

Keller – The Preserve at Keller Oaks

Design Standards

Zoning Case No. ZONE-2602-0001

Skorburg Company – June 23th, 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 on 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 lot width shall be 106' wide.
2. Minimum lot depth shall be 145 feet deep.
3. Minimum Rear Yard Setback shall be 15', except along the southern boundary (lots 38-46) where it shall be 40'.
4. 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.
5. Maximum Height shall be 2 ½ story/ 35' for the main building. Homes on Lots 38-46 of the Detailed Site Plan shall be restricted to one story in height with a maximum height of 35'.
6. Exterior wall materials for residences
 - a. 100% masonry on the front elevation (brick, stone or cementitious siding).
 - b. 80% overall masonry per elevation.
7. 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.

8. Garage door materials and decorative design

a. Raised panel, wood or decorative garage door(s) with opener.

9. Driveway approaches shall be no wider than 20’.

10. Driveway surface materials (concrete, pavers, etc.)

a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.

11. Landscaping and irrigation requirements for individual lots:

a. All lots shall have full irrigation systems.

b. All lots shall have a minimum of two 3” caliper trees.

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.”

12. There shall be a minimum of 15% of open space of the residential acreage.

13. 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.

14. 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.

15. 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.

16. Cluster mailbox location and design

- a. A cluster mailbox shall be provided, as per USPS standards.

17. 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.

18. All lateral and service lines for all utilities shall be placed and maintained underground.

19. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.

20. Additional Requirements:

- a. The street connection to Keller Springs Avenue 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.

- b. There shall be a 35' Tree Preservation Easement along the back of lots 7-17, 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.

- c. 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).

- d. Open Storage is prohibited (except for materials for the resident's personal consumption i.e. firewood, gardening materials, etc.)

- e. Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.

- f. Other Regulations – As established in Section 9.01 – Building Design and Development Standards.



LOT SUMMARY TABLE BY LOT SIZE

# of Lots	Lot Size	Lot Mix %
20	15,000 SF-19,999 SF	36.36 %
35	20,000 SF +	63.64 %

LOT SUMMARY TABLE BY LOT WIDTH

Lot Type	Minimum Lot Size	Minimum Lot Width	Lot Count	Lot Mix %	Average Lot Size	Density	Open Space Acreage	Open Space Percentage
A	15,370 SF	106'	12	21.82%	15,949 SF			
B	16,458 SF	112.5'	25	45.45%	20,973 SF			
C	20,000 SF	125'	18	32.73%	20,702 SF			
Total/Average			55	100%	19,788 SF	1.54 du/ac	5.28	15%

THE PRESERVE AT KELLER OAKS CONCEPT PLAN F RENDERING
 39.38 ACRES
 KELLER, TEXAS



LEGEND

- 6' MASONRY WALL WITH COLUMNS EVERY 50'
- 8' MASONRY WALL WITH COLUMNS EVERY 50'
- 6' DECORATIVE METAL FENCE
- RETAIN/REPAIR NEIGHBORS EXISTING FENCE OR BUILD UP TO AN 8' PRESTAINED CEDAR FENCE

# of Lots	Lot Size	Lot Mix %
20	15,000 SF-19,999 SF	36.36 %
35	20,000 SF +	63.64 %

Lot Type	Minimum Lot Size	Minimum Lot Width	Lot Count	Lot Mix %	Average Lot Size	Density	Open Space Acreage	Open Space Percentage
A	15,370 SF	106'	12	21.82%	15,949 SF	1.54 du/ac	5.28	15%
B	16,458 SF	112.5'	25	45.45%	20,973 SF			
C	20,000 SF	125'	18	32.73%	20,702 SF			
Total/Average			55	100%	19,788 SF			

