



ISSUE DATE:
March 12, 2020

A DEVELOPMENT BY:
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DEVELOPMENT NARRATIVE

REALTY CAPITAL MANAGEMENT, LLC,
377
DEVELOPMENT NARRATIVE

Director of Planning
City of Keller
1100 Bear Creek Parkway
Keller, TX 76248

Re: Center Stage Planned Development
Keller, Texas

Director of Planning,

The project is located on the east side US 377 between Mount Gilead Rd and Ridge Point Parkway comprising approximately 38 acres adjacent to the Milestone Church. The intent of this project is to enhance the US 377 corridor with a project that includes a mixture of uses in an urban format, employing pedestrian oriented streets to connect living, working and entertainment uses within a walkable, tree-shaded environment.

As stated in the US Highway 377 North Overlay District, the area should:
"Create unique site design, building architecture, and streetscape that enhance the overall image of the corridor while remaining compatible with adjacent developed and planned residential neighborhoods."

Open spaces and streetscapes are most appealing when they are activated. Activation can take the form of destinations such as shopping, restaurants, or open spaces for leisure gathering, or simply by being filled with people. Center Stage PD proposes to use both strategies to activate the public spaces by adding a Community Lawn in conjunction with multiple restaurants, retail shopping opportunities along a pedestrian-oriented streetscape, and adding urban style residential lofts to insure the public spaces constitute a vibrant attraction for all residents of Keller.

Realty Capital Management is one of the leading developers of mixed-use, urban style development. A sampling of Realty Capital's projects is attached below. More information on these and other mixed-use projects will be provided. We look forward to working with the City of Keller to bring a unique and exciting destination to the City.

Sincerely,

Jimmy Archie
Managing Director
Realty Capital Management

MIXED-USE PROJECTS BY REALTY CAPITAL

THE VENUE, NORTH RICHLAND HILLS, TX



THE VILLAGE, COLLEYVILLE, TX



MIXED-USE PROJECTS BY REALTY CAPITAL

LAKESIDE DFW, FLOWER MOUND, TX



ADMINISTRATION

SECTION 2: ADMINISTRATION

A) Applicability

The requirements of these Standards are mandatory and all development on land located within the boundaries of the Center Stage Planned Development District must adhere to the rules and regulations set forth herein.

B) Conflicting Regulations

Except as provided by these Standards, development within the Planned Development District is governed by City regulations. For any issues, regulations, or standards not addressed by this Planned Development ordinance, the UDC shall control. Building codes, life safety codes, and Federal and State regulations shall take precedence where a standard requires actions that are in conflict with this Planned Development ordinance.

C) Concept Plan

1. This Planned Development ordinance shall constitute the submittal of the Concept Plan in accordance with Section 8.04 of the UDC. The Detailed Site Plan, in accordance with Section 8.04 (D)(2) of the UDC shall be submitted in a subsequent application.
2. Concept Plan (See Figure 3.1 herein): The Concept Plan is, by definition, conceptual in nature, and the final plan(s) may differ from the image depicted in Figure 3.1. The Regulating Plan and the attached regulations govern all the allowable development within the Planned Development District.

D) Permitted Uses

1. The Permitted Use Table (See Table 3.1 herein) lists the permitted and prohibited uses within the Planned Development. The Permitted Uses shall include all the current permitted uses under the existing 'C' commercial and 'R' Retail zoning uses listed in the Keller UDC plus residential uses, as restricted by Table 3.1.
2. Except as specified in this PD, 'C' or 'R' uses requiring an SUP in the UDC shall also require an SUP under this planned development ordinance unless specifically exempted in the Permitted Use Table.

E) Detailed Site Plan

1. The Applicant shall submit a Detailed Site Plan (DSP) by phase for the planned development district for Council consideration and approval. The DSP shall provide the information specified in Section 8.04 (D)

(2) of the UDC necessary to develop the final plats for each phase of the development.

2. The information required in paragraphs 8.04 (D)(1)(e) (engineered building pad design) and 8.04 (D)(1)(F) (all building elevations) shall only apply to the initial phase of development, not the entire District. (*Section 8.04 (E)(3)(a) allows the Detailed Site Plan to be submitted in sections.*)
3. Review of the DSP for the entire site provides Council an opportunity to confirm that the details (traffic, drainage, tree mitigation, etc.) have been addressed and the project may proceed. If the Detailed Site Plan materially complies with the Center Stage Planned Development standards, approval by City Council shall be non-discretionary; no public hearing shall be required.

F) Site Plan Non-conformance

If the Detailed Site Plan is not in Substantial Conformance as described by the UDC with the Center Stage Planned Development Regulations, then the DSP shall be subject to public hearings at the Planning and Zoning Commission for consideration and recommendation and at City Council for consideration and approval prior to applying for building permits.

G) Final Plat

After approval of the Detailed Site Plan, and assuming the Final Plat does not require any variances and materially complies with the DSP, the Planning and Zoning Commission shall approve the Final Plat. Upon P&Z approval, the City may release building permits after review and approval of construction documents.

H) Substantial Conformance:

Changes of detail on the DSP, which differ from the Concept Plan, but do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, or increase the density, building height or coverage of the site, the off-street parking ratio or reduce the yards provided at the boundary of the site, or does not significantly alter the landscape plans as indicated on the approved Conceptual Plan shall be deemed in Substantial Conformance with the Zoning.

I) Milestone Church Connection:

See Figure 4.1, Access Drive #5 for required connection to the adjacent property.

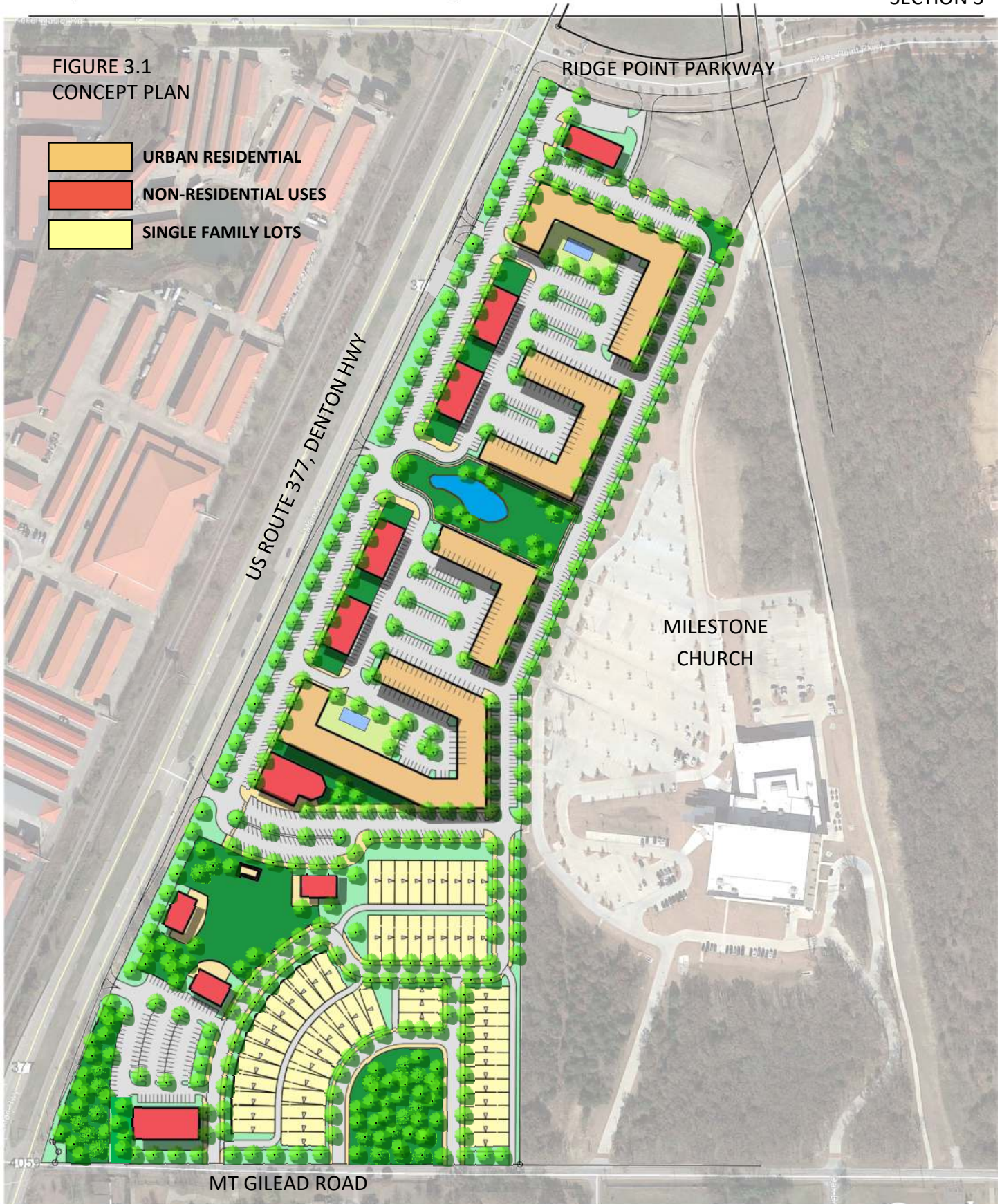
GENERAL REGULATIONS

3.1: General Development Standards

- A. General: The following tables and illustrations identify general regulations for all Blocks within the Center Stage Planned Development District.
- B. The Regulating Plan and associated standards and the other sections of the Planned Development Code govern the following standards.
 - 1. See Table 3.2 for Lot Development Standards that define the minimum and maximum lot areas and/or dimensions.
 - 2. See Section 4 for allowable vehicular ingress and egress from the Planned Development District.
 - 3. See Section 4 for streetscape and pedestrian network standards within the Planned Development District.
 - 4. See Section 5 for Open Space and Landscape standards.
 - 5. See Section 6 for Parking on-street, off-street and garage parking standards;
 - 6. See Section 7 for Architectural and building façade standards;
 - 7. See Section 8 for Signage standards.
- C. Regulating Plan Block A
 - 1. Block A1: contains primarily single family lots. See Table 3.1 for the maximum number of lots permitted. The area of Block A1 shall not exceed 10 acres, and shall include Gilead Joint open space. The alignment of the public streets within A1 may differ from the alignment shown based on engineering and topographic constraints.
 - 2. Block A2: contains non-residential uses. See Table 3.1 for permitted uses. The area of Block A2 shall include a minimum of 4.5 acres, and shall include the Community Lawn, a minimum of 3 restaurant pad sites contiguous with the Community Lawn, one office building pad site, and the Bosque open space.
- D. Regulating Plan Block B
 - 1. Block B1: contains primarily Urban Residential Lofts. See Table 3.1 for the maximum number of dwelling units permitted. Frontage of Block B1 fronting on Street A shall not exceed 150' and shall comply with the commercial façade standards in Section 7 of this Planned Development ordinance. The location and arrangement of parking and recreational amenities may differ from the Concept Plan provided that the parking and private recreational amenities and dumpster enclosures are located within the interior of the Block.
 - 2. Block B2: contains non-residential uses. See Table 3.1 for permitted uses. The area of Block B2 shall include a minimum of 0.6 acres, and shall include at least one Plaza and a maximum of 3 Plazas, and commercial space per paragraph 3.1(G) below. Frontage of Block B2 fronting on Street A shall comply with the commercial façade standards in Section 7 of this Planned Development ordinance.
 - 3. Block B3: contains non-residential uses. See Table 3.1 for permitted uses. The area of Block B3 shall include a minimum of 0.4 acres, and shall include Trinity Joint open space, a minimum of 5,000 SF of commercial space. Frontage of Block B2 fronting on Street A shall comply with the commercial façade standards in Section 7 of this Planned Development ordinance.
- E. Regulating Plan Block C
 - 1. Block C1: contains primarily Urban Residential Lofts. See Table 3.1 for the maximum number of dwelling units permitted. Frontage of Block C1 fronting on Street A shall not exceed 150' and shall comply with the commercial façade standards in Section 7 of this Planned Development ordinance. The location and arrangement of parking and recreational amenities may differ from the Concept Plan provided that the parking and private recreational amenities and dumpster enclosures are located within the interior of the Block.
 - 2. Block C2: contains non-residential uses. See Table 3.1 for permitted uses. The area of Block C2 shall include a minimum of 0.6 acres, and shall include at least one Plaza and a maximum of 3 Plazas, and commercial space per paragraph 3.1(G) below. Frontage of Block C2 fronting on Street A shall comply with the commercial façade standards in Section 7 of this Planned Development ordinance.
- F. Regulating Plan Block D: contains non-residential uses. See Table 3.1 for permitted uses. The area of Block D shall include a minimum of 0.5 acres, and shall include a commercial pad site. Block D may provide additional parking between the private street, Street D, and the building if the building is oriented toward Ridge Point Parkway.
- G. Minimum Commercial Development: Block B2 shall include a minimum 12,000 SF of commercial space and shall be constructed simultaneously with Block B1. Block C2 shall include a minimum 12,000 SF of commercial space and shall be constructed simultaneously with Block C1.

FIGURE 3.1
CONCEPT PLAN

-  URBAN RESIDENTIAL
-  NON-RESIDENTIAL USES
-  SINGLE FAMILY LOTS



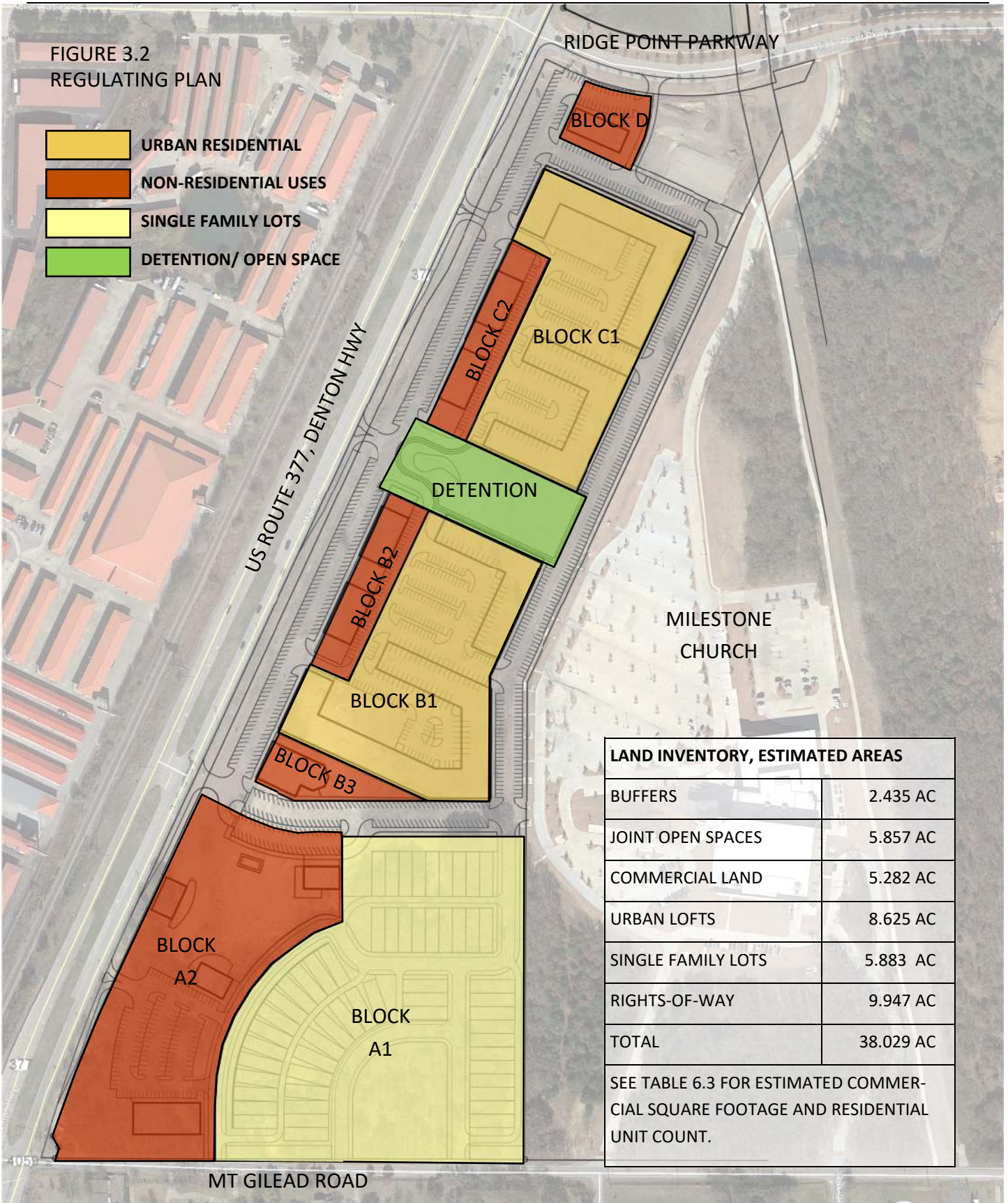


TABLE 3.1 PERMITTED USE TABLE

PERMITTED USES	BLOCK A1	BLOCK A2	BLOCK B1	BLOCK B2	BLOCK B3	BLOCK C1	BLOCK C2	BLOCK D
UDC ZONE 'C' AND 'R' USES		P	P	P	P	P	P	P
UDC ZONE 'C' AND 'R' MODIFICATIONS								
Entertainment, Indoor and Outdoor		P	P	P	P	P	P	P
Bar, Tavern		P	P	P	P	P	P	P
Grocery under 20,000 square feet		P	P	P	P	P	P	P
Minor medical Emergency Clinic		P	P	P	P	P	P	P
General Office		P	P	P	P	P	P	P
Public Parking Garage		P	P	P	P	P	P	P
Restaurant, Café: On-premise alcohol sales		P	P	P	P	P	P	P
Spa, Cosmetology or Massage		P	P	P	P	P	P	P
ADDITIONAL PERMITTED USES								
URBAN LOFTS, MAXIMUM DWELLING UNITS			NOTE 3			NOTE 3		
SINGLE FAMILY DETACHED, MAXIMUM LOTS	57							
MINIMUM OPEN SPACE	15% OVERALL, EXCLUDING LANDSCAPE BUFFER							
DETENTION	P	P	P	P	P	P	P	P
NOTE 1: BLOCK 'A' NON-RESIDENTIAL USES ARE NOT REQUIRED TO ORIENT THE BUILDINGS TO FACE US 377.								
NOTE 2: NON-RESIDENTIAL USES MAY INCLUDE ANCILLARY USES SUCH AS LEASING OFFICE, FITNESS CENTER, OR MAIL ROOM., BUT ARE LIMITED TO BLOCKS B1 AND C1.								
NOTE 3: TOTAL NUMBER OF URBAN LOFT DWELLING UNITS IN BLOCK B1 PLUS BLOCK C1 SHALL NOT EXCEED 475 UNITS.								

TABLE 3.2 LOT STANDARDS

	SINGLE FAMILY	URBAN LOFTS	COMMERCIAL
MINIMUM LOT WIDTH (FT)	30'	75'	75'
MINIMUM LOT DEPTH (FT)	90'	NONE	NONE
MINIMUM LOT AREA (SF)	2700 SF	33,000 SF	10,000 SF
MINIMUM FRONT SETBACK	10'	0'	0'
MINIMUM SIDE SETBACK	0' / 5'	NONE	NONE
MINIMUM REAR SETBACK	18'	0'	0'

TABLE 3.3 TABLE OF PLANNED DEVELOPMENT DEVIATIONS FROM ENGLER SETTLEMENT—PLANNING AREA G

ITEM IN ENGLER SETTLEMENT	PD STANDARD
SECTION 10(d): Lot Tabulation Box Required	Not Required
SECTION 11: Incentive for Larger Lot Development	Not Applicable
SECTION 18: Permitted Uses	UDC 'R' and 'C' uses plus specific additional uses
SECTION 19: Landscape Requirements	100' buffers do not apply

STREETS AND STREETSCAPE STANDARDS

**FIGURE 4.1
STREET PLAN**

- STREET TYPE 1
- STREET TYPE 1 or 2
- STREET TYPE 3
- ALLEYS
- FULL ACCESS INGRESS/EGRESS
- RIGHT-IN / RIGHT-OUT
- RIGHT-IN ONLY
- OPTION FOR CONNECTION

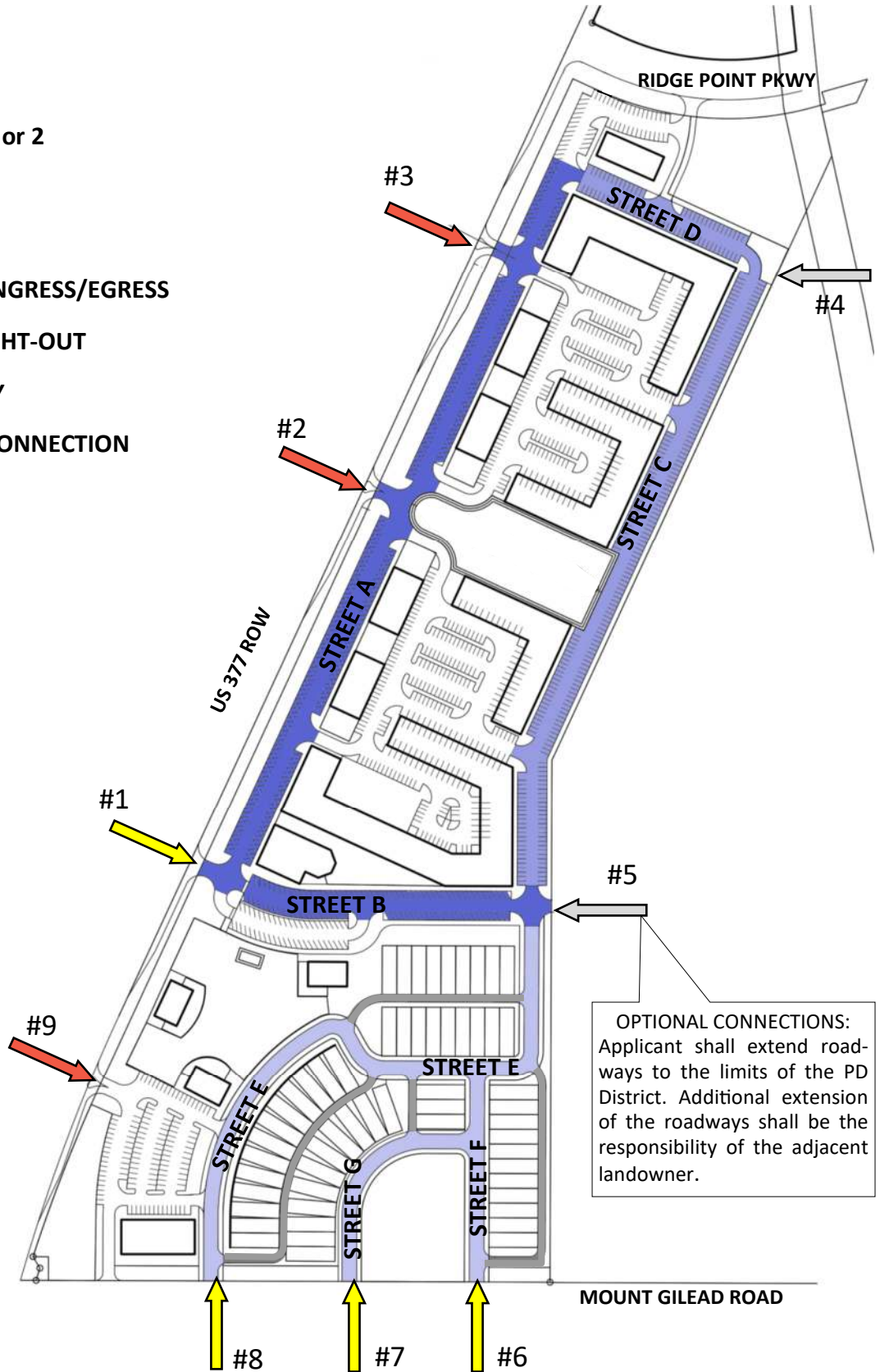
NOTE 1: A legally subdivided lot is not required to have frontage on a public right-of-way provided the lot has access to a Public Access Easement that connects to a public right-of-way.

NOTE 2: Access drives are subject to TXDOT approval after Traffic Impact Analysis is finalized.

NOTE 3: The Fire Apparatus Access Road located between Block B3 and Blocks A1 and A2 also provides access to the single family residential properties located on the southern most end of the development. That access point shall not be gated, have bollards installed or otherwise obstructed from gaining immediate access.

NOTE 4: Dead end streets shall be provided with a Cul-de-sac, ROW diameter 120' and paved diameter 100'. This would apply to the southern ends of Streets E, F and G if they terminate in a dead end.

NOTE 5: All projects must comply with the 2018 International Fire Code as amended and adopted.



4.1: General Street Standards

- A. General: Center Stage development is based on an urban block structure. The streets defining the blocks are permitted some flexibility to accommodate detention requirements and phasing of the development. The tables and illustrations identify standards for streets, parkways, sidewalks, and street trees, and the allowances for flexible block structure.
- B. Conceptual Vehicular Street Network (See Figure 4.1): The Figure illustrates the proposed street network within the Planned Development District.
- C. The maximum number of access drives to the site from perimeter public rights-of-way is defined in Figure 4.1, subject to TXDOT approval.
- D. Ingress drives from US 377 shall have a minimum separation in accordance with TXDOT regulations.
- E. Lane Widths: Minimum fire lane access identified in the street types shall be increased from 24' to 26' where fire access to 4 story buildings is required.
- F. Private streets, structured as public access easements, include both vehicular access and on-street parking, as well as the pedestrian network and streetscape. Vehicular easements include the area between curbs. Pedestrian easements include the tree planting area and sidewalks.
- G. Mt Gilead Road Improvements: The Applicant shall be responsible for the proportional share of expenses for any required improvements to Mount Gilead Road, based on the results of the Traffic Impact Analysis.
- H. Fire Lanes, access drives, access locations, loading zones, and turning radii, shall be subject to review and approval in each site Plan application.

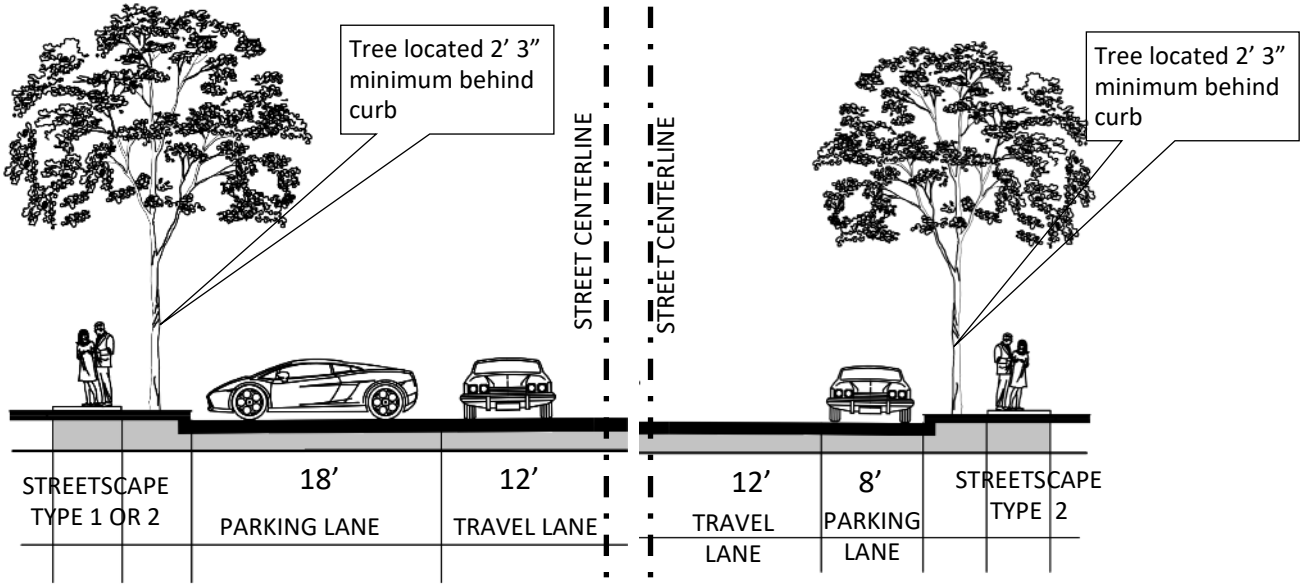
TABLE 4.1: STREET LEGEND

STREET NAME	PUBLIC/PRIVATE	STREET TYPE	STREETSCAPE TYPE	NOTES
STREET A	PRIVATE	STREET TYPE 1	STREETSCAPE TYPE 1	ON-STREET PARKING REQUIRED
STREET B	PRIVATE	STREET TYPE 1	STREETSCAPE TYPE 1	ON-STREET PARKING REQUIRED
STREET C	PRIVATE	STREET TYPE 1 OR 2	STREETSCAPE TYPE 2	ON-STREET PARKING OPTIONAL
STREET D	PRIVATE	STREET TYPE 1 OR 2	STREETSCAPE TYPE 2	ON-STREET PARKING OPTIONAL
STREET E	PUBLIC	STREET TYPE 3	STREETSCAPE TYPE 3	NO STRIPED PARKING SPACES
STREET F	PUBLIC	STREET TYPE 3	STREETSCAPE TYPE 3	NO STRIPED PARKING SPACES
STREET G	PUBLIC	STREET TYPE 3	STREETSCAPE TYPE 3	NO STRIPED PARKING SPACES
RESIDENTIAL ALLEY	PUBLIC	ALLEY	NOT APPLICABLE	NO PARKING

TABLE 4.2 ALLEY & FIRE LANE STANDARDS

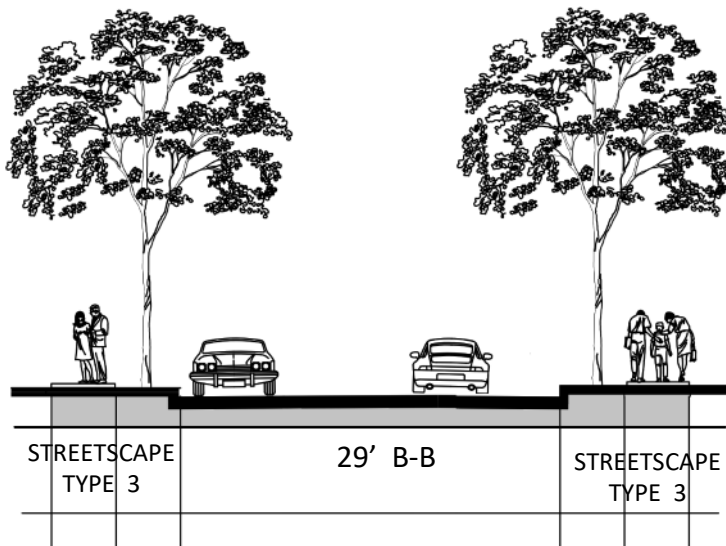
RESIDENTIAL ALLEY	RESIDENTIAL ALLEY	FIRE LANES
PAVED WIDTH	12' minimum	24' (26' adjacent to 4-story buildings)
MINIMUM ROW WIDTH	15'	Not applicable
PARKING LANE WIDTH	No parking	Not applicable
INTERSECTION RADIUS	30' inside radius	30' inside radius
NOTES	NO REAR YARD FENCING PERMITTED WITHIN 18' OF THE ALLEY PAVING. NO SIDE YARD FENCING PERMITTED WITHIN 3' OF THE ALLEY PAVING.	

**FIGURE 4.2
STREET SECTIONS**



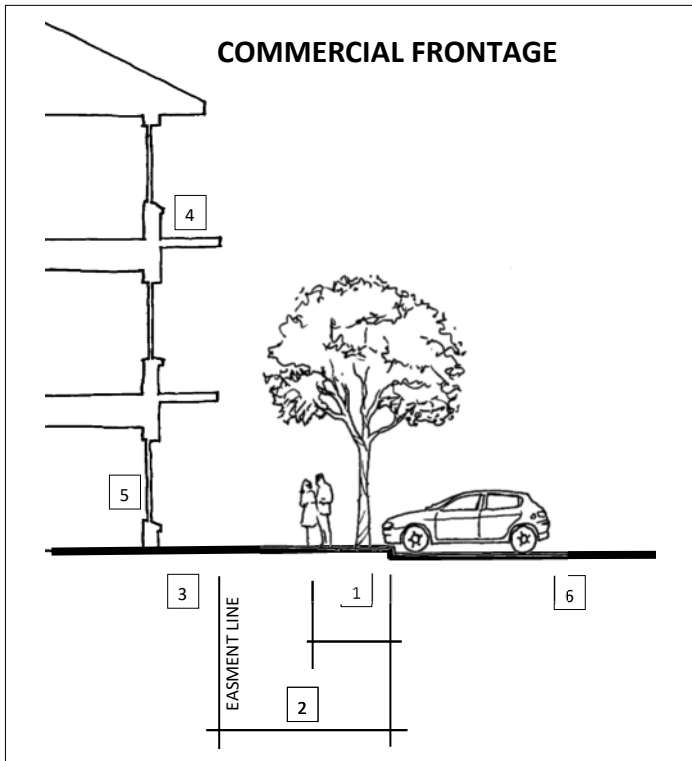
STREET TYPE 1—PRIVATE	STANDARD
MINIMUM CURB TO CURB (B-B)	61'
MINIMUM TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	18'
PARKING ANGLE	ANGLED OR HEAD-IN
MINIMUM INTERSECTION RADIUS	30'
MINIMUM SIDEWALK WIDTH	5' OR 12'

STREET TYPE 2—PRIVATE	STANDARD
MINIMUM CURB TO CURB (B-B)	41'
MINIMUM TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	8'
PARKING ANGLE	PARALLEL
MINIMUM INTERSECTION RADIUS	30'
MINIMUM SIDEWALK WIDTH	5'



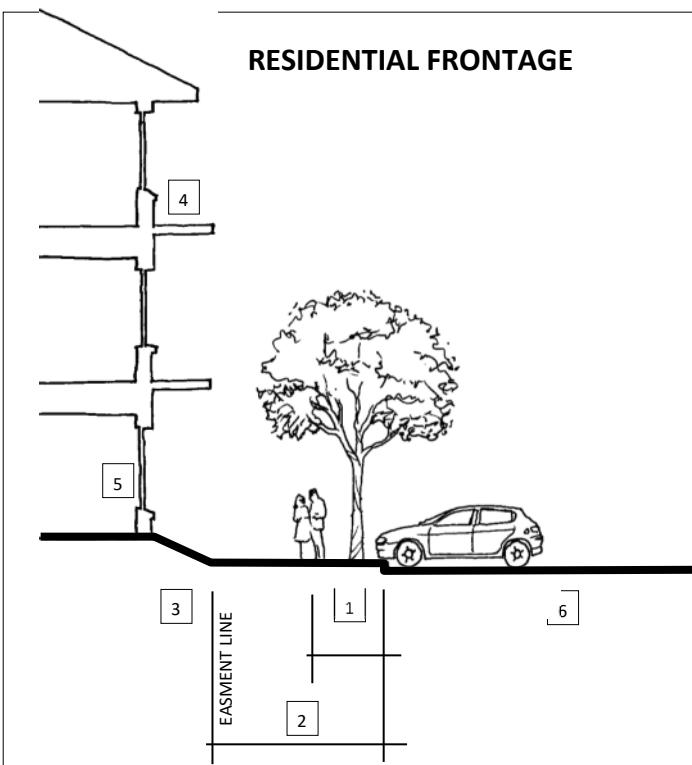
STREET TYPE 3—PUBLIC	STANDARD
MINIMUM CURB TO CURB (B-B)	29'
MINIMUM TRAVEL LANE WIDTH	12'
MINIMUM ROW WIDTH INCLUDING STREETScape AND UTILITY EASEMENTS	50'
ON-STREET PARKING	INTERMITTENT
MINIMUM INTERSECTION RADIUS	30'
MINIMUM SIDEWALK WIDTH	5'

PEDESTRIAN STREETScape 1



STREETSCAPE 1 STANDARD	
ITEM 1	Trees shall be planted in tree wells adjacent to the curb. Trees shall be planted approximately 30' on center, and a minimum of 2'3" from the back of curb.
ITEM 2	Sidewalk shall be 12' minimum in width, including tree wells.
ITEM 3	Where buildings are set back from the pedestrian easements, sidewalks shall be widened to meet the commercial storefront.
ITEM 4	Balconies on upper floors may overhang the pedestrian easement, providing a minimum of 10' of vertical clearance. See Section 7, Paragraph I.6 for minimum balcony depth.
ITEM 5	Building ground floor shall be accessible from the sidewalk.
ITEM 6	Adjacent private street

PEDESTRIAN STREETScape 2



STREETSCAPE 2 STANDARD	
ITEM 1	Trees shall be planted in a continuous parkway adjacent to the curb, 4'-6" minimum in width. Trees shall be planted approximately 30' on center.
ITEM 2	Sidewalks shall be 5' minimum width, or minimum 10' including sidewalks, and parkway to face of curb.
ITEM 3	The setback from pedestrian easements may be up to 12' and shall be landscaped. Ground floor entries from the sidewalks are permitted.
ITEM 4	Balconies on the upper floors may overhang the setback. See Section 7, Paragraph I.6 for minimum balcony depth.
ITEM 5	Building ground floor elevation may be above the sidewalk elevation. Ground floor units may be accessed by interior corridor or directly from the sidewalk.
ITEM 6	Adjacent private street

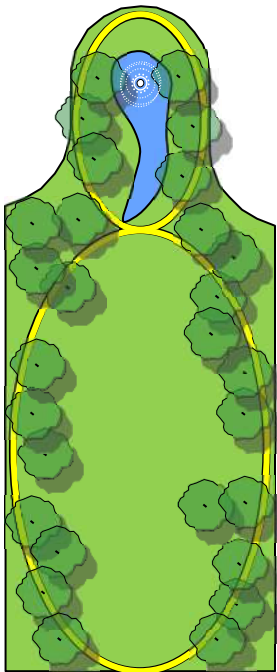
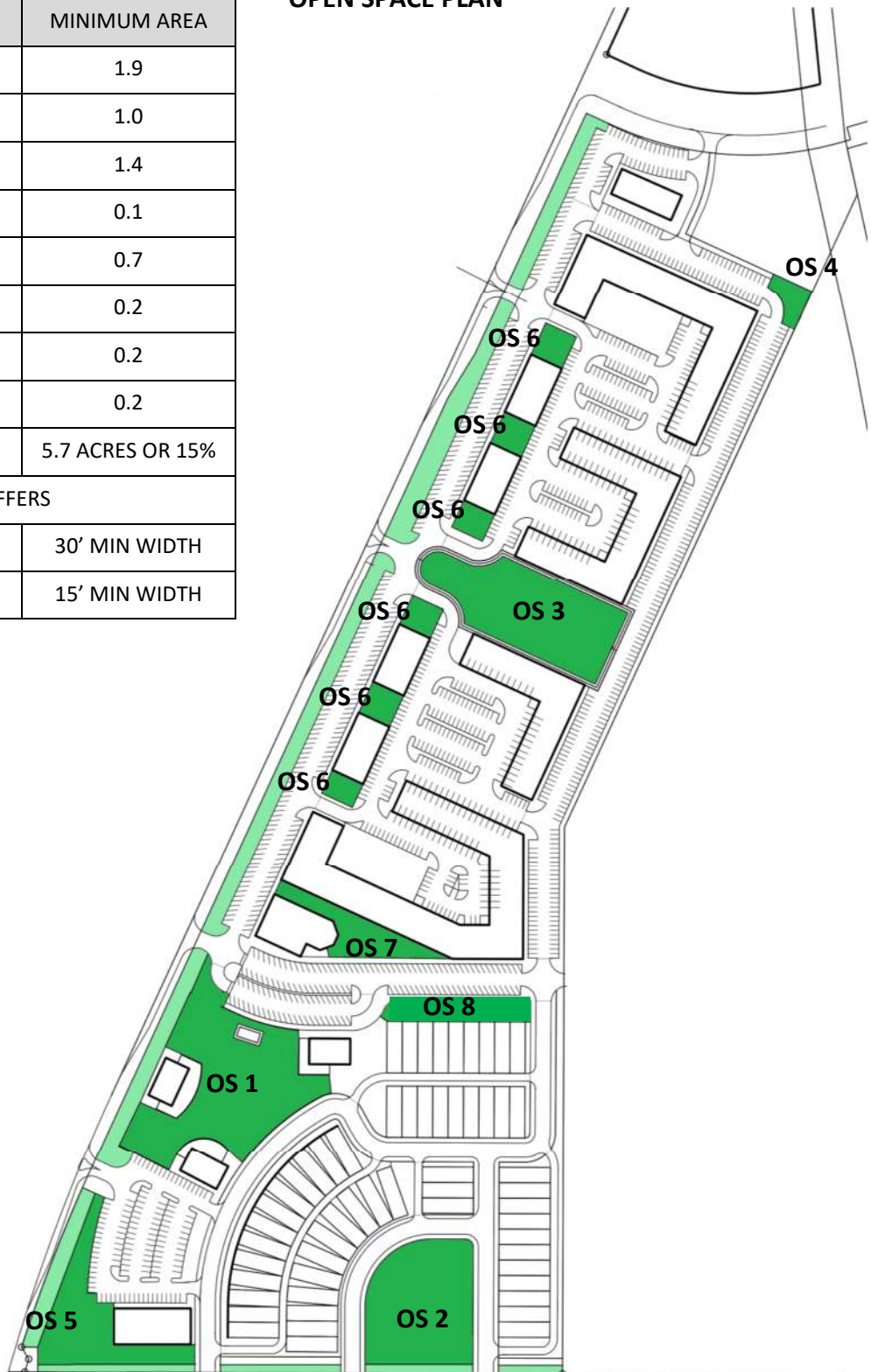
PEDESTRIAN STREETScape 3

PUBLIC STREET RIGHT-OF-WAY	STREETScape 3 STANDARD
<p>The diagram illustrates the 'PUBLIC STREET RIGHT-OF-WAY' with various zones and features. A vertical line on the left is labeled 'SETBACK LINE'. A horizontal line at the bottom is labeled 'PUBLIC ROW'. A building is shown on the left, with a person walking on a sidewalk and a car parked on the street. A tree is planted in the parkway. The diagram is divided into six numbered zones: 1 (parkway), 2 (sidewalk), 3 (setback area), 4 (building), 5 (building elevation), and 6 (street).</p>	<p>ITEM 1 Trees shall be planted in a continuous parkway adjacent to the curb, 4'-6" minimum in width. Trees shall be planted at the rate of 1 tree per lot.</p>
	<p>ITEM 2 Sidewalk shall be a minimum of 5' in width, or minimum 10' including sidewalk and parkway to face of curb.</p>
	<p>ITEM 3 The setback from the Public ROW shall be landscaped and lead walks shall connect the front entry to the sidewalk.</p>
	<p>ITEM 4 Stoops or porches may encroach into the setback up to 8'.</p>
	<p>ITEM 5 Building ground floor elevation shall be equal to, or higher than the sidewalk elevation.</p>
	<p>ITEM 6 Within the public right-of-way</p>

PARKS AND OPEN SPACE STANDARDS

TABLE 5.1 OPEN SPACE TABULATION		
	JOINT OPEN SPACES	MINIMUM AREA
OS 1	COMMUNITY LAWN	1.9
OS 2	GILEAD OPEN SPACE	1.0
OS 3	DETENTION AREA	1.4
OS 4	TRAILHEAD	0.1
OS 5	BOSQUE	0.7
OS 6	PLAZAS (QTY: MAX 6)	0.2
OS 7	TRINITY OPEN SPACE	0.2
OS 8	LINEAR PARK	0.2
	TOTAL	5.7 ACRES OR 15%
REQUIRED BUFFERS		
	BUFFER SH 377	30' MIN WIDTH
	BUFFER MT GILEAD RD	15' MIN WIDTH

FIGURE 5.1
OPEN SPACE PLAN



OS 3 LANDSCAPE CONCEPT
Based on 30' tree canopy
and 20 trees per acre.

5.1: Parks & Open Space Standards

- A. **General:** The Planned Development District provides both public and private open space in order to insure adequate outdoor recreational and aesthetic amenities for the residents. The Public Open Spaces shall equal or exceed 15% of the gross area of the Planned Development District excluding required buffers.
- B. **The Public Open Space** shall consist of a number of unique outdoor spaces. Each open space shall comply with minimum standards and requirements. The following open spaces labelled as "OS #" are "Joint Open Spaces" meaning that the spaces are owned and maintained privately but shall be open to the public. Surpluses in the minimum area of any individual open space may be applied to deficiencies in other required open spaces. Additional open spaces may be added or substituted for any of the listed open spaces.
- C. **OS 1 Community Lawn:** The Community Lawn shall be located with Block A2 and shall be contiguous to the proposed restaurant pads. It shall also include a stage suitable for informal musical or dramatic performances.
- D. **OS 2 Gilead open space:** The Gilead Joint open space shall include a tree-save area of at least 75% of the joint open space area.
- E. **OS 3 Detention Area:** The detention area shall include a wet detention area, pedestrian access to traverse the open space, perimeter trees planted at the minimum rate of 20 trees per acre.
- F. **OS 4 Trailhead:** The Trailhead shall be located in the northeast corner of the PD District adjacent to the Milestone Church property. The Trailhead shall include a 10' wide trail from the street curb to the east property line to facilitate the connection to the City regional trail.
- G. **OS 5 The Bosque:** The southwest corner of the property, within the existing stand of Post Oak trees, shall include a tree-save area covering at least 60% of the Bosque open space. The required Arterial Buffer fronting US 377 shall not require additional tree planting within this open space.
- H. **OS 6 Plazas, minimum 2 Plazas, maximum 6 Plazas:** These areas provide public open space adjacent to the shopping venues, including trees planted at the rate of 1 tree per 1000 square feet, and at least one bench and one trash receptacle. Plazas may be paved with concrete, pavers, stone, or decomposed granite.
- I. **OS 7 Trinity open space:** This small plaza area includes the streetscape fronting Street B and the pedestrian alley between the retail building and the residential building. The open space shall comply with the standards for a Plaza.
- J. **OS 8 Linear Park:** The space between the single family lots and Street B, transitioning between the street grade and the finished grade of the residential lots, shall include stone retaining walls, landscaping and walkways.



5.2: Trees

- A. **General:** The Planned Development District shall have preserved trees in the Tree-Save area and newly planted trees in streetscape, parks, open spaces, parking lots and buffers.
- B. **Tree Inventory:** The urban format of the development necessarily requires re-creating a new tree canopy that conforms to the development pattern of sidewalks, urban parks and trails. All newly planted trees shall qualify for mitigation credit provided they comply with the species and sizes required. A tree inventory of protected trees 6" or greater in trunk diameter shall be required in conjunction with the detailed plan. A tree survey of protected trees 6" or greater in trunk diameter shall be submitted with each Site Plan application.
- C. **Mitigation:** Mitigation of trees to be removed from Block A2, Block B, Block C, and Block D shall be required. Block A1 is not subject to mitigation. It is the intent of the development to mitigate the tree removal on site to the maximum extent possible.
- D. **Protected Trees:** Protected tree species shall include the tree species identified in Section 8-19 of the UDC. Only trees six inches in diameter or greater, shall be included as protected trees.
- E. **Species:** Acceptable tree species and other planting material shall comply with the species indicated in Article 9, section 9.07 of the Keller UDC. Trees qualifying for mitigation credit shall be selected from large canopy tree list.
- F. **Minimum Size:** The minimum size trunk diameter of required street trees shall be 3" (three inches).
- G. **Minimum Tree Well Size:** The minimum tree well size shall be 4'-6" by 6' using an approved root protection and barrier system.

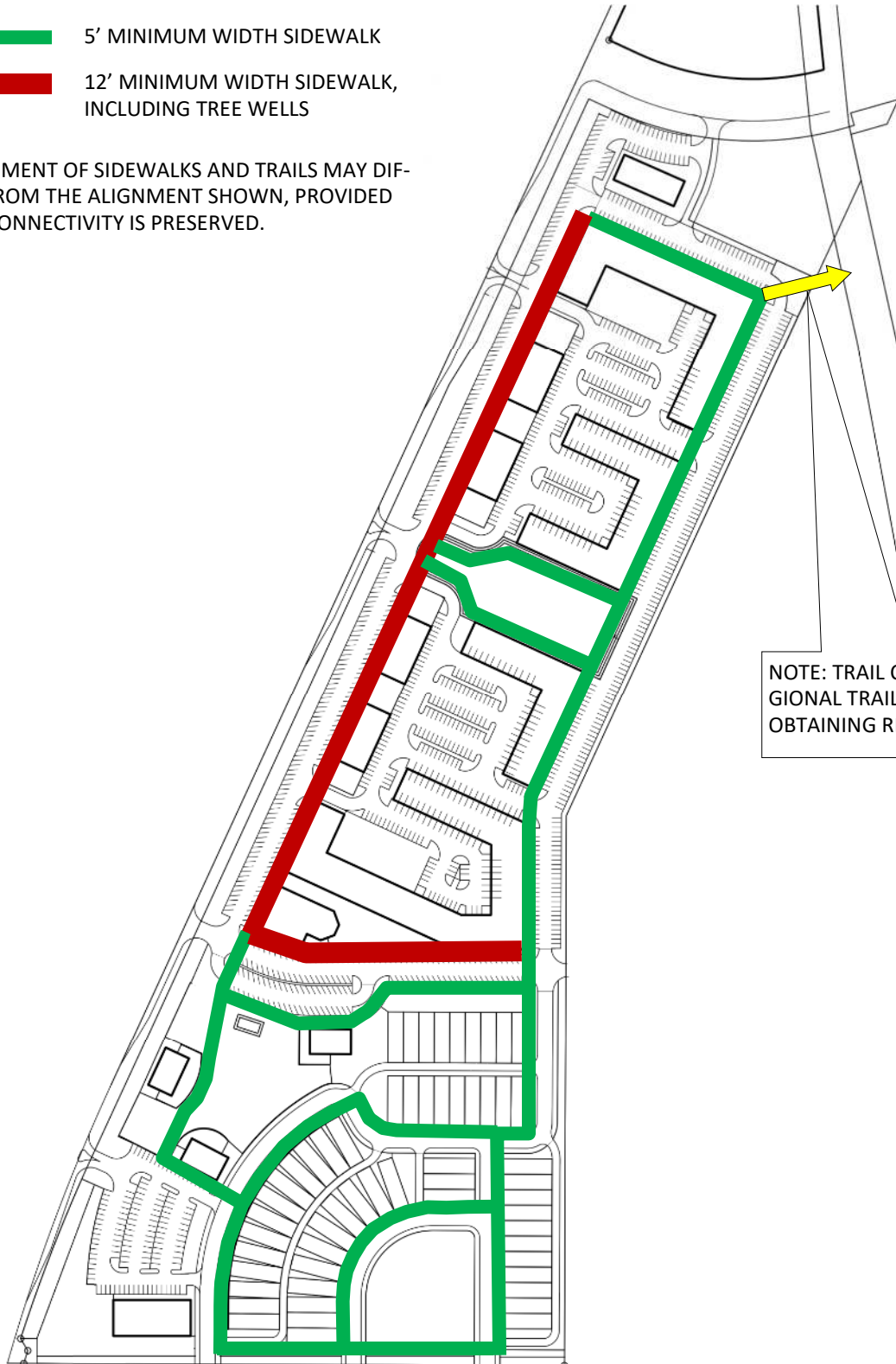
- H. **Minimum Parkway Width:** The minimum width of a continuous parkway shall be 4'-6" using an approved root protection and barrier system.
- I. **Single Family Trees:** Each lot will have at least one tree in the parkway between the sidewalk and the curb. Lots less than 40' in width shall not require trees to be planted on the lot.
- J. **Single Family Trees Option:** Street trees may be located in the front yard of the single family lots instead of planting the tree in the parkway.
- K. **Tree-save areas** shall be subject to protection during construction, limiting grading within the dripline of preserved trees and prohibiting construction traffic and staging with tree-save areas. Tree Save areas shall preserve natural grade.



**FIGURE 5.3
PEDESTRIAN NETWORK**

-  5' MINIMUM WIDTH SIDEWALK
-  12' MINIMUM WIDTH SIDEWALK, INCLUDING TREE WELLS

ALIGNMENT OF SIDEWALKS AND TRAILS MAY DIFFER FROM THE ALIGNMENT SHOWN, PROVIDED THE CONNECTIVITY IS PRESERVED.



NOTE: TRAIL CONNECTION TO REGIONAL TRAIL IS CONDITIONAL ON OBTAINING REQUIRED EASEMENTS.

PARKING STANDARDS

6.1: REQUIRED PARKING STANDARDS

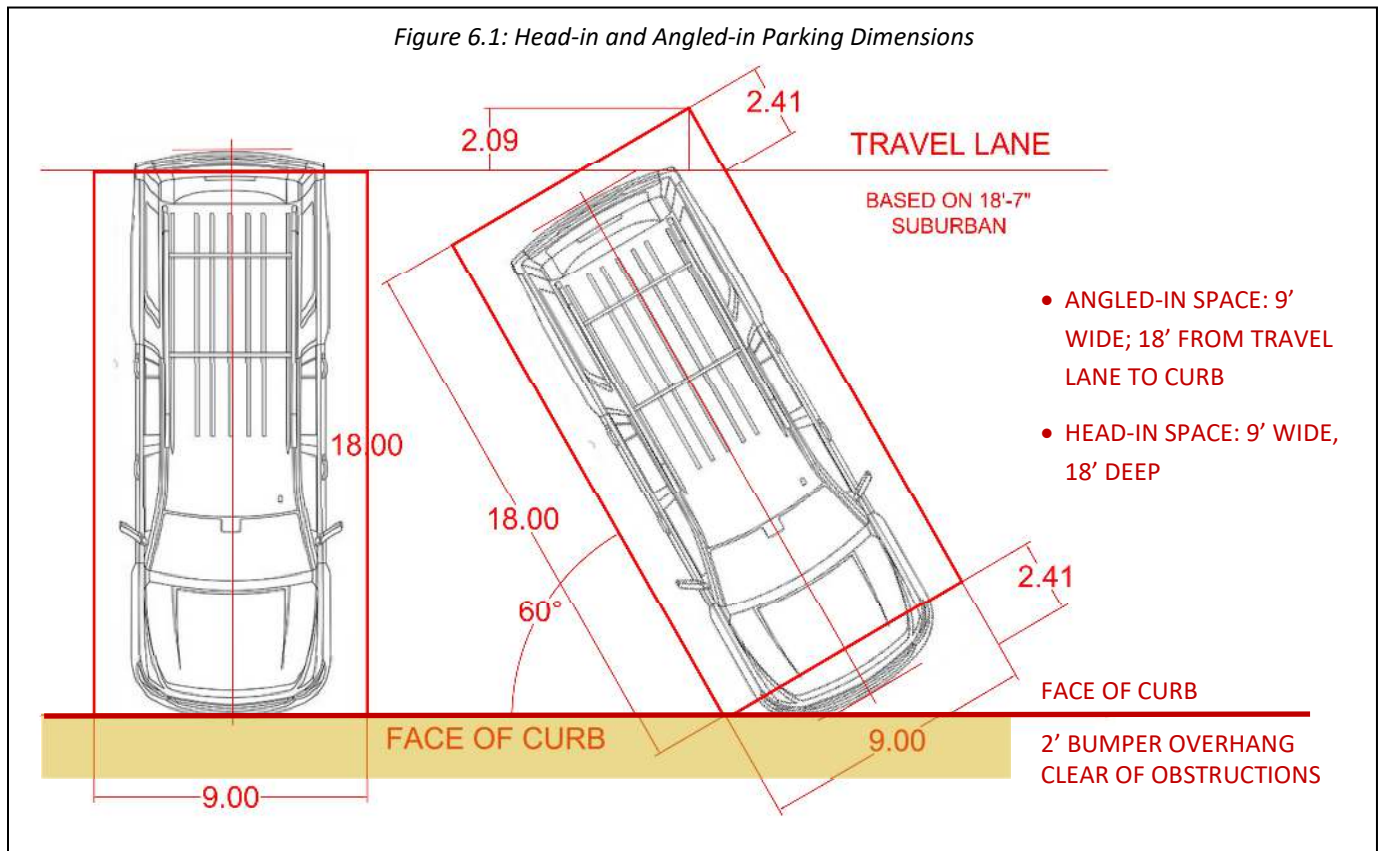
The number of required parking spaces shall be determined as follows:

- A. Parking spaces for persons with disabilities shall be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.
- B. Dimensions. The minimum required dimensions of parking spaces and aisles shall be as indicated in this Section 6, Table 6.2.
- C. On-Street Parking: On-street parking may be counted toward required parking. No on-street parking space may be counted toward more than one platted lot.
- D. Parking may be shared across blocks.
- E. Covered Parking: Parking Structures shall comply with the regulations governing building materials. Carports of metal construction are permitted, but may not be readily visible from private streets with public access easements.
- F. Trees: Trees shall be planted in parking lots such that all parking spaces within a surface parking lot shall be located within 60' of a tree.

TABLE 6.1 MINIMUM REQUIRED PARKING	
OCCUPANCY / USE	MINIMUM REQUIRED PARKING
General Retail	1 space per 250 sq ft
General Office only	1 space per 350 sq ft
Eating Place	1 space per 150 sq ft
Urban Lofts	1 space per bedroom
Single Family Lot	2 spaces off-street

TABLE 6.2 PARKING STANDARDS		
PARKING TYPE	PARKING STANDARD	COMMENT
ON-STREET PARKING:		
Parallel Parking:	8' x 20' min	From Face of Curb
Angled-in Parking	See Figure 6.1	Angle = 60° from Curb
Head-in Parking	9' x 18'	Angle = 90° from Curb
PARKING LOTS		
Parking Space, Typical	9' x 18'	Accessible spaces comply w ADA
Aisle Width	24' min	
Landscape Requirements		1 tree per 12 spaces average
Tandem Spaces	9' x 18'	Only behind associated garage space for same tenant
GARAGES		
"Tuck-under" Garage Spaces	9' x 20' Min	Within Building Envelope
Tuck-under" Garage Doors		Garage Doors Required
Carport Spaces	9'x 18'	Not readily visible from public street

TABLE 6.3 PARKING TABULATION - BASED ON ESTIMATED LAND USES							
	BLOCKS					LAND USE TOTALS	PARKING REQUIRED
	RATIO	A	B	C	D		
URBAN RESIDENTIAL LOFTS (# OF UNITS)	1.5/DU		250	225		475 DU'S	
REQUIRED PARKING			375	338			713
RESIDENTIAL LOTS (# OF LOTS)	2/LOT	57				57 LOTS	
REQUIRED PARKING		114					114
IN-LINE RETAIL (ESTIMATED AREA)	1/250		13,000	13,000	7,000	33,000	
REQUIRED PARKING			52	52	28		132
RESTAURANTS (ESTIMATED AREA)	1/150	12,000	3,000	3,000		18,000	
REQUIRED PARKING		80	20	20			120
OFFICE (ESTIMATED AREA)	1/350	10,500				10,500	
REQUIRED PARKING		30					30
TOTAL REQUIRED PARKING		224	447	410	28	61,500 SF	1109
PARKING PROVIDED SHALL MEET OR EXCEED REQUIRED PARKING							



ARCHITECTURAL STANDARDS

SECTION 7: ARCHITECTURAL STANDARDS
General Standards Applicable to All Zones

- A. General: The following tables and illustrations identify general regulations for all Blocks within the Center Stage Planned Development.
- B. The purpose of the architectural and building regulations is to establish the highest development standards fronting both public and private streets.
- C. Since the Planned Development does not include detailed engineering plans, any architectural elements that are required by engineering due to grading, such as retaining walls or stem walls, shall be permitted.
- D. Wood may be used decoratively, for eave brackets, rafter tails, porch column wraps, and other elements.
- E. Street A Frontage
1. The Street A frontage includes the building facades on Blocks B, C, & D and the buildings requiring commercial storefront facades.
 2. No vehicular gates, carports, or perimeter fences are permitted on Street A, Street B, or Street C. No carports are permitted on single family lots.
 3. Leasing offices shall comply with commercial storefront requirements, except that ceiling height may be 9' minimum height.
- F. Acoustic Study Required: The Applicant shall submit an Acoustical study to identify the sound mitigation measures required to ameliorate the sound impact from trains and highway traffic.
- G. Fire Suppression System Required: All buildings shall be protected with a fire suppression system.
- H. Blocks B & C
1. All Exterior walls shall consist of a minimum of 80% brick or stone masonry.
 2. AC equipment and other mechanical equipment shall not be located between the building façade and any private street with a public access easement.
3. No carports shall be permitted between buildings and private streets with a public access easement.
 4. Multi-family buildings shall be served by elevators.
 5. Multi-family buildings and resident only amenity spaces will be access controlled.
 6. If balconies or patios are provided, they shall have a minimum depth of 5 feet.
 7. Satellite dishes shall not be permitted on balconies or exterior walls.
 8. Community amenities shall include (but are not limited to):
 - Pool
 - Clubhouse
 - Outdoor Kitchen and Barbecues
 - Fitness Center
 - Outdoor Fireplace
 - Meeting Space/Conference Room
 - Dog Park
 8. Unit Finishes shall include (but are not limited to):
 - Stainless Steel Appliances
 - Smart Thermostats
 - Solid Surface Countertops (Granite)
 - Undermount Sinks in Bathrooms
 - Undermount Large Basin Stainless Steel Kitchen Sink
 - Fully Tiled Shower and Tub surrounds
 - Washer and Dryer in every unit
 - Under Cabinet lighting in Kitchen
 - Designer Tile Backsplashes in unit Kitchens
 - Designer Cabinets and Hardware
 - Smart Entry Door Locks

Figure 7.1: Ground floor commercial storefront standards fronting US 377



SIGN BAND

GLASS AREA MINIMUM:

Height = Window Sill to Ceiling at the store front.

Length = frontage of tenant space

Wall Area = Height x Length

Glass Area = 60% of wall area minimum

Required panels under windows: 6" min ; 36" max.

'Commercial Storefront' applies only to the appearance, not building code requirements.

TABLE 7.1 ARCHITECTURAL GROUND FLOOR DESIGN TYPES (GF TYPES)




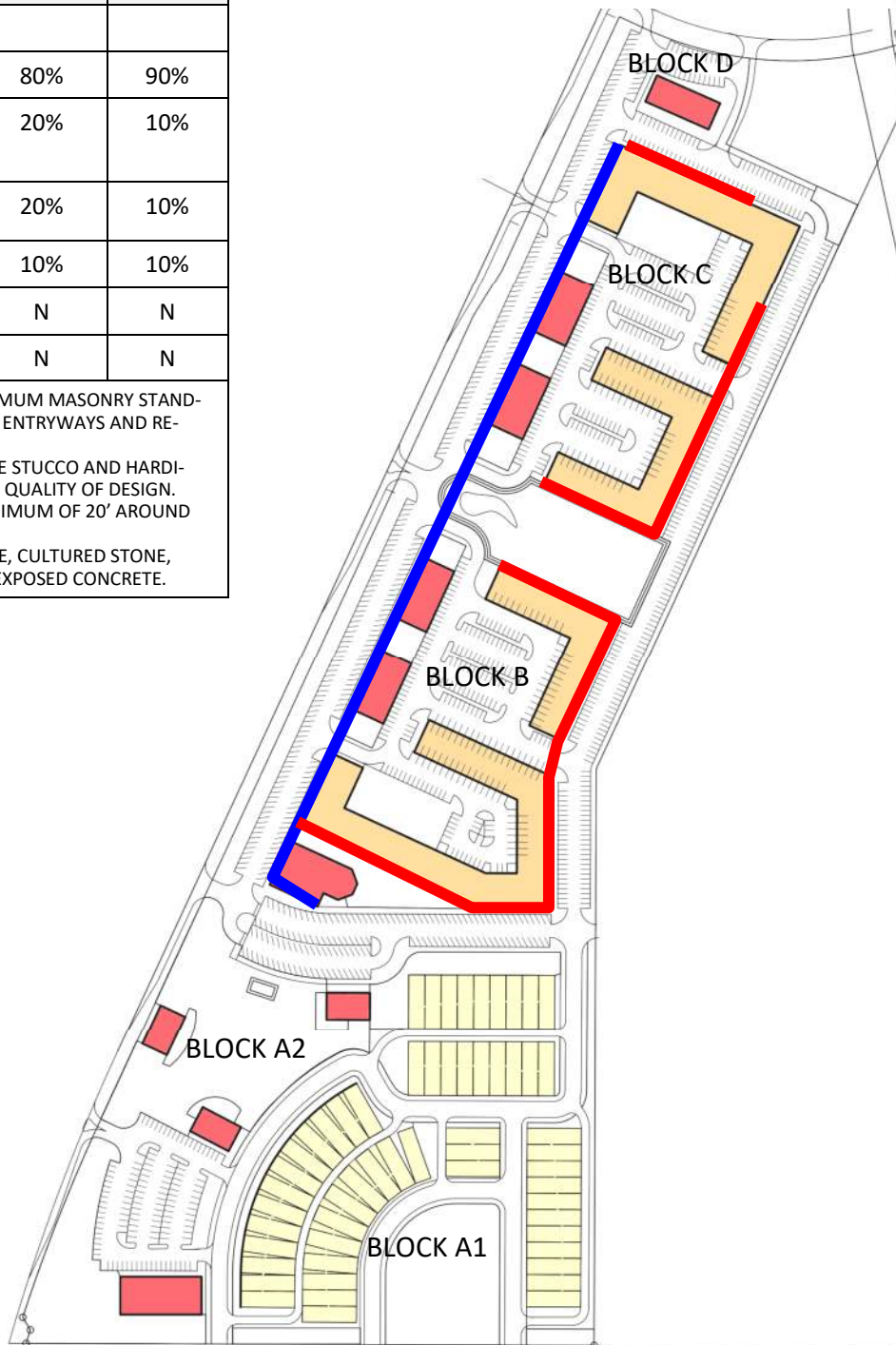
	GF TYPE 1	GF TYPE 2	GF TYPE 3
GROUND FLOOR BUILDING STANDARDS			
DESCRIPTION OF GROUND FLOOR	COMMERCIAL STOREFRONT	DWELLING UNITS WITH INTERIOR OR EXTERIO ENTRY	DWELLING UNITS OR GARAGE
OCCUPANCY	RESIDENTIAL OR NON-RESIDENTIAL	RESIDENTIAL	RESIDENTIAL OR GARAGE
FINISH FLOOR ABOVE SIDE-WALK	NO STEPS	ONE-HALF STORY MAXIMUM	NO RESTRICTION
SEPARATION BETWEEN FLOORS	FIRE SEPARATION PER CODE	RESIDENTIAL SEPARATION	RESIDENTIAL SEPARATION
GROUND FLOOR GLASS	60% MINIMUM	20% MINIMUM	NO MINIMUM
SIGNAGE	COMPLY WITH RETAIL SIGNAGE	NO COMMERCIAL SIGNAGE	NO COMMERCIAL SIGNAGE
GROUND FLOOR ENTRY	DIRECT FROM SIDEWALK	INTERIOR CORRIDOR OR SIDE-WALK	INTERIOR CORRIDOR OR SIDE-WALK
FRONTAGE STANDARDS	MAY BE USED WHERE FRONTAGE TYPE A IS REQUIRED, MAY ALSO BE USED IN B, OR C FRONTAGE TYPES	MAY BE USED WHERE FRONTAGE TYPE B IS REQUIRED, MAY ALSO BE USED IN C FRONTAGE TYPES	MAY BE USED WHERE FRONTAGE TYPE C IS REQUIRED

TABLE 7.2 MATERIAL BUILDING STANDARDS		
N=NOT PERMITTED		
ITEM	FACADE A	SF LOTS
FRONT FACADE MATERIALS		
MASONRY, minimum	80%	90%
EXTERIOR INSULATION AND FINISH SYSTEM maximum excluding entryways and recessed balconies.	20%	10%
HARDI-BOARD, maximum excluding entryways and recessed balconies.	20%	10%
METAL, maximum	10%	10%
EXPOSED CMU	N	N
EXPOSED AGGREGATE	N	N
<p>NOTE 1: EXTERIOR MATERIALS SHALL MEET THE MINIMUM MASONRY STANDARD AS CALCULATED EXCLUDING DOORS, WINDOWS, ENTRYWAYS AND RECESSED BALCONIES.</p> <p>NOTE 2: STAFF MAY APPROVE HOMES EXCEEDING THE STUCCO AND HARDI-BOARD LIMITS BASED ON ARCHITECTURAL STYLE AND QUALITY OF DESIGN.</p> <p>NOTE 3: FACADE MATERIAL SHALL TRANSITION A MINIMUM OF 20' AROUND BUILDING CORNERS</p> <p>NOTE 4: MASONRY MATERIALS INCLUDE BRICK, STONE, CULTURED STONE, STUCCO, AND CAST STONE, BUT EXCLUDE CMU AND EXPOSED CONCRETE.</p>		

FIGURE 7.2
GROUND FLOOR DESIGN TYPES FOR
BLOCKS B AND C



GROUND FLOOR TYPE 1

GROUND FLOOR TYPE 2

ALL OTHER GROUND FLOOR DESIGN SHALL BE GF TYPE 2 OR GF TYPE 3.

MINIMUM GLASS AREA REFERENCED IN TABLE 7.1 MAY BE ADJUSTED ADMINISTRATIVELY BASED ON INTERIOR USES AND EXTERIOR WALL TREATMENT.

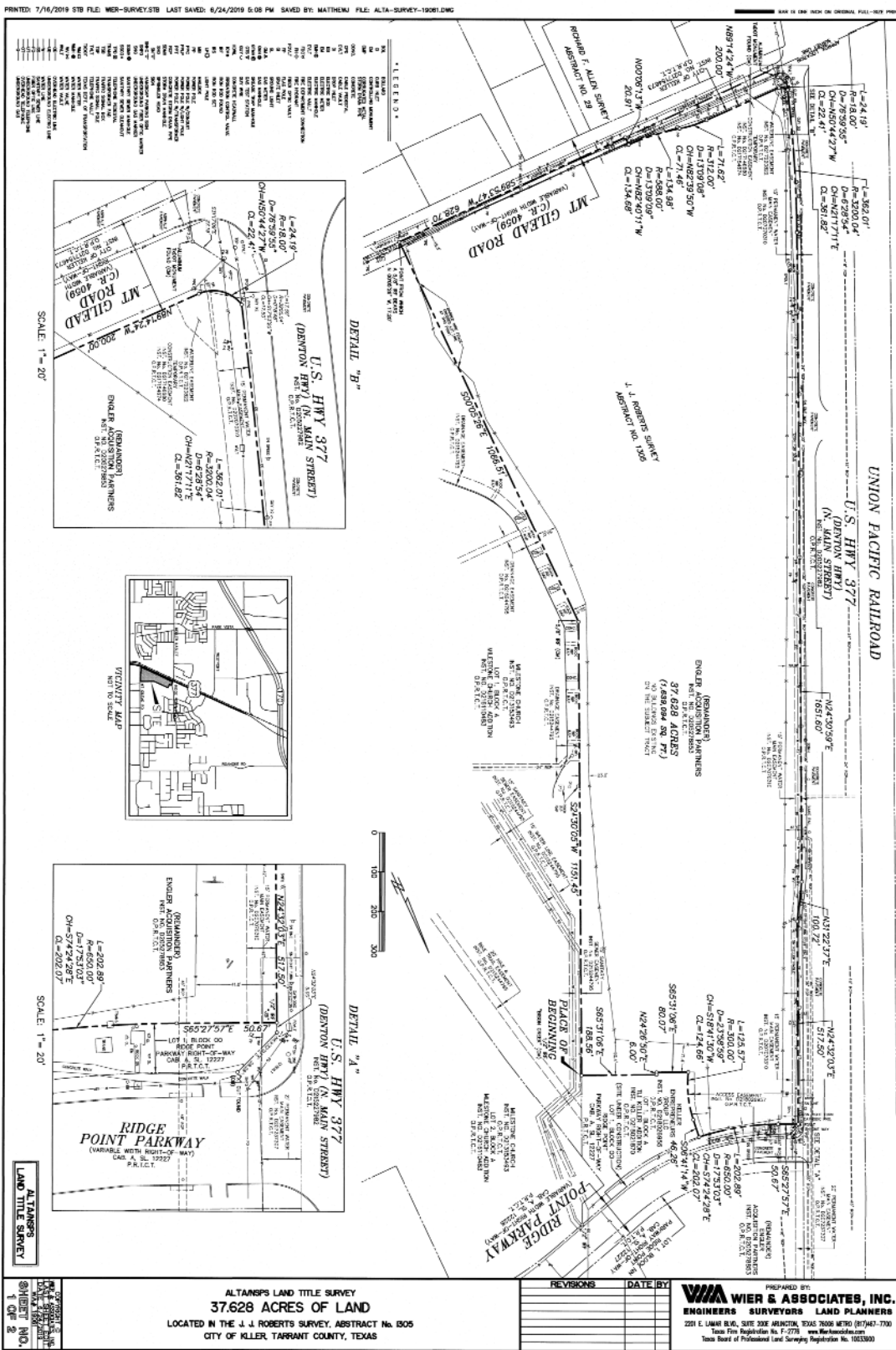
SIGNAGE STANDARDS

SECTION 8: SIGNAGE STANDARDS

General Standards Applicable Zones 1 and 2

- A. General: The following identify general regulations for all Blocks within the Center Stage Planned Development.
- B. The Center Stage Planned Development shall comply with the Keller Regulations as established in Section 8.09 of the Keller UDC, except as described below.
- C. For the purpose of signage regulation, all businesses within the PD District shall be considered as residing on a single lot.
- D. Center Stage Planned Development fronting US 377 may consist of multiple businesses, and may include the following signage types.
- E. Landmark Signs: two Landmark Signs shall be permitted within the PD District in compliance with Section 8.03.P.4.k.3.
- F. Monument Signs: A Monument Sign not to exceed 60 square feet per side, excluding any masonry border, shall be permitted at each entry from US 377.

APPENDIX—SURVEY



CHANGES FROM JANUARY 29, 2020 DRAFT

Page numbers are based on January 29, 2020 draft, new page numbers in parentheses.

P1: Change date

P8: E1: Allow the submittal of the Detailed Site Plan (DSP) by phase, rather than the entire site.

P8: E2: substitute “and “ for ‘&’

P8: E3: font color; ‘standards’ for ‘regulations’

P8.F: delete comma

P8.G: delete comma, add space

P8: I: Add paragraph on connection to Church

P10: D1,2,3, E1,2 ‘Street A’ for ‘Street 1’

P10: E1: ‘not exceed’ for ‘exceed not’

P10.E2: C2 for B2

P13: Table 3.1, Add columns for B1,B2,B3,C1,C2, P13: Table 3.1. Add General Office as permitted use.

P13: Table 3.1 Add Note 3,

P14 Table 3.3: Revise Table for Engler Settlement

P16: Figure 4.1: Revise Street diagram, Revise Street Types; add Note 2

P17: Add “Street” for “Thoroughfare”; Paragraph C: Add “Subject to TXDOT approval” ; paragraph G: add “based on TIA”. Re-number Access Drives

P17: add Tables 4.1 and 4.2

Deleted Page P18: page deleted, pedestrian network added to Section 5

P19: (P18) Revise street sections, combine types 1 & 2, rename type 3 to type 2,

Deleted Page P20

P21 (P19): Streetscape 1: add tree setback, add 10’ minimum clearance.

P22 (P20): Delete Streetscape Type 3, Re-label Streetscape 4 as streetscape 3.

P22 (P20): Item 2, correct text, Item 6: correct text.

P24 (P22): Figure 5.1: Graphically indicated required buffers. Open space areas indicated graphically are larger than minimum areas indicated in tabulation. Added Buffers to bottom of table 5.1.

P25 (P23): 5.1A: add “excluding required buffers

P25(P23): 5.1B: add option to create additional open spaces.

P25(P23).5.2A: add “and buffers”

P25(P23).5.2B: “detailed plan” for “zoning application” and add “shall be submitted”

P25(P23).5.2.E: Large canopy trees for mitigation.

P25(P23).5.2.G: delete “smaller tree wells...” Delete “without” root barrier.

P26(P24). 5.2.J: Insert paragraph to allow trees to planted in front yard instead of the parkway.

Added Page P25: Add Figure 5.3, revised pedestrian network figure.

P28 (P27).B: paragraph deleted, Old paragraph F /now Paragraph G: Added ‘Readily visible’ text

P29 (P28) Table 6.3: reformatted table to add required parking for each block.

P29 (P28) Figure 6.1: substituted new graphic for parking space diagram

P31 (P30). 7.B: Delete “and to allow...public.”

P31(P30), Delete paragraph D

P31(P30). 7.I.1: Delete “fronting on...streets”

P33 (P32). Figure 7.1: Spelled out “ground Floor Type. Eliminated Type 2 at northeast corner of Block C

P33(P32). Table 7.2 moved from page 34. Repeated “except entryways and recessed balconies” to Hardi board and EIFS.

Deleted Page P34: Since all facades are Façade A, no diagram is needed.

All pages: Added zoning case number to top of page.