupon Holly

Groundcover - 4" pots

Legend

Existing Tree

Cedar Elm

Live Oak

Red Oak

Desert Willow

PARKING LOT PLANTING

PARKING LOT TREES - 3" cal	REQUIRED	PROVIDED
	8	8

SCREENING SHRUBS ARE PROVIDED AT THE PROPOSED PARKING LOT - 3' HT MIN.

PARKING LOT AREA 15% MIN. LANDSCAPE REQUIRED.

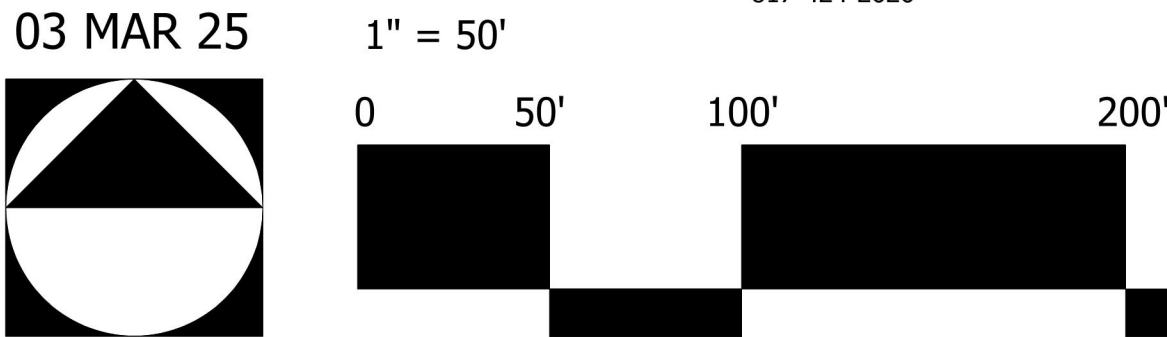
PARKING LOT AREA = 7,628 S.F. / LANDSCAPE AREA = 1,150 S.F. = 15.08% COVERAGE

Owner:
Mark & Chryste Keel
McDonnell Building Materials Co.,Inc.
550 N. Main Street
Keller, TX 76248
817 - 992 - 5071

Applicant:
DW Commercial, LLC.
P.O. Box 466
Keller, TX 75244
Contact: David Washington, Jr.

Engineer:
Deotte, Inc.
112 Keystone Dr.
Southlake, TX 76092
TEL. 817-337-8899
Contact: Richard DeOtte, P.E.

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Landscape Plan



Zoning Case ZONE-2501-0002

Rosebury

Keller, Tarrant County, Texas



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
10931	662447	Print Legal Ad-IPL02332280 - IPL0233228	ORDINANCE NO. 2223	1	50 L

Attention: Kelly Ballard

CITY OF KELLER

PO BOX 770

KELLER, TX 762440770

jwittrock@cityofkeller.com

ORDINANCE NO. 2223

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, approving a Planned Development Zoning Change for Rosebury, a Planned Development Zoning Change from Commercial (C) and Single-Family Residential - 36,000 square-foot lots (SF-36) to Planned Development - Mixed Use (MU) consisting of 21 residential lots, 2 commercial lots, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 4 to 1 on this the 6th day of May, 2025.

Signed By:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0233228
May 15 2025

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, Bid and Legal Coordinator for the E-Edition, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

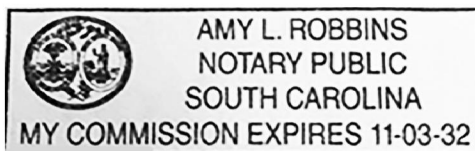
05/15/25

Mary Castro

Sworn to and subscribed before me this 15th day of May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!