

Landscape Systems
Planned Development Zoning Standards
June 17, 2025

The standards set out below will guide the use and development of the Landscape Systems. Where these standards conflict with the City of Keller Unified Development Code, these standards shall apply. Where these standards are silent, the City of Keller Unified Development Code shall apply.

1. Permitted Uses. The proposed use is a Home and Garden Center/ Landscape Nursery with:

- a. In **Zoning Area A:** Retail Sales, Garden Center, Greenhouses, Outdoor Plant/Fixtures and Materials Display, A maximum of 3 Elevated Fuel Tanks within a single enclosure, Sport Court, and other uses complying with the "R" Retail zoning regulations for the City of Keller. The existing home shall be allowed to be used for residential purposes for no longer than 9 months from the passage of this ordinance.
- b. In **Zoning Area B:** Landscape contractor yard and wholesale plant material maintenance, staging, shop, outdoor storage and loading area for plants, construction material and related equipment. No Retail uses shall be located in this area.

2. Density, Lot Dimensions, Setbacks and Landscape Buffers:

- a. The property shall be developed as one (1) lot.
- b. The maximum number of fully enclosed buildings shall be one (1) with a square footage not to exceed 20,000 square feet. Freestanding greenhouses, canopies, shade structures and any other non-enclosed structures shall not apply to this maximum.
- c. All new construction shall comply with the building setbacks shown on the approved Site Plan, and below:

Front Setback (Keller Parkway):	Thirty (30') feet.
Side Setbacks:	
-West property line of Zoning Area A:	Fifteen (15') feet.
-All other Side Setbacks:	Sixty (60') feet.
Rear Setbacks:	Sixty (60') feet.

- d. The Landscape Buffers dimensions shall be as shown on the approved Site Plan, and as follows:

Keller Parkway, west of main entry drive:	Fifteen (15') feet.
Keller Parkway, east of main entry drive:	Thirty (30') feet.
West property line of Zoning Area A:	Ten (10') feet.
South property line of Zoning Area B:	Ten (10') feet.
West property line of Zoning Area B:	Thirty (30') feet.
North and East property lines of Zoning Areas A & B:	Thirty (30') feet.

- 3. Architectural Standards.** The majority of the structures are existing, with quality materials and reflect their uses. Any future structures will be complimentary and compatible with the existing aesthetic.

Colors. All building materials shall be of earth tones, natural colors of stone and wood, or variations of grey.

4. Screening.

- a. Adjacent Residential Properties: Screening to all immediately adjacent residential properties shall be achieved through a thirty-foot (30') landscape buffer with living screen (see photographs). This buffer shall be as shown on the Landscape Plan, and shall have three-inch (3") caliper large canopies trees planted thirty feet (30') on center- except where existing trees are located. In addition, an 8' high masonry screening wall shall be built or maintained along the western and southern property boundaries of Zoning Area B, as indicated on the landscape plan.
- b. Adjacent Commercial Properties: The 30+ Eastern Red Cedar trees installed along the southern boundary of Zoning Area B, intended to screen the view of this area from the commercial center to the south, shall be maintained in perpetuity by Landscape Systems, or the then current owner.
- c. A 6' cedar fence, on metal posts, will be constructed to screen the elevated fuel tanks. A chain link fence shall be allowed around the proposed "Sports Court," if desired.
- c. No additional landscaping shall be required along the western boundary of Zoning Area A.
- d. Due to existing heavy vegetation, no additional plantings shall be required in the landscape buffer, along the entire northern and eastern (creek) boundary.
- e. Dumpsters: The trash dumpster shall be screened with a permanent enclosure, in accordance with the UDC.
- f. No screening walls shall be required along the northern and eastern property lines, within the creek/ flood plain area, and the screening wall along the western property line shall terminate at the regulatory floodplain and not extend into the regulatory floodplain. A 6' iron fence shall be allowed to be installed between the public creek trail, and the facilities, for security.
- g. All other screening standards in the Unified Development Code shall apply.

5. Signs

- a. Signs shall follow the standards of the Keller Unified Development Code of Non-Residential Districts at the time of sign permit application.

6. Lighting

- a. The site shall meet the Lighting standards set forth in the Keller Unified Development Code.
- b. Site and building mounted lighting shall be as shown on the "Light Intensity Survey" exhibit, and shall be illuminated from Dusk until Dawn.

7. Tree Preservation

- a. Trees shown in blue, on the "Tree Survey" exhibit, shall be preserved.
- b. All other tree preservation requirements set in the Keller Unified Development Code shall apply.

8. Off-street Parking

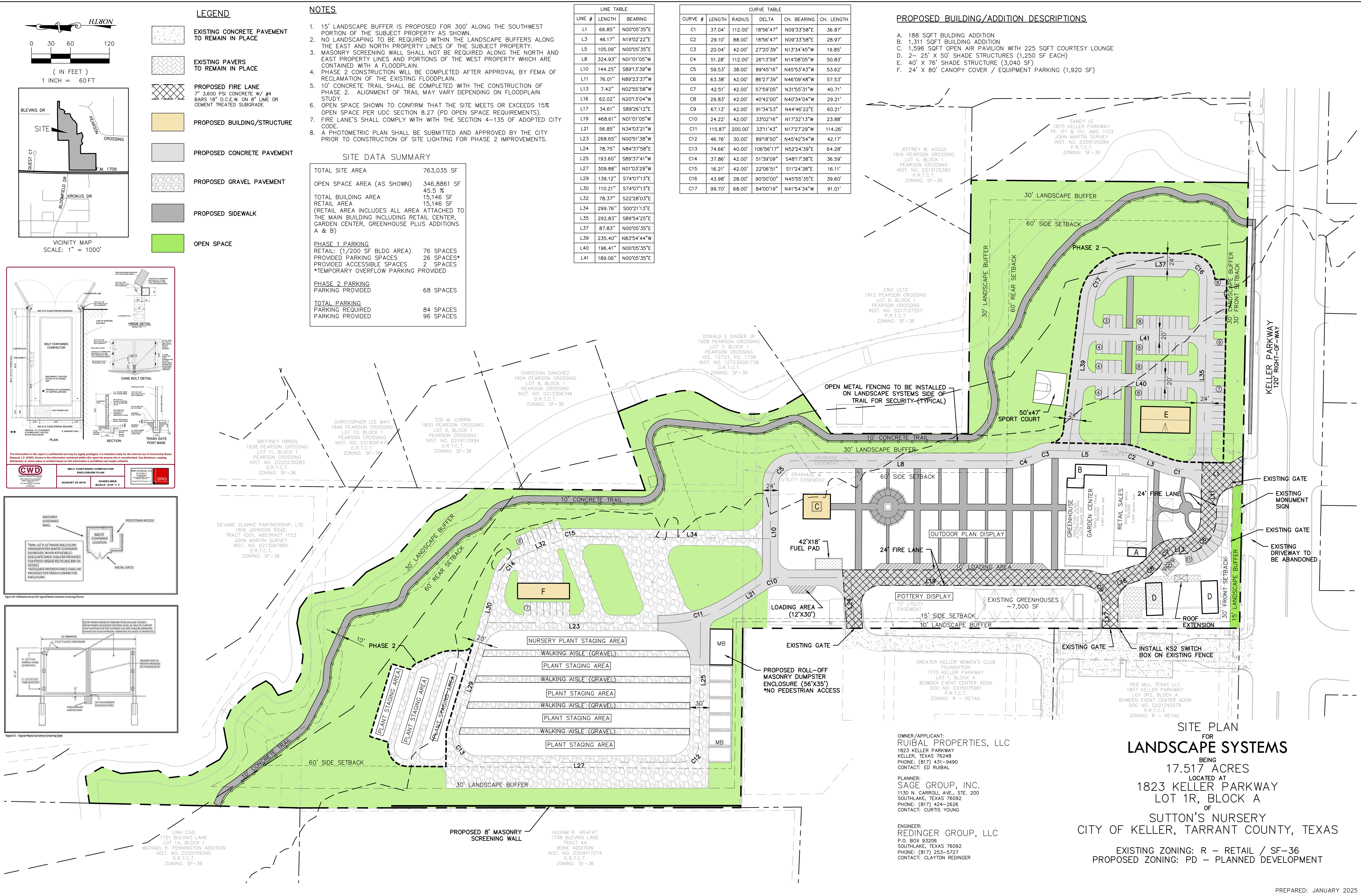
- a. All parking standards from the Keller Unified Development Code shall apply.

9. Hours of Operation

- a. The facility will operate between the hours of 7:00 am, and 7:00 pm, and deliveries shall be limited to these hours as well.

10. Sidewalks/ Trails

- a. There shall be a 6' concrete sidewalk built along Keller Parkway, from the existing sidewalk to proposed trail, as shown on the Site Plan, which shall be built in Phase 1.
- b. A 10' Concrete Trail shall be built along the eastern boundary of the site, located as shown on the Site Plan, subject to alignment revision depending on the flood study, shall be built in Phase 2.

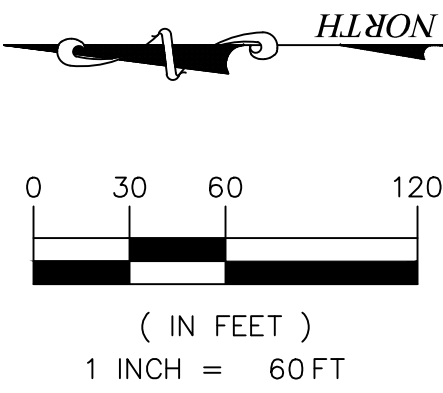


NOTES:

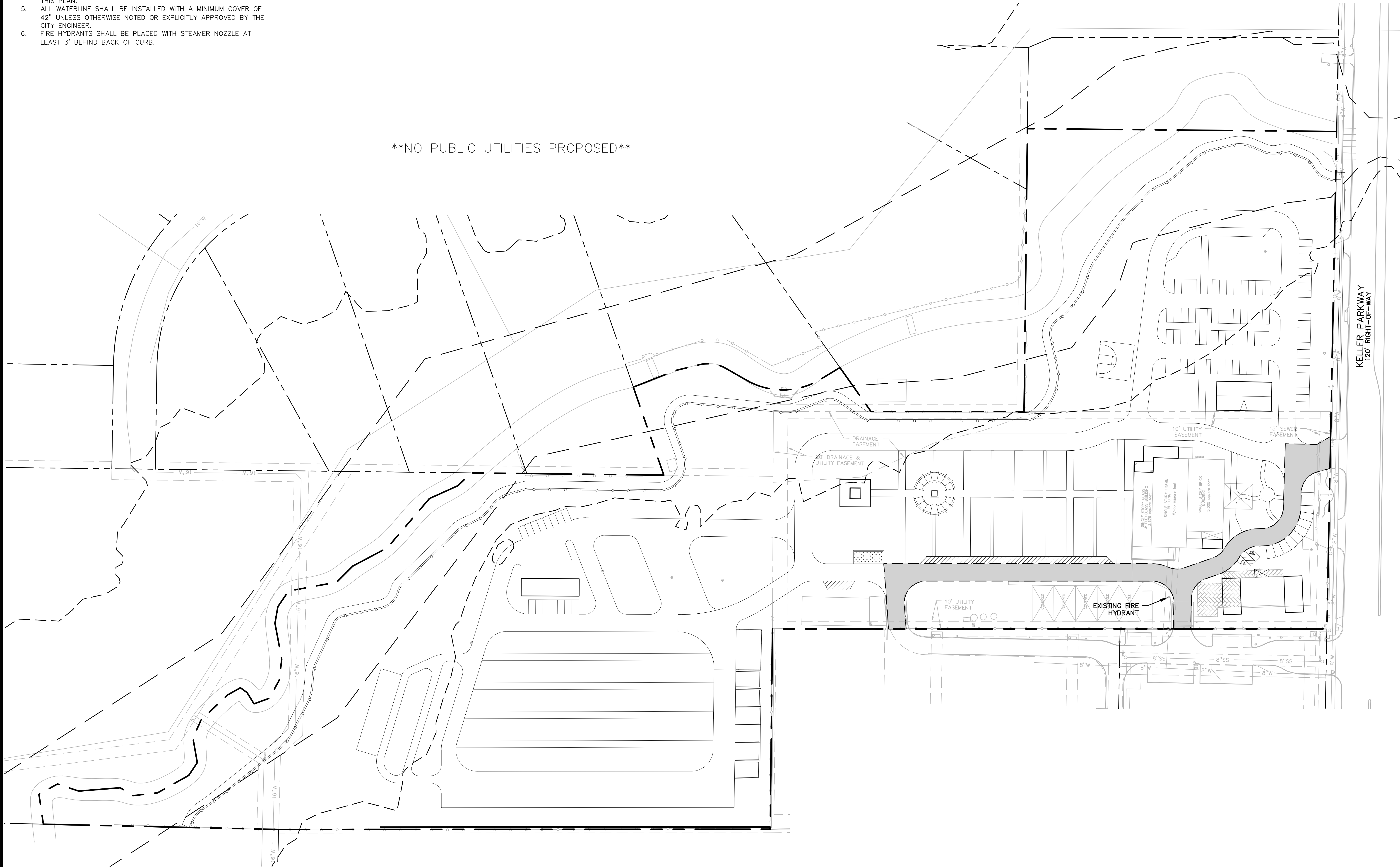
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF KELLER STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
3. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
4. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
5. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
6. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.

LEGEND

- PROP. 8" WATER LINE
- PROP. FIRE HYDRANT
- W
- SS
- FIRE LANE
- EXIST. WATER MAIN
- EXIST. SEWER MAIN



NO PUBLIC UTILITIES PROPOSED



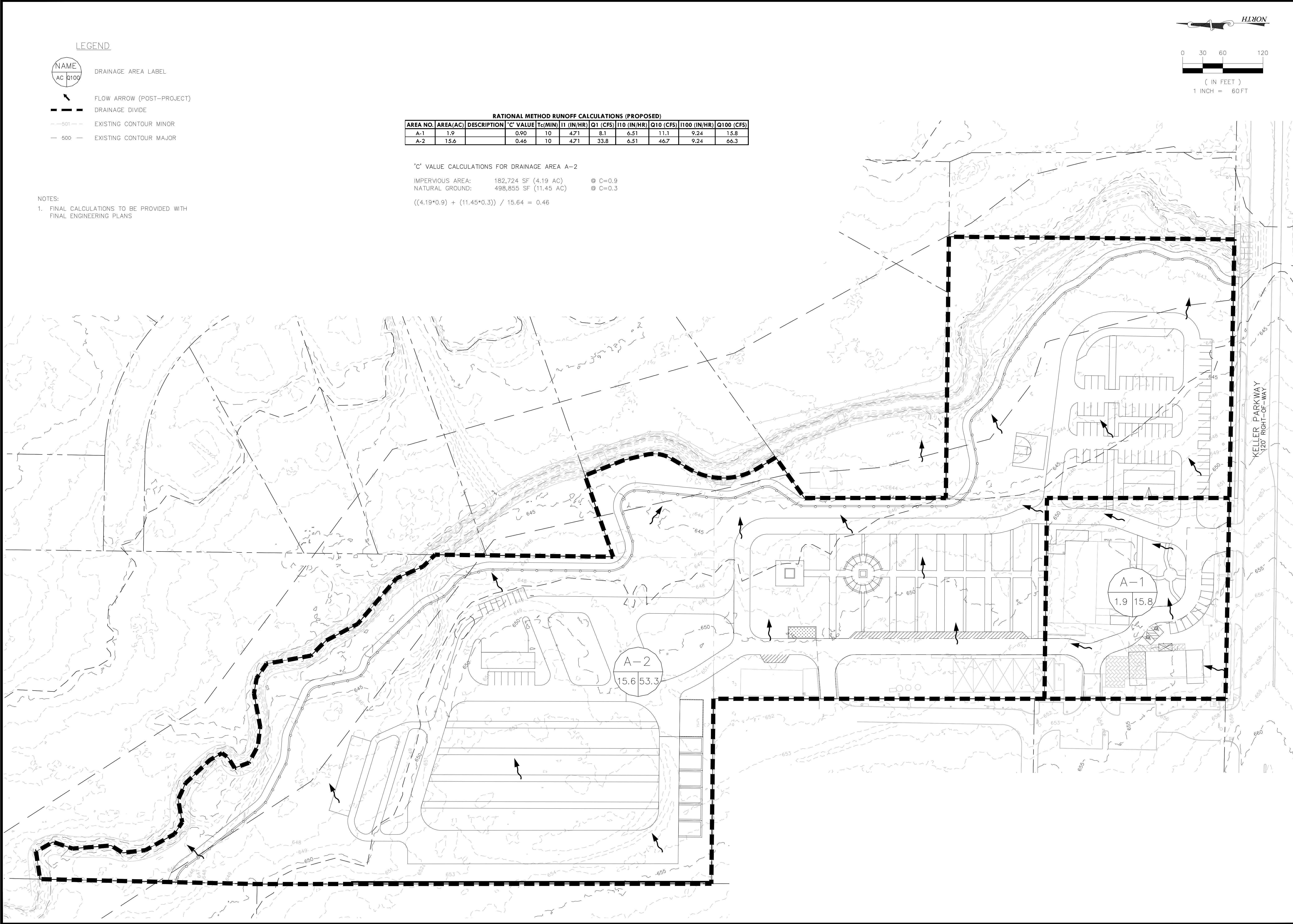
REDINGER GROUP, LLC
P.O. BOX 92006
SOUTH KELLER, TEXAS 75248
PHONE (817) 933-9727
FAX (817) 933-9727
ENGINEERING REGISTRATION NUMBER 7-2328
PREPARED FOR: RURAL PROPERTIES, LLC
1012-01
KELLER, TEXAS 75248
CONTACT: ED RUIBAL

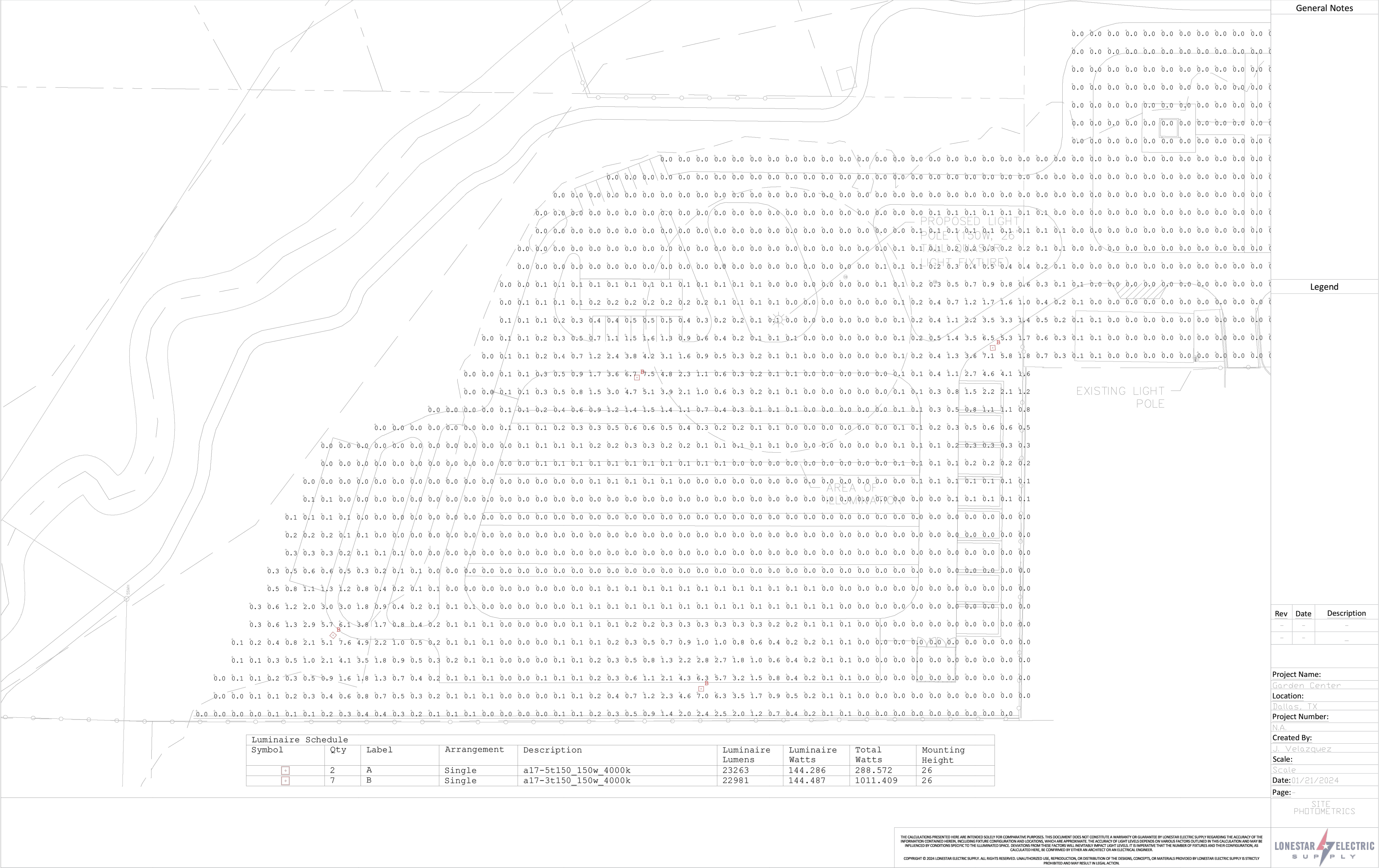
**PRELIMINARY UTILITY PLAN
LANDSCAPE SYSTEMS
KELLER, TEXAS**

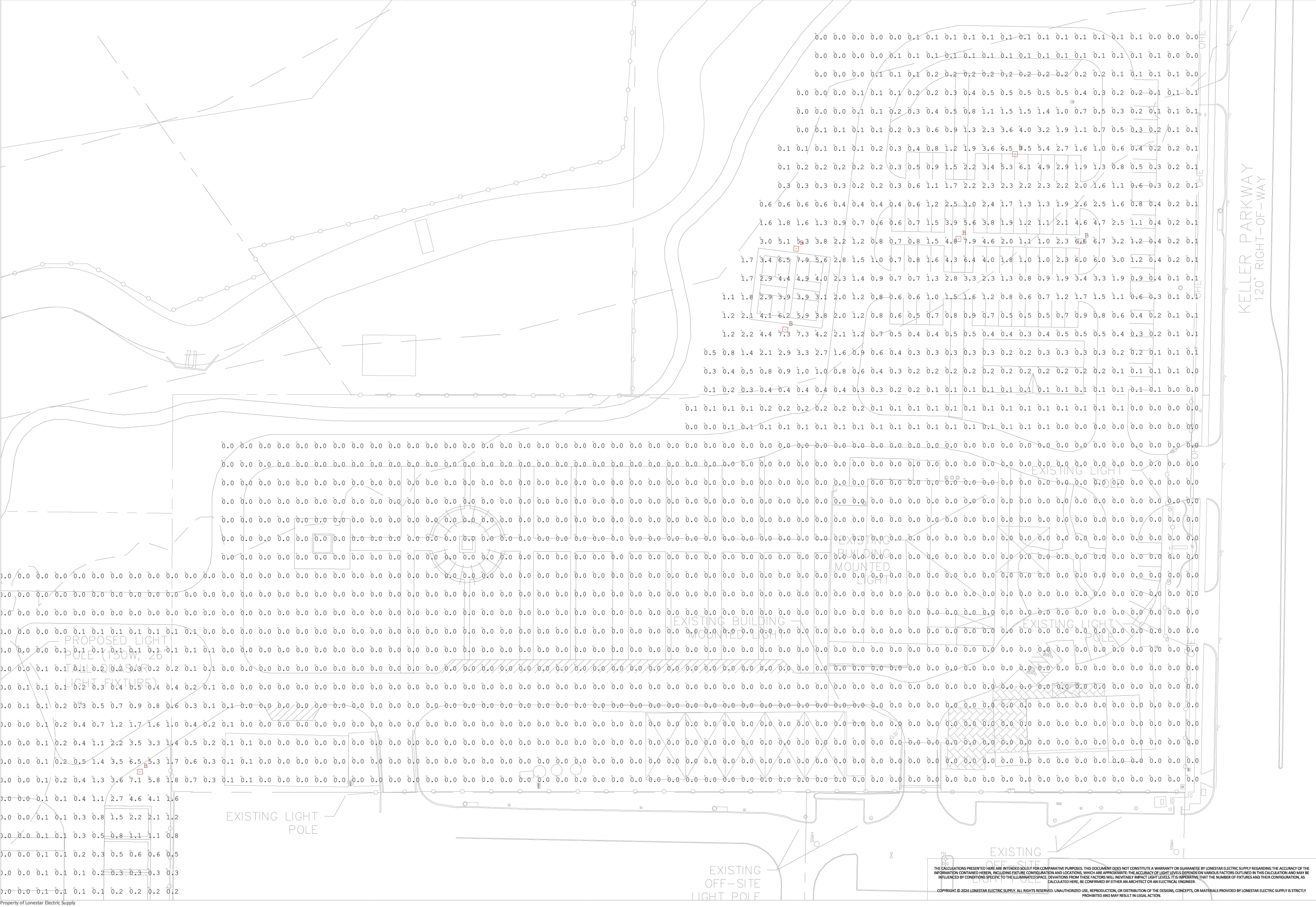
BENCHMARKS:
BM1
XXX
ELEV = XXX
BM2
XXX
ELEV = XXX

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes
Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **6/12/2025**

Drawn By: DSM
Reviewed By: CTR
Project: 1012-01







THE CALCULATIONS PRESENTED HERE ARE INTENDED SOLELY FOR COMPARATIVE PURPOSES. THIS DOCUMENT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY LONESTAR ELECTRIC SUPPLY REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, INCLUDING FIXTURE CONFIGURATION AND LOCATIONS, WHICH ARE APPROXIMATE. THE ACCURACY OF LIGHT LEVELS DEPENDS ON VARIOUS FACTORS OUTLINED IN THIS CALCULATION AND MAY BE INFLUENCED BY CONDITIONS SPECIFIC TO THE ILLUMINATED SPACE. DEVIATIONS FROM THESE FACTORS WILL INEVITABLY IMPACT LIGHT LEVELS. IT IS IMPERATIVE THAT THE NUMBER OF FIXTURES AND THEIR CONFIGURATION, AS CALCULATED HERE, BE CONFIRMED BY EITHER AN ARCHITECT OR AN ELECTRICAL ENGINEER.

COPYRIGHT © 2024 LONESTAR ELECTRIC SUPPLY. ALL RIGHTS RESERVED. UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION OF THE DESIGNS, CONCEPTS, OR MATERIALS PROVIDED BY LONESTAR ELECTRIC SUPPLY IS STRICTLY PROHIBITED AND MAY RESULT IN LEGAL ACTION.

General Notes

Legend

Rev	Date	Description
-	-	-
-	-	-

Project Name:
Garden Center

Location:
Dallas, TX

Project Number:
N/A

Created By:
J. Velazquez

Scale:
Scale

Date:01/21/2024

Page:-

SITE
PHOTOMETRICS



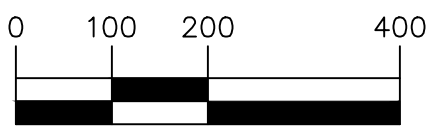
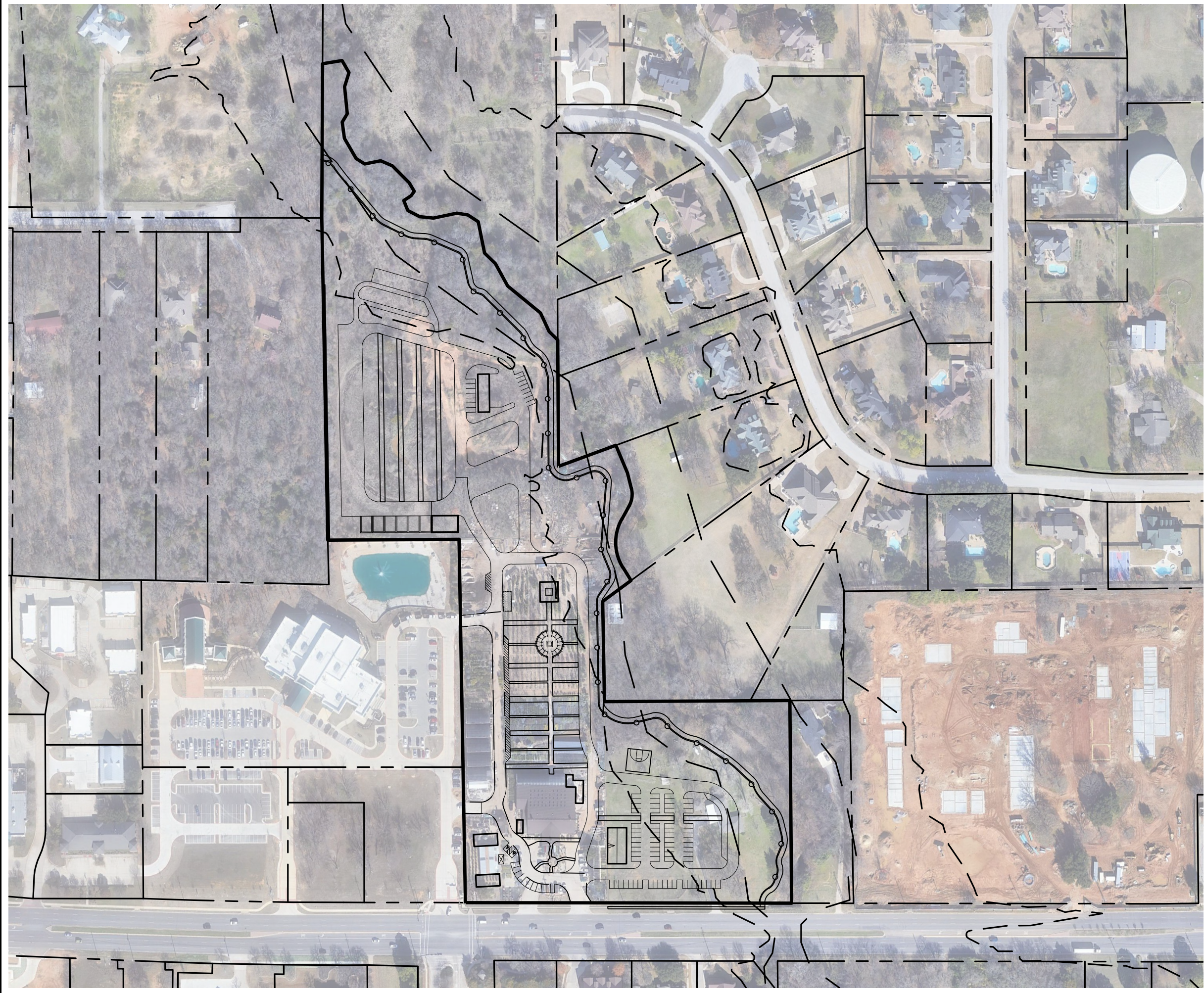
TREES TO REMAIN			TREES TO REMAIN			TREES TO REMAIN			TREES TO REMAIN			TREES TO REMAIN			TREES TO REMAIN		
Tree #	Size & Species		Tree #	Size & Species		Tree #	Size & Species		Tree #	Size & Species		Tree #	Size & Species		Tree #	Size & Species	
2105	14" BOIS D'ARC		2262	8" ELM		2743	22" BOIS D'ARC		2802	6" OAK		2802	6" OAK		2802	6" OAK	
2202	8" CEDAR		2263	36" BOIS D'ARC		2744	20" ELM		2803	10" HONEY LOCUST		2803	10" HONEY LOCUST		2803	10" HONEY LOCUST	
2203	12" ELM		2264	24" OAK		2745	18" ELM		2804	8" ELM		2804	8" ELM		2804	8" ELM	
2210	14" ELM		2265	22" OAK		2746	12" ELM		2805	22" OAK		2805	22" OAK		2805	22" OAK	
2211	6" ELM		2266	8" CEDAR		2747	16" ELM		2806	6" CEDAR		2806	6" CEDAR		2806	6" CEDAR	
2212	14" ELM		2267	22" OAK		2748	6" CEDAR		2807	8" OAK		2807	8" OAK		2807	8" OAK	
2213	26" ELM		2268	16" CEDAR		2749	18" ELM		2808	16" HACKBERRY		2808	16" HACKBERRY		2808	16" HACKBERRY	
2214	8" ELM		2269	22" OAK		2750	6" CEDAR		2809	6" MESQUITE		2809	6" MESQUITE		2809	6" MESQUITE	
2215	10" ELM		2270	34" OAK		2751	12" HONEY LOCUST		2812	6" HONEY LOCUST		2812	6" HONEY LOCUST		2812	6" HONEY LOCUST	
2216	22" BOIS D'ARC		2271	36" OAK		2752	12" OAK		2813	12" OAK		2813	12" OAK		2813	12" OAK	
2217	16" ELM		2272	22" OAK		2753	24" WILLOW		2814	20" OAK		2814	20" OAK		2814	20" OAK	
2218	16" ELM		2273	26" OAK		2754	12" ELM		2815	6" OAK		2815	6" OAK		2815	6" OAK	
2219	6" HACKBERRY		2274	12" ELM		2755	14" OAK		2816	14" OAK		2816	14" OAK		2816	14" OAK	
2220	6" ELM		2275	24" WILLOW		2756	18" ELM		2817	8" CEDAR		2817	8" CEDAR		2817	8" CEDAR	
2221	8" HACKBERRY		2276	6" ELM		2757	10" CEDAR		2818	14" ELM		2818	14" ELM		2818	14" ELM	
2222	8" ELM		2277	6" ELM		2758	22" ELM		2819	18" BOIS D'ARC		2819	18" BOIS D'ARC		2819	18" BOIS D'ARC	
2223	8" ELM		2278	6" ELM		2759	18" PECAN		2820	8" OAK		2820	8" OAK		2820	8" OAK	
2224	12" ELM		2279	24" BOIS D'ARC		2760	24" WILLOW		2821	18" OAK		2821	18" OAK		2821	18" OAK	
2225	8" ELM		2280	6" POPLAR		2763	8" ELM		2822	6" BOIS D'ARC		2822	6" BOIS D'ARC		2822	6" BOIS D'ARC	
2226	12" ELM		2281	6" CEDAR		2764	10" CEDAR		2823	24" OAK		2823	24" OAK		2823	24" OAK	
2227	6" OAK		2282	8" ELM		2765	8" CEDAR		2824	12" OAK		2824	12" OAK		2824	12" OAK	
2228	12" OAK		2283	8" HACKBERRY		2766	14" BOIS D'ARC		2825	24" OAK		2825	24" OAK		2825	24" OAK	
2229	14" OAK		2284	10" HACKBERRY		2767	16" BOIS D'ARC		2830	12" MESQUITE		2830	12" MESQUITE		2830	12" MESQUITE	
2230	6" OAK		2285	12" ELM		2768	20" PECAN		2831	10" MESQUITE		2831	10" MESQUITE		2831	10" MESQUITE	
2231	16" OAK		2286	10" ELM		2769	12" HACKBERRY		2832	6" MESQUITE		2832	6" MESQUITE		2832	6" MESQUITE	
2232	8" CEDAR		2287	6" ELM		2770	6" ELM		2833	8" MESQUITE		2833	8" MESQUITE		2833	8" MESQUITE	
2233	18" ELM		2288	8" ELM		2771	10" HACKBERRY		2840	16" OAK		2840	16" OAK		2840	16" OAK	
2235	6" ELM		2289	6" HACKBERRY		2772	10" ELM		2841	14" OAK		2841	14" OAK		2841	14" OAK	
2236	26" OAK		2291	18" ELM		2773	12" OAK		2842	14" OAK		2842	14" OAK		2842	14" OAK	
2237	22" ELM		2292	8" BOIS D'ARC		2774	6" ELM		2843	18" OAK		2843	18" OAK		2843	18" OAK	
2238	8" ELM		2293	6" BOIS D'ARC		2775	24" BOIS D'ARC		2844	10" OAK		2844	10" OAK		2844	10" OAK	
2239	10" ELM		2294	18" ELM		2776	24" BOIS D'ARC		2845	12" OAK		2845	12" OAK		2845	12" OAK	
2240	6" CEDAR		2295	8" ELM		2777	10" SOAPBERRY		2846	10" OAK		2846	10" OAK		2846	10" OAK	
2241	6" ELM		2296	8" ELM		2778	10" BOIS D'ARC		2847	6" ELM		2847	6" ELM		2847	6" ELM	
2242	6" ELM		2297	12" OAK		2779	8" OAK		2848	8" BOIS D'ARC		2848	8" BOIS D'ARC		2848	8" BOIS D'ARC	
2243	6" ELM		2298	8" ELM		2780	12" ELM		2849	6" ELM		2849	6" ELM		2849	6" ELM	
2244	12" ELM		2299	8" ELM		2781	10" ELM		2850	12" OAK		2850	12" OAK		2850	12" OAK	
2248	12" ELM		2300	6" ELM		2782	6" ELM		2851	10" OAK		2851	10" OAK		2851	10" OAK	
2249	6" CEDAR		2721	12" ELM		2783	14" ELM		2852	8" SOAPBERRY		2852	8" SOAPBERRY		2852	8" SOAPBERRY	
2250	14" ELM		2730	12" ELM		2784	18" ELM		2853	14" CEDAR		2853	14" CEDAR		2853	14" CEDAR	
2251	22" ELM		2731	8" ELM		2785	18" ELM		2854	20" ELM		2854	20" ELM		2854	20" ELM	
2252	14" ELM		2732	8" HACKBERRY		2786	20" ELM		2855	24" PECAN		2855	24" PECAN		2855	24" PECAN	
2253	14" CEDAR		2733	8" ELM		2787	6" BOIS D'ARC		2856	8" ELM		2856	8" ELM		2856	8" ELM	
2254	26" ELM		2734	18" ELM		2788	8" OAK		2857	14" ELM		2857	14" ELM		2857	14" ELM	
2255	12" ELM		2735	6" ELM		2789	12" ELM		2858	10" ELM		2858	10" ELM		2858	10" ELM	
2256	8" ELM		2736	8" ELM		2790	10" ELM		2859	6" ELM		2859	6" ELM		2859	6" ELM	
2257	8" CEDAR		2737	8" ELM		2791	12" ELM		2860	8" BOIS D'ARC		2860	8" BOIS D'ARC		2860	8" BOIS D'ARC	
2258	22" OAK		2738	6" HACKBERRY		2792	18" ELM		2861	12" ELM		2861	12" ELM		2861	12" ELM	
2259	34" OAK		2739	12" POPLAR		2793	24" OAK		2862	10" OAK		2862	10" OAK		2862	10" OAK	
2260	10" ELM		2740	8" ELM		2794	18" ELM		2863	12" OAK		2863	12" OAK		2863	12" OAK	
2261	12" ELM		2741	18" BOIS D'ARC		2795	6" OAK		2864	26" OAK		2864	26" OAK		2864	26" OAK	

TREES TO BE REMOVED		
Tree #	Size & Species	Removal
2204	8" OAK	GRADING
2205	30" OAK	TRAIL
2206	6" ELM	TRAIL
2207	14" ELM	TRAIL
2208	12" ELM	TRAIL
2209	6" ELM	GRADING
2233	16" OAK	PAVEMENT
2245	12" ELM	TRAIL
2246	6" CEDAR	TRAIL
2247	12" ELM	TRAIL
2290	12" OAK	GRADING
2742	12" ELM	TRAIL
2761	10" ELM	TRAIL
2762	12" CEDAR	TRAIL
2780	18" BOIS D'ARC	EXEMPT
2781	10" ELM	TRAIL
2782	12" ELM	TRAIL
2783	10" ELM	TRAIL
2810	8" MESQUITE	EXEMPT
2811	10" MESQUITE	EXEMPT
2826	6" OAK	PAVEMENT
2827	6" OAK	PAVEMENT
2828	10" MESQUITE	EXEMPT
2829	12" MESQUITE	EXEMPT
2834	12" CEDAR	PAVEMENT
2835	16" BOIS D'ARC	EXEMPT
2836	8" MESQUITE	EXEMPT
2837	12" MESQUITE	EXEMPT
2838	14" BOIS D'ARC	EXEMPT
2839	8" MEXICAN PLUM	GRADING
2843	6" HACKBERRY	EXEMPT
2844	8" ELM	PAVEMENT
2845	8" OAK	PAVEMENT
2846	10" MESQUITE	EXEMPT
2847	8" HONEY LOCUST	PAVEMENT
2848	12" MESQUITE	EXEMPT
2849	8" MESQUITE	EXEMPT
2850	6" MESQUITE	EXEMPT


TREES TO BE REMOVED		
Tree #	Size & Species	Removal
2851	12" MESQUITE	EXEMPT
2852	10" MESQUITE	EXEMPT
2853	8" MESQUITE	EXEMPT
2854	18" OAK	PAVEMENT
2855	18" OAK	PAVEMENT
2856	14" OAK	PAVEMENT
2857	14" OAK	PAVEMENT
2858	12" OAK	PAVEMENT
2859	18" OAK	PAVEMENT
2860	6" ELM	PAVEMENT
2861	8" OAK	PAVEMENT
2862	12" OAK	PAVEMENT
2863	14" OAK	PAVEMENT
2864	20" OAK	PAVEMENT
2865	14" OAK	PAVEMENT
2866	18" OAK	PAVEMENT
2867	12" OAK	PAVEMENT
2868	6" OAK	PAVEMENT
2869	6" ELM	PAVEMENT
2870	14" OAK	PAVEMENT
2871	10" ELM	PAVEMENT
2872	16" OAK	PAVEMENT
2873	22" OAK	PAVEMENT
2874	14" OAK	PAVEMENT
2875	6" OAK	PAVEMENT
2876	12" OAK	PAVEMENT
2877	18" OAK	PAVEMENT
2878	10" ELM	PAVEMENT
2879	12" OAK	PAVEMENT
2883	18" OAK	PAVEMENT
2884	8" OAK	PAVEMENT
2885	10" OAK	PAVEMENT
2886	14" OAK	PAVEMENT
2887	8" OAK	PAVEMENT
2888	10" OAK	PAVEMENT
2894	6" OAK	PAVEMENT
2895	8" OAK	PAVEMENT
2896	6" OAK	PAVEMENT

TREES TO BE REMOVED		
Tree #	Size & Species	Removal
2897	20" OAK	PAVEMENT
2898	20" OAK	PAVEMENT
2899	10" OAK	PAVEMENT
2900	12" MESQUITE	EXEMPT
2901	26" OAK	PAVEMENT
2913	14" OAK	PAVEMENT
2914	12" OAK	PAVEMENT
2915	10" BOIS D'ARC	EXEMPT
2916	12" ELM	PAVEMENT
2917	8" OAK	PAVEMENT
2918	12" OAK	PAVEMENT
2919	18" OAK	PAVEMENT
2920	12" OAK	PAVEMENT
2921	12" OAK	PAVEMENT
2924	6" OAK	TRAIL
2935	12" OAK	PAVEMENT
2936	16" OAK	PAVEMENT
2937	12" OAK	PAVEMENT
2938	10" OAK	PAVEMENT
2939	10" OAK	PAVEMENT
2943	14" OAK	PAVEMENT
2955	12" OAK	PAVEMENT
2964	6" ELM	TRAIL
2970	8" ELM	TRAIL
2978	6" SOAPBERRY	PAVEMENT
2979	6" SOAPBERRY	BUILDING
2980	8" SOAPBERRY	BUILDING
2981	10" SOAPBERRY	BUILDING
2982	12" SOAPBERRY	BUILDING
2983	18" SOAPBERRY	BUILDING
2984	10" HONEY LOCUST	BUILDING
2985	6" HONEY LOCUST	BUILDING
2986	24" BOIS D'ARC	EXEMPT
2987	10" ELM	GRADING
2988	20" BOIS D'ARC	EXEMPT
9001	16" PECAN	GRADING
9002	16" OAK	GRADING
9009	20" PECAN	TRAIL

TREES TO BE REMOVED		
Tree #	Size & Species	Removal
9010	15" CEDAR	GRADING
9011	14" ELM	TRAIL
9012	7" CEDAR	GRADING
9013	12" ASH	TRAIL
9014	12" ASH	TRAIL
9015	12" ASH	GRADING
9016	14" ASH	TRAIL
9017	26" OAK	PAVEMENT
9018	24" OAK	PAVEMENT
9019	22" OAK	PAVEMENT
9020	17" OAK	PAVEMENT
9021	20" OAK	PAVEMENT
9022	14" OAK	GRADING
9023	22" OAK	GRADING
9025	24" ASH	GRADING
9026	18" ASH	GRADING
9027	20" ASH	GRADING
9032	12" ASH	TRAIL
9036	20" CEDAR ELM	TRAIL
9072	14" ELM	
9073	18" ELM	
9089	8" ELM	TRAIL
9092	6" ELM	TRAIL
9094	6" ELM	GRADING
9095	8" ELM	GRADING
9097	6" ELM	PAVEMENT
9098	6" ELM	PAVEMENT
9114	6" CEDAR ELM	



(IN FEET)
1 INCH = 200 FT

LANDSCAPE SYSTEMS				
AERIAL OVERLAY				
KELLER, TEXAS				
 <small>P.O. BOX 93206 SOUTH LAKE, TEXAS 76092 PHONE: (817) 253-5727 ENGINEERING FIRM REGISTRATION NUMBER F-23328</small>				
DRAWN BY: DSM	SCALE: 1"=200'	DATE: 6/12/2025	PROJECT NO.: 1012-01	SHEET: 8

TYPICAL GREENHOUSES AND SHADE STRUCTURES ELEVATIONS



SOUTHEAST VIEW FROM BOWDEN CENTER



SAMPLE IMAGES OF LOOKING EAST FROM PROPERTY (EXISTING RESIDENTIAL BACKGROUND)



TYPICAL GREENHOUSES AND SHADE STRUCTURES ELEVATIONS



SOUTHEAST VIEW FROM BOWDEN CENTER



TYPICAL FENCING MATERIAL FOR PICKLE BALL COURTS



SAMPLE IMAGES OF LOOKING EAST FROM PROPERTY (EXISTING RESIDENTIAL BACKGROUND)

