

Keller – The Preserve at Keller Oaks

Design Standards

Zoning Case No. ZONE-2602-0001

Skorburg Company – March 25th, 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 of 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.

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. The street connection to Homestead Drive shall be an electric, controlled entry with gated access restricted to emergency personnel only. This access point shall not be used as an ingress or egress for the residents of the Preserve at Keller Oaks at any time and the gate shall remain closed except in the case of emergency. This gate shall contain a pedestrian access gate.
- c. 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.



LOT SUMMARY TABLE													
Lot	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Pad Size Width	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	OpenSpacePercentage
	15,000 SF	96'	145'	80'	30'	8'	15'	15'	20	18,177	1.65 du/ac	5.57	15%
	15,000 SF	106'	145'	90'	30'	8'	15'	15'	39				



LOT SUMMARY TABLE													
Lot	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Pad Size Width	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	OpenSpacePercentage
	15,000 SF	96'	145'	80'	30'	8'	15'	15'	20	18,177	1.65 du/ac	5.57	15%
	15,000 SF	106'	145'	90'	30'	8'	15'	15'	39				