

**EXHIBIT \_**  
**BELLA CASA**  
**PLANNED DEVELOPMENT STANDARDS**

**GENERAL STANDARDS**

1. The design and development of the Bella Casa neighborhood shall take place in general accordance with the Concept Plan (Exhibit --).
2. A minimum of 15% of the land (1.611 AC) within the Bella Casa neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association.

**RESIDENTIAL STANDARDS**

Development shall take place in accordance with development standards established in the Keller Unified Development Code for the SF-8.4 zoning district, as it exists or may be amended, unless otherwise identified below.

**AREA REGULATIONS**

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 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: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 110'.
4. Minimum front yard: 25'. On cul-de-sacs, elbows, or non-rectangular lots, the minimum front yard shall be established where the minimum lot width is 65'.
5. Minimum side yard-Interior lot: 10%.
6. Minimum side yard-Corner lot adjacent to a street: 15'. If a garage door is accessed from the side street, the minimum setback to the garage door shall be 20'.
7. Minimum rear yard: 15'.
8. Minimum dwelling unit area: 2,000 square feet.
9. Maximum lot coverage: Fifty percent (50%) by main buildings; sixty percent (60%) including accessory buildings, driveways, and parking areas.

**NEIGHBORHOOD STANDARDS**

1. Fencing
  - A. Fences shall be a minimum 6' in height and shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
  - B. Fences between houses but which face the street shall be tubular steel or wrought iron type fencing. Additionally, landscaping, including shrubs, shall be provided in conjunction with the fencing to provide screening.
  - C. Side yard fences may not extend closer than 10' behind the front outside corner of the house.

- D. Side yard fences on corner lots may extend to within 8' of lot's side property line. Said fencing shall be solid, stained cedar fence with metal posts and caps. All fence posts and structural components shall be placed on the interior of the lot.
- E. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces and shall be 6' high. Said fencing shall be installed by the home builder in conjunction with the building of the house on that lot.
- F. A minimum 6' tall masonry screening wall shall be provided along the eastern and northern limits of the neighborhood.

2. Garages

- A. J-swing garages shall be required on a minimum 50% of the lots. The remaining lots may have front facing garage doors.
- B. In no instance shall the garage door exposure to the street exceed 144 square feet. (2 car garage door.)

3. Trees: In lieu of the trees required for each single family lot as outlined in Section 9.03(G)(1) of the Keller Unified Development Code, a minimum of 1, 3" caliper tree shall be planted in the front yards of homes. Said tree(s) shall be of a species whose typical mature height is no greater than approximately 20'. Additionally, a minimum of 1 large canopy tree with a minimum 6" caliper shall be provided in the rear yard of each lot.

In addition to the trees required for each single family lot as outlined in Section 9.03(G)(1 and 2) of the Keller Unified Development Code, 1 street tree, with a minimum 6" caliper, shall be provided per each single family lot, for a total of 3 trees per lot. Said trees shall be planted in conjunction with the construction of the adjacent home.

The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street right-of-way. Additionally, corner lots shall provide 2 street trees in the side yard parkway. These trees shall be maintained by the adjacent home owner.

The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Cedar Elm, and Lace Bark Elm. Because of the vertical root structure, root barriers shall not be required for these street trees.

The planting of the above referenced trees shall be considered as meeting the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood. The planting of the above referenced trees shall take place in conjunction with the construction of the home on the subject lot by the home builder.

4. Sidewalks:

- A. Sidewalks (5' wide) shall be built so that 2' of the walk is located on the single family lot and 3' is located within the street right-of-way. In order to accomplish this, a 3' sidewalk easement shall be located on the lot. The placement of the sidewalk will allow for the maximum planting area for the street trees within the parkway.
- B. A 6' wide sidewalk shall be constructed along Rapp Road adjacent to the property.

5. Lot to lot grading and/or private HOA maintained rear yard drainage systems are allowed in order to preserve existing trees.

6. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the attached Entry Concepts exhibits and not specifically follow those treatments outlined in Section

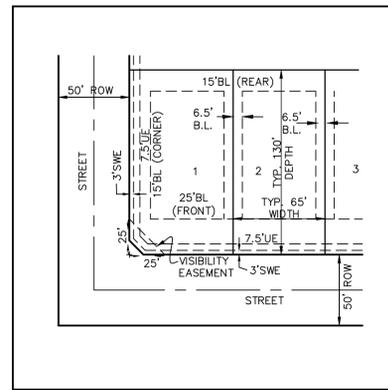
5.09 of the Keller Unified Development Code. More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.

- A. A minimum 10' wide landscape buffer shall be provided along Rufe Snow Dr and Rapp Rd.
- B. A masonry screening wall, with a minimum height of 6' shall be constructed where lots back to Rufe Snow Dr or Rapp Rd.
- C. Minor wall columns shall be spaced no greater than 12' on center. Major columns shall be spaced no greater than 100' on center.
- D. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along Rufe Snow Dr. Ornamental trees along Rapp Rd. The collective measurement of a multi-trunk tree shall be a minimum 3". The trees may be placed in an informal layout.

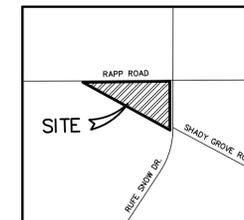
A specific landscape plan for the neighborhood shall be provided in conjunction with the submittal of construction plans for the neighborhood.

### **RESIDENTIAL ARCHITECTURAL STANDARDS**

1. The following finishes will be permitted: brick, stone, man-made stone, stucco utilizing a three-step process, and cementitious-fiber board plank with a 30-year manufacturer's warranty. Sheet material is prohibited.
2. A minimum of 70% of the home facades shall be constructed of brick, stone, or man-made stone. A maximum of 30% of the home facades shall be constructed of stucco or cementitious fiber board plank.
3. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
4. 30 year dimensional shingles or better shall be provided on all homes.
5. Roof pitches shall be a minimum of 8:12 for main gables and hips. Dormer roofs and roofs over front porches may have a lesser pitch.
6. Architectural façade treatments. Each home shall incorporate at least 3 of the following:
  - A. The front entrance of the home shall be highlighted through the use of lintels, pediments, keystones, pilasters, arches, columns, or other architectural elements.
  - B. As least 1 dormer shall be provided for each roof plane over 600 square feet in area that faces a street. The dormer shall be appropriately scaled for the roof plane.
  - C. All shutters for windows facing a street will be operational or appear to be operational. Additionally, the shutters will be in scale with the corresponding window.
  - D. Exterior decorative lighting for the front door and above garage doors shall be operational using photo cells.
  - E. The floor of front porches shall be either brick, stone, or patterned concrete.
  - F. Driveways shall be enhanced with various treatments such as, but not exclusive to, staining, paving ribbons, salt finishing, and exposed aggregate. These enhancements shall only be on the portion of the driveway which is on private property.
  - G. Front doors and/or garage doors shall incorporate glass enhancements.



TYPICAL LOT DETAIL  
(1" = 60')



LOCATION MAP  
NOT TO SCALE

LEGAL DESCRIPTION ZONING  
(10.942 ACRES)

BEING a parcel of land located in the City of Keller, Tarrant County, Texas, a part of the John Edmonds Survey, Abstract Number 457, and being all of that called 10.946 acre tract of land described in deed to Cypress Woods LLC as recorded in Instrument Number D222237648, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at an "X" found at the northeast corner of said 10.946 acre tract, said point also being at the intersection of the west right-of-way line of Ruff Snow Drive (a variable width right-of-way) with the south right-of-way line of Rapp Road (a variable width right-of-way at this point);

THENCE along the east line of said 10.946 acre tract and the west right-of-way line of Ruff Snow Drive as follows:

South 00 degrees 11 minutes 01 seconds East, 718.43 feet to an "X" found for corner;

Southwesterly, 10.88 feet along a curve to the right, having a central angle 00 degrees 34 minutes 08 seconds, a radius of 1,095.92 feet, a tangent of 5.44 feet, and whose chord bears South 00 degrees 20 minutes 13 seconds West, 10.88 feet, to an "X" found at the southeast corner of said 10.946 acre tract, said point also being in the north line of Texas Power & Light Easement (T.P.&L) recorded in Volume 2874, Page 394 and Volume 7469, Page 2286, Official Public Records of Tarrant County, Texas;

THENCE North 61 degrees 23 minutes 22 seconds West, 1,491.33 feet along the north line of said T.P.&L Easement to a one-half inch iron rod with cap stamped "BRITTAIN & CRAWFORD" found at the northwest corner of said 10.946 acre tract, said point also being in the south right-of-way line of Rapp Road;

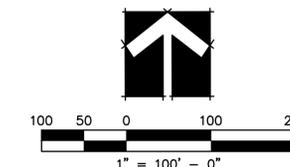
THENCE North 89 degrees 20 minutes 05 seconds East, 1,307.08 feet along the north line of said 10.946 acre tract and the south right-of-way line of Rapp Road to the POINT OF BEGINNING and containing 476,653 square feet or 10.942 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

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MARK W. HARP, R.P.L.S. NO. 6425  
JULY 04, 2023



CONCEPT PLAN  
EXHIBIT

BELLA CASA

31 LOTS

10.946 ACRES OUT OF  
THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457

CITY OF KELLER, TARRANT COUNTY, TEXAS

CYPRESS WOOD, LLC OWNER

6326 Windsong Drive  
McKinney, Texas 75071

CONTOUR REAL ESTATE AND DEVELOPMENT, LLC DEVELOPER  
4851 LBJ Freeway, Suite 205 (214) 986-5009  
Dallas, Texas 75244

Contact: Jim Tchoukaleff

JBI PARTNERS, INC. SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 (972) 738-0248  
Carrallton, Texas 75006

Contact: Jerry Sylo  
TBPE No. F-438 TBPLS No. 10076000

Revised: September 27, 2023  
Revised: September 14, 2023  
Revised: September 11, 2023  
Submitted: July 6, 2023

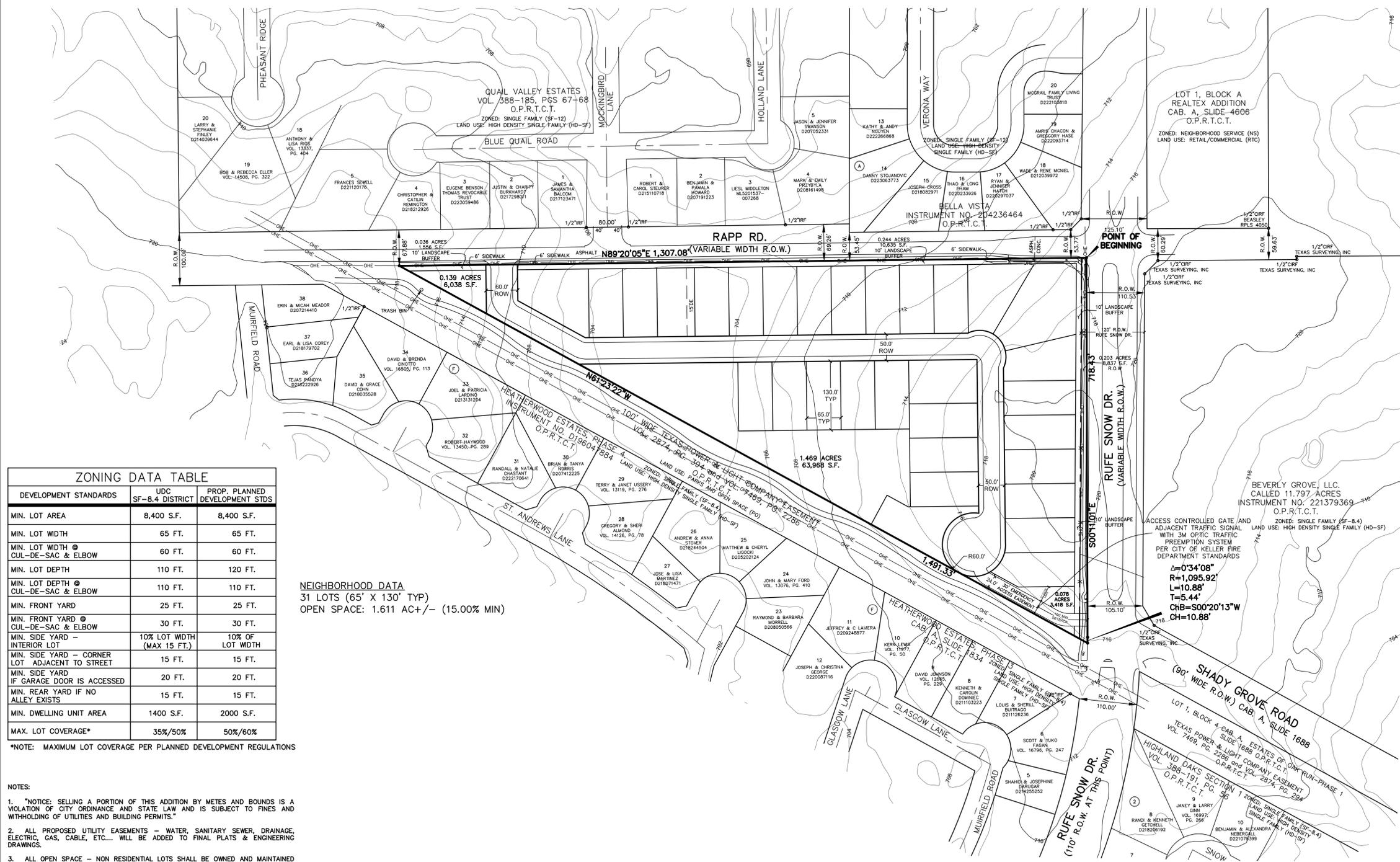
ZONING DATA TABLE		
DEVELOPMENT STANDARDS	UDC SF-8.4 DISTRICT	PROP. PLANNED DEVELOPMENT STDS
MIN. LOT AREA	8,400 S.F.	8,400 S.F.
MIN. LOT WIDTH	65 FT.	65 FT.
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	60 FT.	60 FT.
MIN. LOT DEPTH	110 FT.	120 FT.
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	110 FT.	110 FT.
MIN. FRONT YARD	25 FT.	25 FT.
MIN. FRONT YARD @ CUL-DE-SAC & ELBOW	30 FT.	30 FT.
MIN. SIDE YARD - INTERIOR LOT	10% LOT WIDTH (MAX 15 FT.)	10% OF LOT WIDTH
MIN. SIDE YARD - CORNER LOT ADJACENT TO STREET	15 FT.	15 FT.
MIN. SIDE YARD IF GARAGE DOOR IS ACCESSED	20 FT.	20 FT.
MIN. REAR YARD IF NO ALLEY EXISTS	15 FT.	15 FT.
MIN. DWELLING UNIT AREA	1400 S.F.	2000 S.F.
MAX. LOT COVERAGE*	35%/50%	50%/60%

\*NOTE: MAXIMUM LOT COVERAGE PER PLANNED DEVELOPMENT REGULATIONS

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- ALL PROPOSED UTILITY EASEMENTS - WATER, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, CABLE, ETC.... WILL BE ADDED TO FINAL PLATS & ENGINEERING DRAWINGS.
- ALL OPEN SPACE - NON RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS SHALL MEET THE MINIMUM DEVELOPMENT STANDARDS OF SF-8.4 UNLESS OTHERWISE IDENTIFIED IN THE PLANNED DEVELOPMENT STANDARDS.

NEIGHBORHOOD DATA  
31 LOTS (65' X 130' TYP)  
OPEN SPACE: 1.611 AC+/- (15.00% MIN)



Drawing: H:\Projects\CTR043-Bella Casa\Phase 1\Planning\dwg\XCTR043-Zoning Exhibit 3.dwg Saved By: keugh Save Time: 9/14/2023 3:29 PM Plotted by: keugh Plot Date: 9/27/2023 7:58 AM