

Exhibit A

Greenway Park – Development Standards

I. Project Location

The Keller project consists of 28.502 acres of land on east side of N. Main Street and north of Harmonson Drive.

II. Purpose and Intent

- A. **Purpose:** The purpose of the Planned Development is to create a residential development comprised of residential and open space lots.
- B. **Applicability:** These standards shall apply to all development within the attached boundaries as defined in Exhibit A. This Planned Development shall comply with the Single Family-20 Districts of the Unified Development Code for the City of Keller, unless stated herein.
- C. **Permitted Uses:** The permitted uses shall comply with permitted uses set forth in the SF-20-Single Family Residential Zoning District as defined in Section 8.03 – Zoning Districts within the Unified Development Code.

III. Development Regulations

This development should generally comply with the proposed layout as shown on the attached Zoning Concept Plan as well as the listed standards below: The base zoning for this Planned Development shall be SF-20: Single Family Residential Zoning District.

Residential Development Regulations

- 1. **Height Regulations:** No building shall exceed two and one-half stories, not to exceed thirty-five (35) feet for the main building.
- 2. **Area Regulations:** The following minimum standards shall be required as measured from property lines:

Minimum Dwelling Unit:	3,000 square feet
Lot Coverage:	Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas.
Front Yard:	Thirty-five feet (35').
Rear Yard:	Fifteen feet (15') if no alley.
Side Yard:	Ten percent (10%) of the lot width but no more than fifteen feet (15'); fifteen feet (15') from street right-of-way.
Minimum Lot Area:	Twenty thousand (20,000) square feet.
Minimum Lot Width:	One-hundred feet (100').

Minimum Lot Depth: One-hundred fifty feet (150').

3. Facades: The elevations of the homes shall be of a craftsman style. 80% of the facades of homes, exclusive of doors and windows, shall be constructed with masonry products such as brick, stone, and stucco. Secondary materials shall be quality materials such as wood, metal, and hardiboard.
4. Garage Requirements: All residential lots shall provide a minimum of two (2) car garages that are either a j-swing or side entry garage.
5. Screening Requirements: Where applicable, trees shall be preserved along the perimeter of the property in lieu of a masonry screening wall. In instances where trees shall be preserved a 6' tubular metal fencing may be provided.
6. Landscape Requirements: Landscaping within the development shall generally comply with the Zoning Concept Plan and Section 8.08 of the Unified Development Standards.
7. Ownership: A Homeowners Association (HOA) shall be established for the maintenance and ownership of common areas and open space areas.

IV. Development and Design Standards

- A. Streets: The development shall be served by two different street types that have been signed to best serve the development.
 1. Street Types: The following street types shall guide the street design for the proposed development. The Zoning Concept Plan shall be the conceptual guide of street alignment and configuration of the proposed street network.
 - a. Residential Street Type: This street type shall be a two way drive that has a Right of Way width of fifty feet (50'). The pavement width for this street type shall be thirty feet (30').
 - b. Divided Entrance Type: This street type shall be a two way drive that has a median and Right of Way width of one-hundred feet (100'). The pavement width for this street type shall be twenty-four feet (24') in each direction.
 2. Street Ownership: All public street proposed within this development shall be public streets and owned and maintained by the City of Keller.
 3. The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis.
- B. Trail: The development shall plat a 20' easement or x-lot for the purposes of a trail on the northern boundary. This trail will connect to the existing trail located to the east of the development.



Keller Site Overview							
	Number of Lots	Total Acreage	Lot Density	Average Lot Size	Lot Area	Open Space Area	Residential ROW Area
Residential	37	28.50 Acres	0.77 Lots Per Acre	0.62 Acre	22.95 Acres	4.43 Acres	1.12 Acres
Commercial	TBD	7.07 Acres (not included)			TBD		

OPEN SPACE

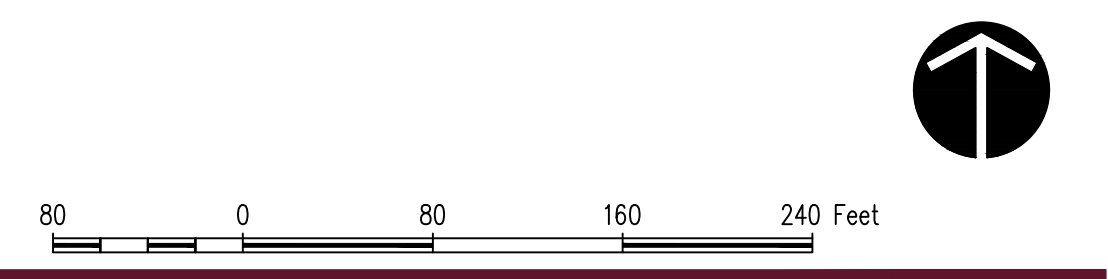
- 4.43 acres Open Space
- 1.12 Acres (not included in total) Tree Preservation Easement

Total = 4.43 acres (15.5% of the site)



The John R. McAdams Company, Inc.
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Zoning Concept Plan
 Keller - 28.50 Acres
 City of Keller
 Tarrant County, Texas



Job No. 2020310149 Date: April 27, 2021 By: JN
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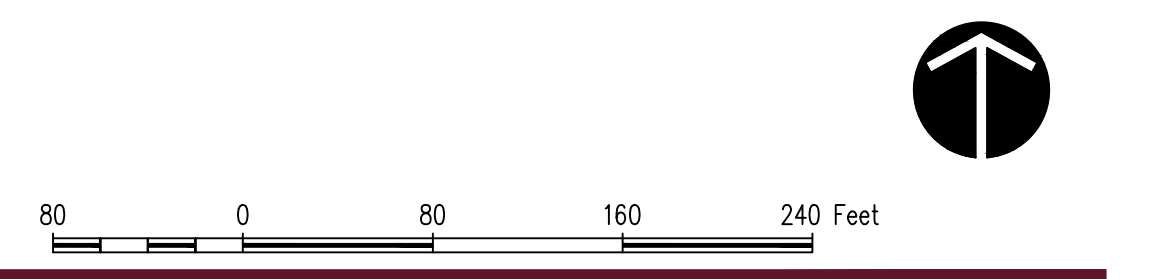
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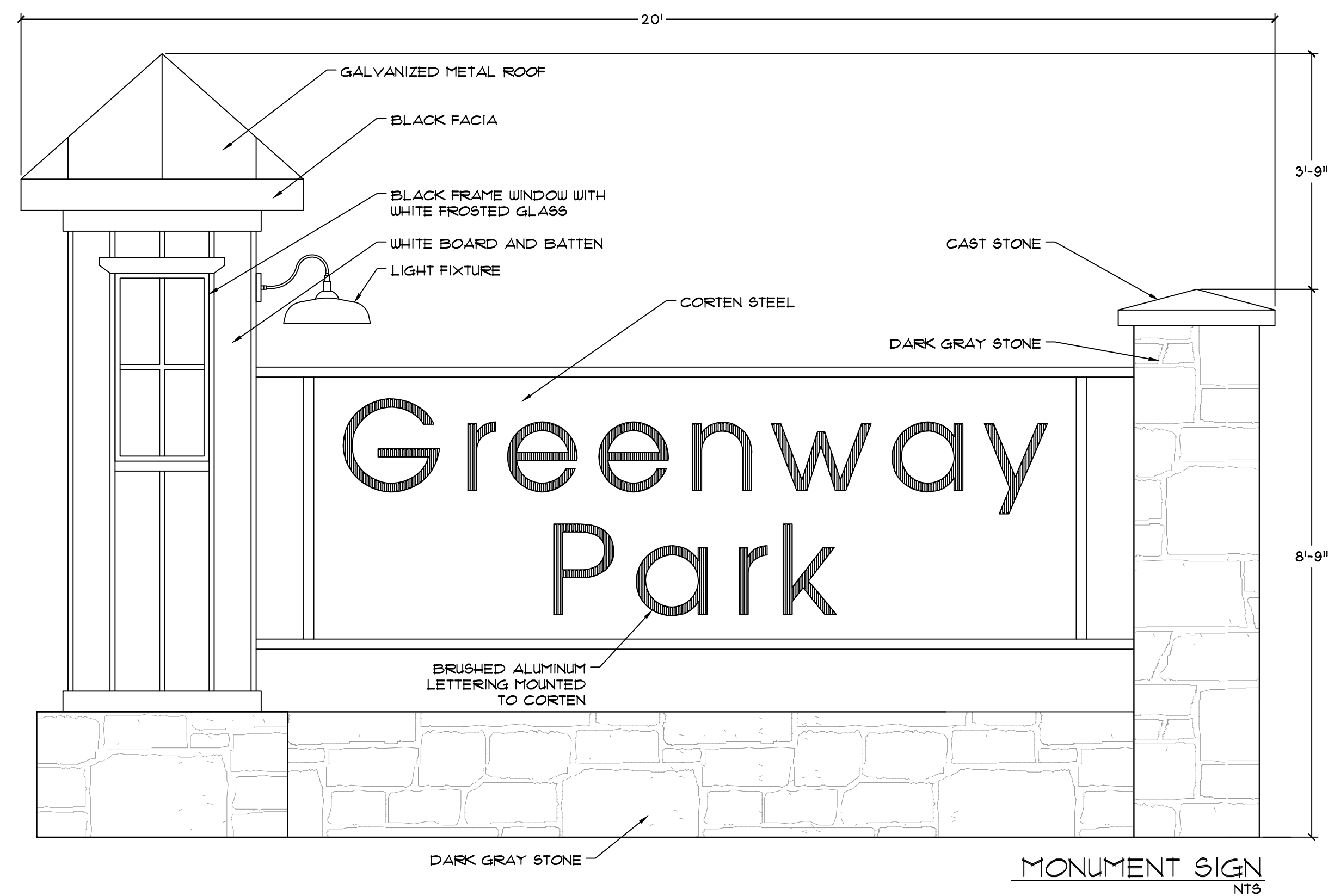
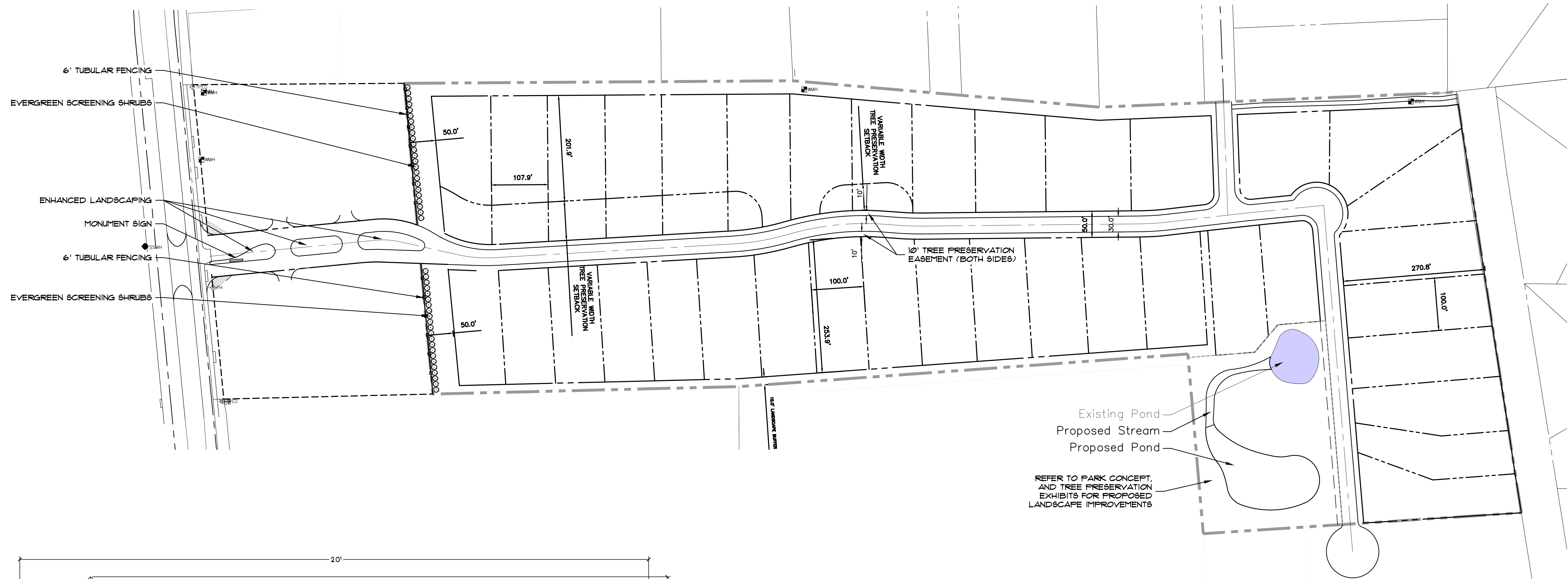
Total = 4.43 acres (15.5% of the site)

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**Zoning Concept Plan
 Keller - 28.50 Acres**
 City of Keller
 Tarrant County, Texas

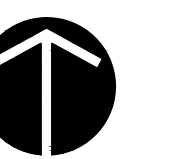
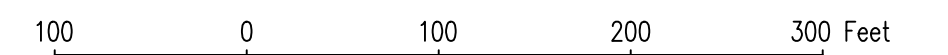


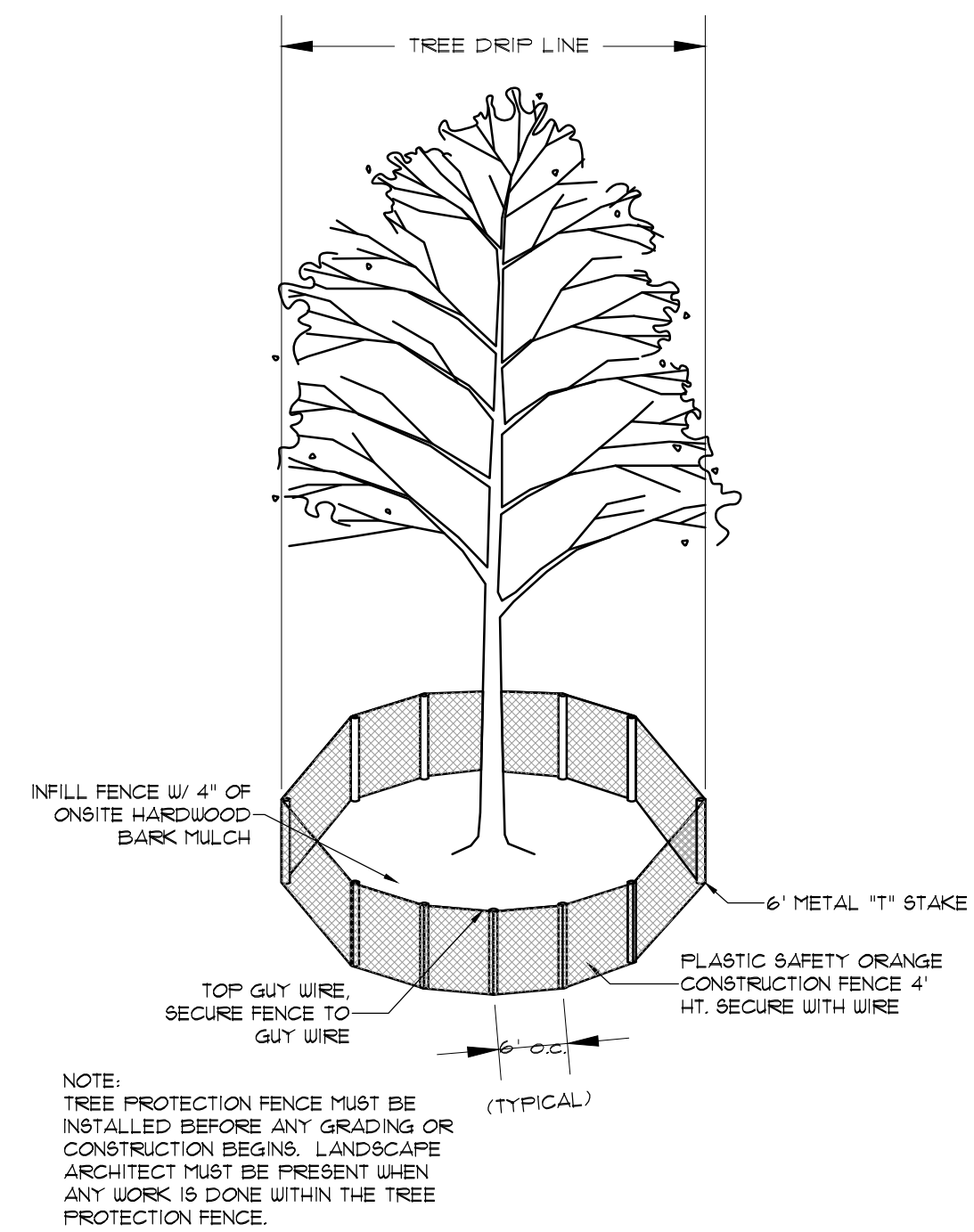
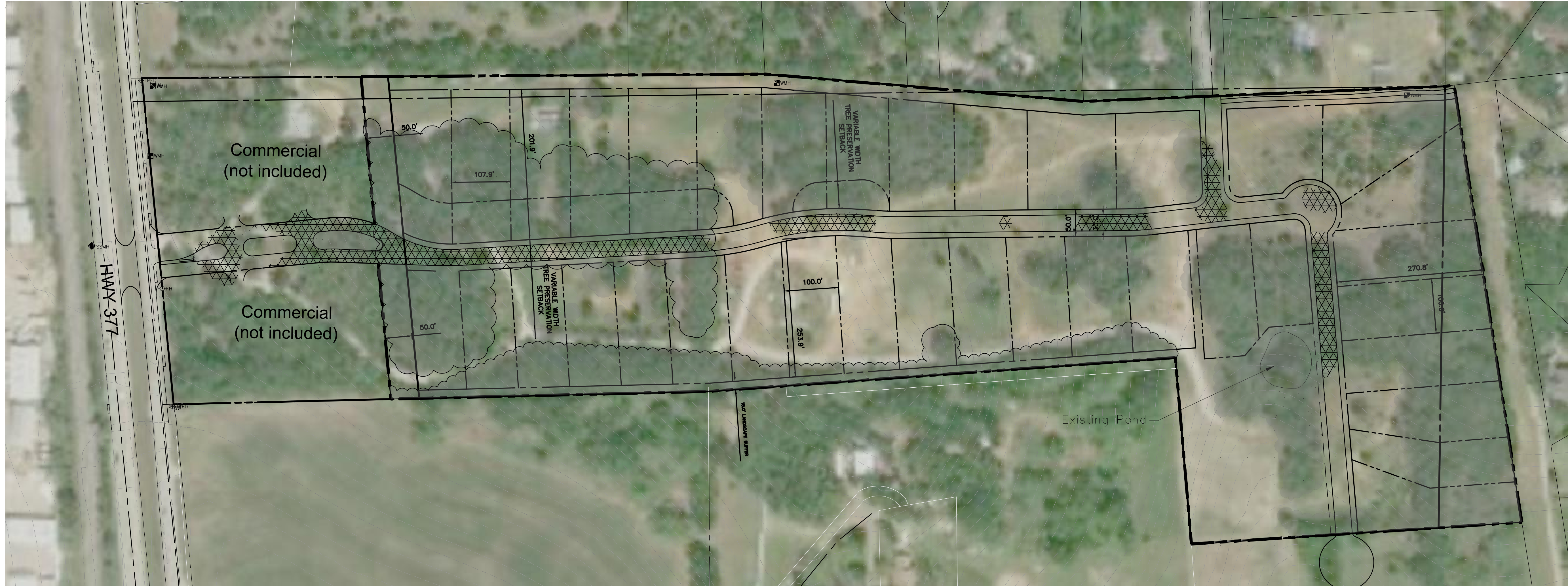
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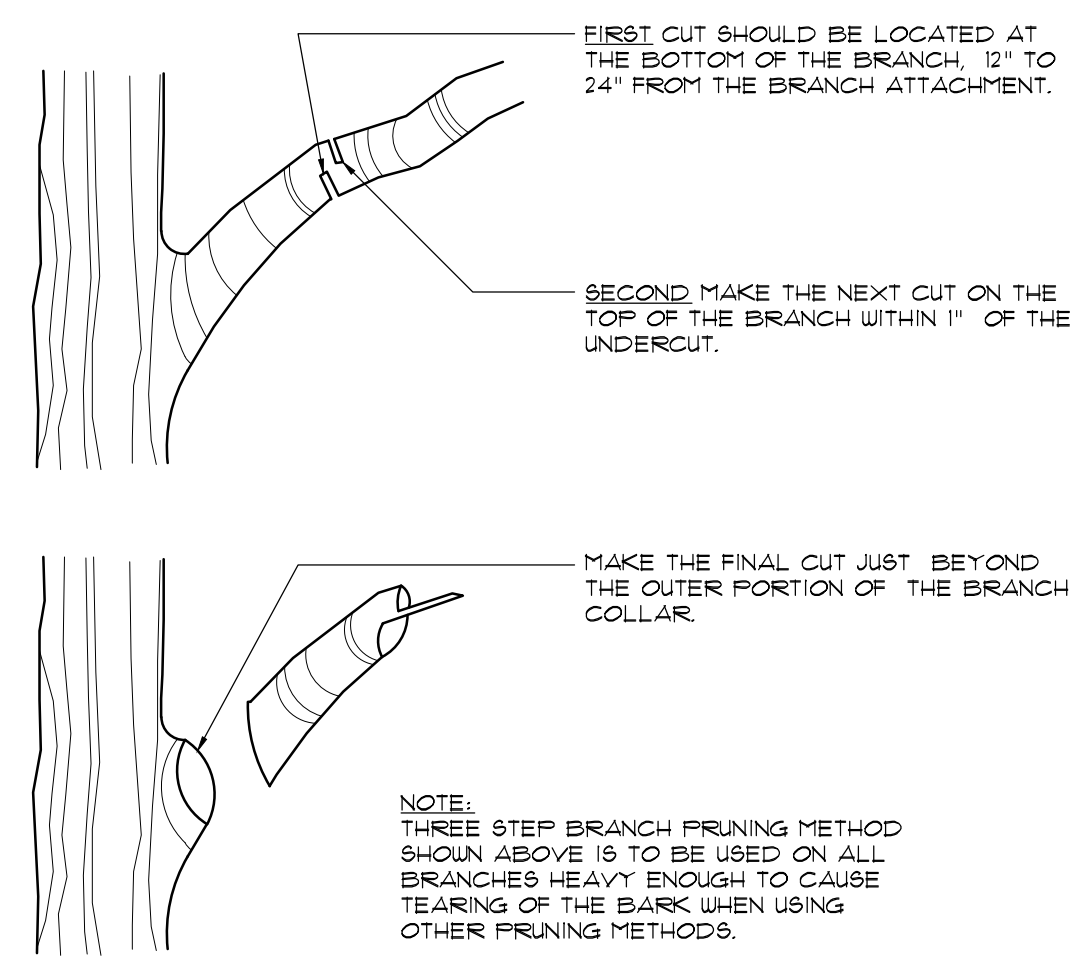
Zoning Landscape Exhibit
 Keller - 28.50 Acre

City of Keller
 Tarrant County, Texas





TREE PROTECTION



TREE PRUNING

LEGEND

- CANOPY TO REMAIN
- CANOPY TO REMOVE

EXISTING TREE CANOPY	109,686 SF	100%
• TREE CANOPY TO REMAIN	641,091 SF	912%
• TREE CANOPY TO REMOVE	62,589 SF	8.8%

NOTES:

1. A protected tree shall be considered to be preserved only if a minimum of seventy-five percent (75%) of the critical root zone is maintained at undisturbed natural grade and no more than twenty-five percent (25%) of the canopy is removed due to building encroachment.
2. The following procedures shall be followed on all types on construction projects (i.e. residential subdivisions, commercial, multi-family, industrial developments, residential builders and municipal/public):
 - a. Tree Flagging or Marking: Trees that are shown on an approved plan by the City for preservation/protection shall be flagged with bright fluorescent orange vinyl tape or ribbon wrapped around the main trunk at a height of four and one-half feet (4.5') or more such that it is very visible to workers operating construction equipment. Trees that are marked for preservation/protection shall have protective fencing in accordance with the requirements of this Code.
 - b. Protective Fencing: In those situations where a protected tree is so close to the construction area that construction equipment might infringe on the root system or is within twenty feet (20') of the construction area, a protective fencing shall be required between the outer limits of the critical root zone of the tree and the construction activity area. Four feet (4') high protective fencing shall be supported at a maximum of ten feet (10') intervals by approved methods. At regular intervals, signs shall be required that states in English and in Spanish, "Tree Protection Area. No grading, parking vehicles, or storing equipment permitted. Violators may be fined." All protective fencing shall be in place prior to commencement of any major site work involving heavy equipment for construction of utilities and roadways and shall remain in place until all site work has been completed. This provision does not apply to clearing the right-of-way for the purpose of access to the site for site preparation. (Amended by Ord. No. 1818 on October 18, 2016)
 - c. Protective fencing shall not be required for clearing the rights-of-way for the purpose of access to the site. Once the site is accessible by heavy equipment, protective fencing shall be placed in accordance with this Code.

Tree Pruning Restrictions. No protected tree shall be pruned in a manner that significantly disfigures the tree or in a manner that would reasonably lead to the death of the tree.

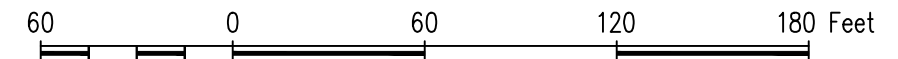
1. Allowed Pruning: Protected trees may be strategically pruned to allow construction or demolition of a structure. All pruning shall take place in accordance with approved arboricultural techniques and the recommendations of Exhibit G. Reasonable pruning of trees also may be performed or contracted to be performed by the owner of the trees when unrelated to construction activity.
2. Required Pruning: The owners of all large trees (as defined in Section 820) adjacent to a public right-of-way shall be required to maintain a minimum clearance of fifteen feet (15') above the traveled pavement or curb of a public street. Said owners shall also remove all dead, diseased or dangerous trees, or broken or decayed limbs that constitute a menace to the safety of the public. The City shall also have the right to prune trees overhanging within public a right-of-way that interferes with the proper spread of light along the street from a street light or interfere with visibility of any traffic control device or sign or as necessary to preserve the public safety.
3. Tree Topping: It shall be unlawful as a normal practice for any person, firm, or City department to top any street tree, park tree or other tree on public property. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this Code at the determination of the City.

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT PURPOSES.
 RON STEWART LANDSCAPE ARCHITECT
 DATED 5/11/2021



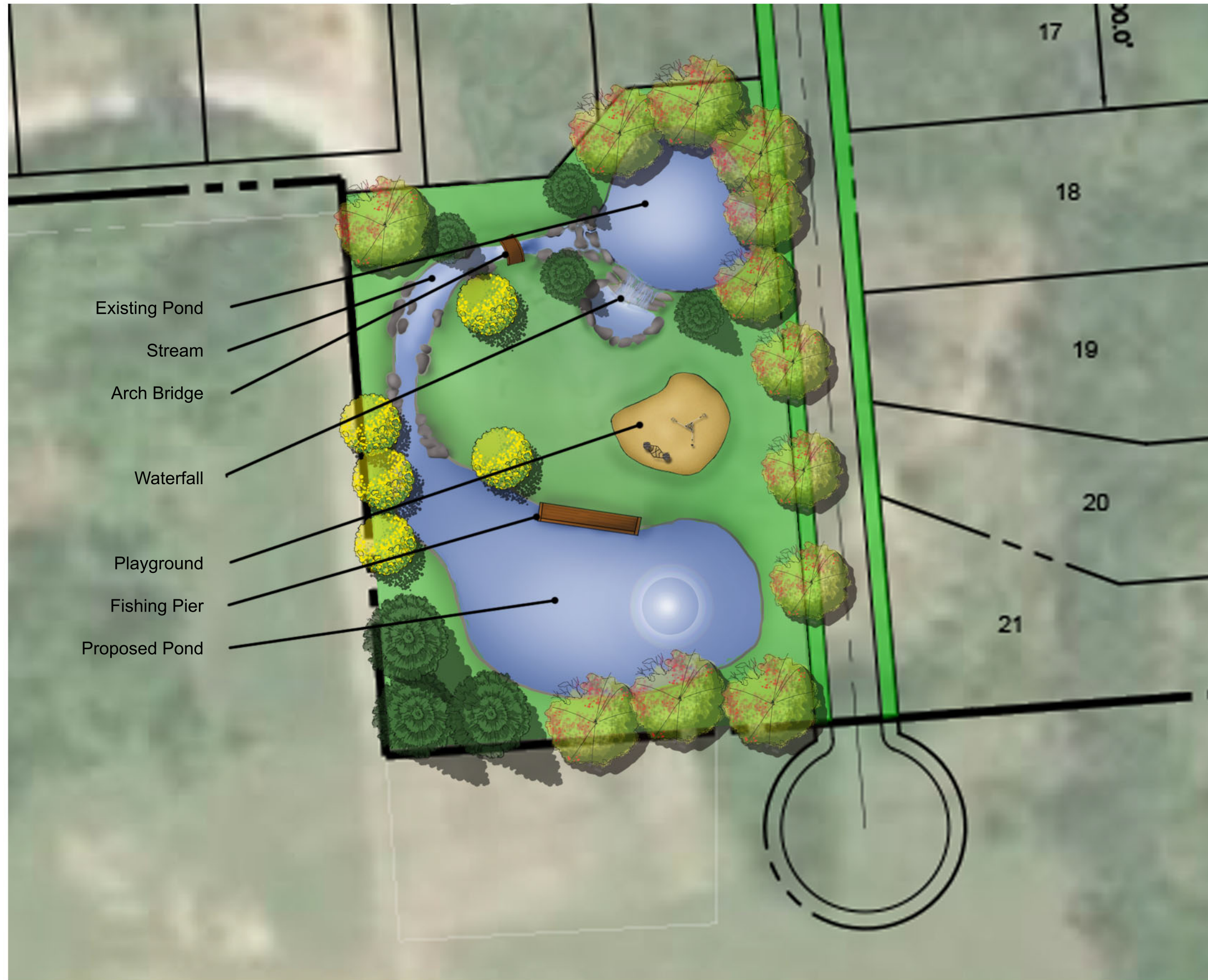
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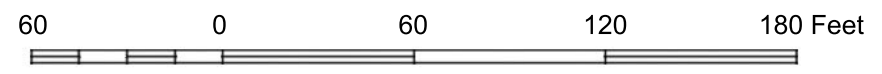
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- Existing Pond
- Stream
- Arch Bridge
- Waterfall
- Playground
- Fishing Pier
- Proposed Pond

Park Concept Plan
Keller - 33.01 Acres

City of Keller
Tarrant County, Texas



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