

May 5, 2023

Planning and Zoning Commission
City of Keller
1100 Bear Creek Pkwy
Keller, TX 76248

Re: Planned Development Amendment Application – Keller Center Stage

Dear Sir or Madam:

Pursuant to the attached application, documents and plans, I'm writing to request approval for a Planned Development amendment for the Keller Center Stage project. The amendment would clear the pathway to delivering the envisioned first-class, mixed-use development that will serve as an amenity to the community, maintaining the integrity of key components including tree-save areas and enhancement of the corridor.

The proposed amendment addresses the following items, further detailed in attached exhibits and documents:

- Update Figure 3.1, Figure 3.2, Figure 4.1, Figure 5.1, Figure 5.3 and Figure 7.2 depictions of layouts for Lot 8 restaurants and stage, Lot 9 single family homes and Lot 10 medical office building.
- Update Table 4.1 to be consistent with updated Figure 4.1, removing reference to two small streets that have been removed in the most recent layout.
- New language in Section 4.1 to permit installation of a dumpster enclosure along 377 in Block A2 so long as it is screened by landscaping, meets pedestrian access and materials requirements and meets trash vendor's access requirements.
- New language in Section 5.1 to allow surpluses in the minimum tree save area of any individual open space to be applied to deficiencies in minimum tree save area in other required open spaces, consistent with Section 5.1 (B) of the existing PD. Since shortfall in minimum open space in OS 5, OS 1, OS 8 or OS 7 can already be added to OS 2 open space, this would allow shortfall in OS 5 tree-save requirements to also be added to OS 2 tree-save requirements, accomplishing the goal of mitigating tree removal and maintaining tree canopy while optimizing parking capabilities for the Lot 8 restaurants.
- Update Table 6.3 to accurately reflect land use figure for residential lots, reducing from fifty-seven (57) to forty-three (43) lots and from one-hundred-fourteen (114) to eighty-six (86) parking stalls required.
- New language in Section 7 to allow front doors on not more than ten percent of single-family home lots to face Center Stage amenity in the absence of a public street directly adjacent to the front façade of the homes.

- Update Section 8 (F) to allow a second monument sign at the Street B entrance from 377, including off-premises signage (on each side of one monument sign) for the occupant of the property immediately east of Center Stage property.

We sent the attached letters to the Marshall Ridge and Marshall Point Estates Homeowners' Associations to communicate the news and look forward to receiving feedback. We have also incorporated input from our discussions with Sarah Hensley and Alonzo Liñan into this submittal. We look forward to continuing the conversation. Please feel free to reach out direct in the office at 469-533-4129, on mobile at 202-499-0320, or via email at sampan@realtycapital.com with any questions or for any other information that would be helpful.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'SP' with a long horizontal line extending to the right.

Sam Pan
Development Partner
Realty Capital