

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

### **Design Standards**

#### **Zoning Case No. ZONE-2506-0007**

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

All lots shall comply with the SF-12 District, Single-Family Detached Residential, with the following clarifications and revisions:

1. Minimum lots size shall be 12,000 sf.
2. Minimum lot width shall be 80'. On cul-de-sacs and/or elbows, the minimum lot width shall be 70'. Minimum lot width shall be established at the front yard setback.
3. Minimum lot depth shall be 125' deep.
4. Minimum Front Setbacks: 25 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: 15', except along the southern boundary (lots 27-35) where is 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: 2 ½ story/ 35' for the main building.
9. Maximum Lot Coverage: 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. Garage Requirements:
  - a. A minimum of a 2-car garage shall be provided in all homes;
  - b. A minimum of 75% 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 28', which is 3' further than the 25' front elevation setback.

12. 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 five (5) 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
  - xi. Enhanced carriage style garage doors
  - xii. Garage door hardware
  - xiii. Shed or gable dormers
  - xiv. Cedar accents such as brackets, corbels, columns, etc.
  - xv. Metal accents such as brackets, awnings, etc.
  - xvi. Applied metal address numbers
  - xvii. Box bay windows
  - xviii. Front porches

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. There shall be a minimum 6' wall built with the development adjacent to the future Commercial tract (behind lots 59-65), from the northern boundary, and wrapping along the south side of Lot 65, 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 a 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.
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 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.
20. Sidewalks:
  - a. Sidewalks shall be built along the street frontage of each lot by the home builder or developer, as shown on the Concept Plan exhibit. 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.
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. The development shall have an Entry sign, located within the front open space/detention area, at the entry street intersection from SH-377.
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 resident's 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:





Site Data Summary Chart

Single Family Residential Lots	65	
Open Spaces	7	
Residential Lots	64.42 %	21.17 ac.
Open Spaces	20.54 %	6.77 ac.
R.O.W.	15.04 %	4.93 ac.

Gross Acreage	100.00%	32.87 ac.
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Site Data

Gross Acreage	32.86 ac.
Gross Density	1.98/units per ac.

Lot Summary

Residential Lots	65
Minimum Lot Size	12,000 s.f.
Average Lot Size	14,180 s.f.

Commercial Site Data Summary Chart

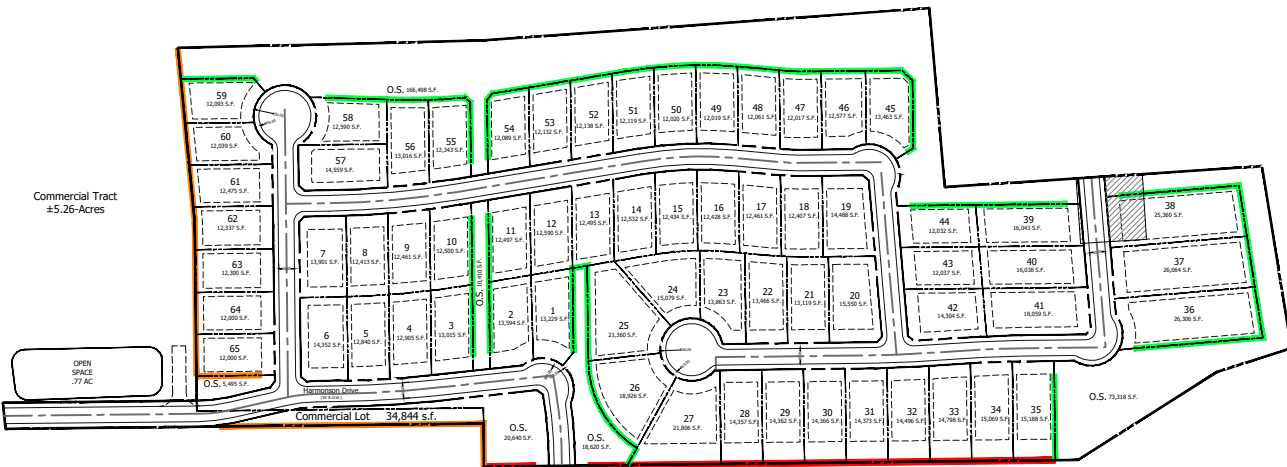
Commercial Lots		1
Commercial Lot	40.51 %	0.32 ac.
R.O.W.	59.49 %	0.49 ac.

Gross Acreage	100.00%	0.81 ac.
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Total Area

Gross Acreage	33.68 ac.
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Fence / Wall Diagram



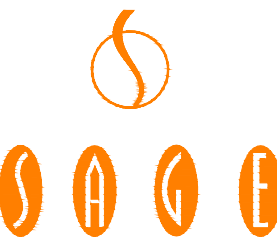
Fence Legend

6' Masonry Wall	Orange line
Retain or repair existing fence; or replace with 8' Cedar Fence on metal poles with cap.	Red line
6' Decorative Metal fence	Green line



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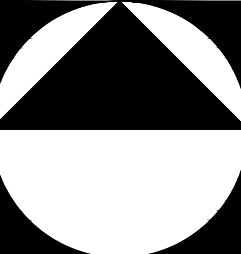
Planner:



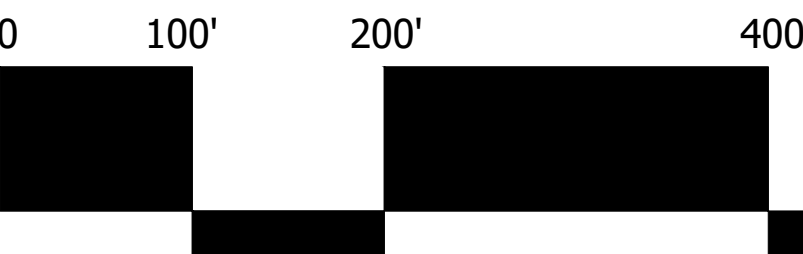
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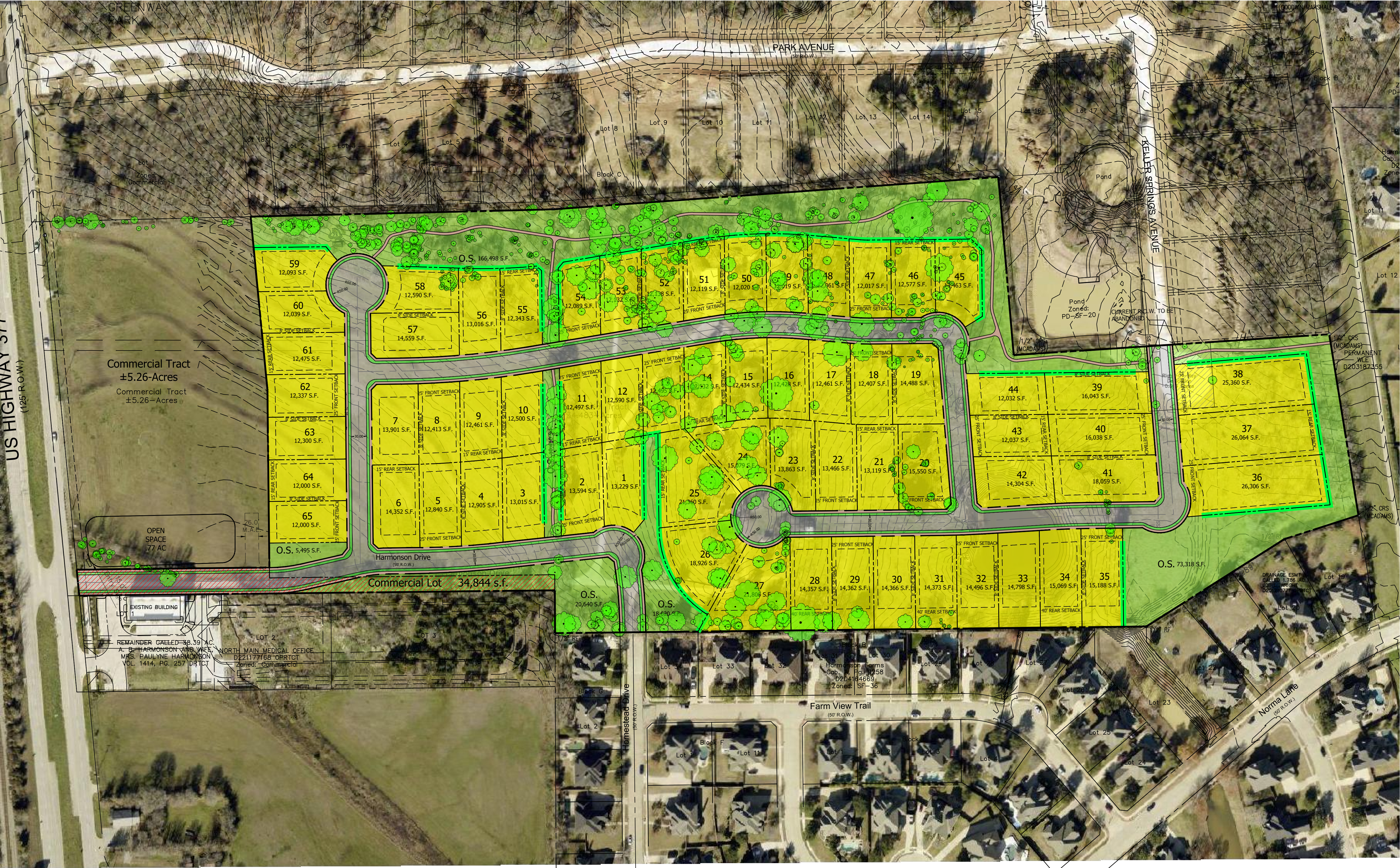
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1" = 100'



Detailed Site Plan



The Preserve at Keller Oaks

Keller, Tarrant County, Texas