

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



PLANNED DEVELOPMENT (PD) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Contour Real Estate & Development, LLCStreet Address: 4851 LBJ Freeway, Suite 205City: Dallas State: TX Zip: 75244Telephone: 214.986.5009 Fax: _____ E-mail: jim@contourdev.comApplicant's Status: (Check One) Owner Tenant Prospective Buyer


Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Cypress Wood LLCStreet Address: 6326 Windsong DrCity: McKinney State: TX Zip: 75071

Telephone: _____ Fax: _____ E-mail: _____

DocuSigned by:
 _____
 Signature of Applicant

Date: 7/5/2023

DocuSigned by:
 _____
 Signature of Owner

Date: 7/6/2023 Printed Name of Owner: Aamer PatelEngineer/Surveyor: JBI Partners Contact Name(s): Jerry SyloStreet Address: 2121 Midway Rd, Suite 300City: Carrollton State: TX Zip: 75006Telephone: 972.738.0248 Fax: _____ E-mail: jsylo@jbipartners.com

SECTION 2. PLANNED DEVELOPMENT REQUEST INFORMATION

Property Location: SW Corner of Rufe Snow Dr/Rapp Rd

Legal Description: _____

Lot(s): _____ Block(s): _____ Subdivision Name: _____

Unplatted Property Description: John Edmonds SurveyAbstract Name & Number: ABS 457 Tract Number(s): 3D08

If property is not platted, please attach a metes and bounds description.

Current Zoning: Retail Proposed Zoning: PD-Single FamilyCurrent Use of Property: VacantProposed Use of Property: Single Family neighborhood

Written Proposal for PD:

A detailed letter of justification and/or exhibits shall accompany this application.

STATEMENT OF INTENT AND PURPOSE
BELLA CASA

Bella Casa is proposed to be a single-family neighborhood located at the southwest corner of Rapp Rd and Rufe Snow Dr. The neighborhood of 31 homes encompasses approximately 10.9 acres of land, which affords a density of 2.8 homes per acre.

While the property is zoned "R", Retail, it is not anticipated retail uses will develop on the property. The general area is fairly mature, both in terms of residential and nonresidential development. Since most land in the area is already developed, there will be minimal need for new retail development. This is reflected in the City's Future Land Use Plan, which recommends this property be developed as High Density-Single Family Uses (8,000 to 14,999 S.F. lots).

The city's water and sewer systems will not be overburdened by this neighborhood since the rezoning request complies with the recommendations of the Future Land Use Plan. Also, if the property were to develop as a retail center, the traffic for such a use would be much greater than the traffic generated by a 31-home neighborhood.

The SF-8.4 Single Family Residential District is being used as the base zoning for the neighborhood. Amendments to the development standards include a minimum house size of 2,000 S.F. versus the established minimum of 1,400 S.F., establishing a minimum lot depth of 120' versus 110'.

The majority of the residentially zoned property south of Rapp Rd in the immediate area is also zoned to the SF-8.4 Single Family Residential District. As such, the requested zoning is compatible with the established development pattern in this portion of the city.

The neighborhood was designed to take advantage of being adjacent to the Shady Grove Linear Park and the city's trail network. The neighborhood's treed open spaces, which will provide passive open space will also offer a meaningful connection to the city's trail network. On-street parking is available for neighbors who may not live in Bella Casa, but still want to afford themselves the opportunity to enjoy the city's trail network.

This rezoning will allow for the creation of a neighborhood which will provide an opportunity for families to move to Keller and experience the conveniences of a thriving metropolitan area while concurrently experiencing the benefits of a more intimate neighborhood.

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 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 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.

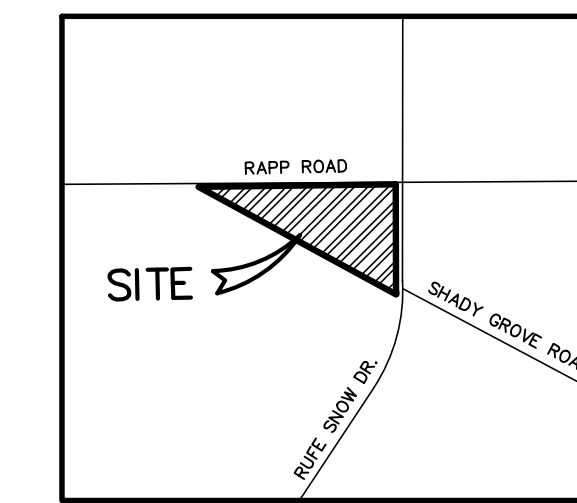
RESIDENTIAL ARCHITECTURAL STANDARDS

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. Balconies, covered front porches, stoops, and other similar elements, if utilized, shall have a minimum free and clear depth of at least 4'.
3. 30 year dimensional shingles or better shall be provided on all homes.
4. 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.
5. 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.



DATA SOURCES	
BOUNDARY:	ON-THE-GROUND SURVEY (Digital)
	IMAGE OF SURVEY
	WEB-BASED/PUBLIC INFORMATION
ENCUMBRANCES:	TITLE REPORT/SCHEDULE B
	WEB-BASED/PUBLIC INFORMATION
TOPOGRAPHY:	ON-THE-GROUND SURVEY
	AIRBORNE AERIAL TOPOGRAPHY
	OTHER SOURCE (LRS, NCTCOG)
100 YEAR FLOOD PLAIN:	FLOOD STUDY
	FEMA MAPS
	WEB-BASED/PUBLIC INFORMATION
JURISDICTIONAL WATERS:	ON-THE-GROUND ANALYSIS
	WEB-BASED/PUBLIC INFORMATION

0 30 60 120 N JULY 6, 2023
 1"=60' CTR043



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 Cyprus Woods LLC as recorded in Instrument Number D22237648, 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;

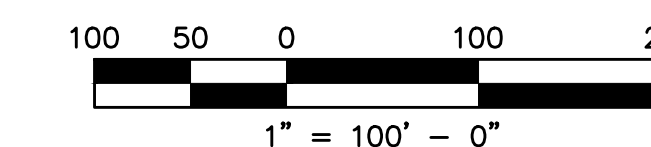
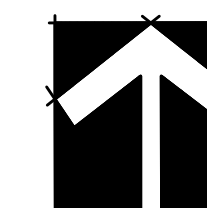
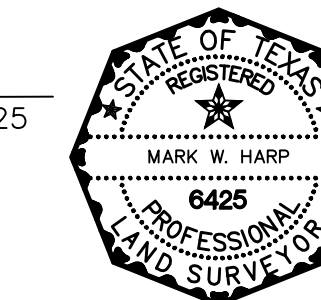
THENCE North 89 degrees 20 minutes 05 seconds East, 1,307.08 feet along the north line of said 10.946 acre tract and the south right-of-way line of Rapp Road to the POINT OF BEGINNING and containing 476,653 square feet or 10.942 acres of land.

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."

"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."

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



EXISTING CONDITIONS
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

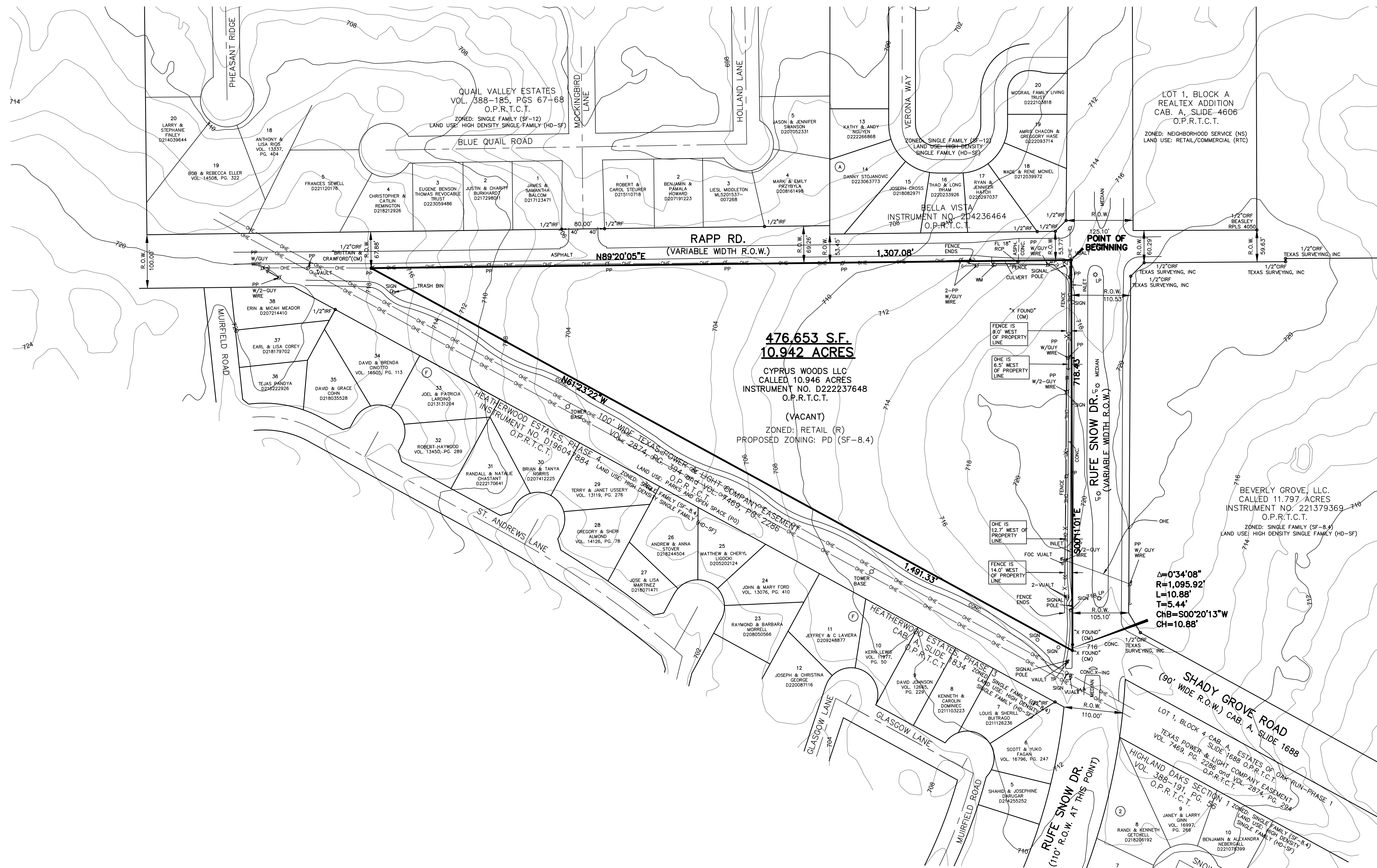
4851 LBJ Freeway, Suite 205 (214) 986-5009
Dallas, Texas 75244
Contact: Jim Tchoukaleff

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 738-0248
Carrollton, Texas 75006
Contact: Jerry Sylo

Submitted: July 6, 2023

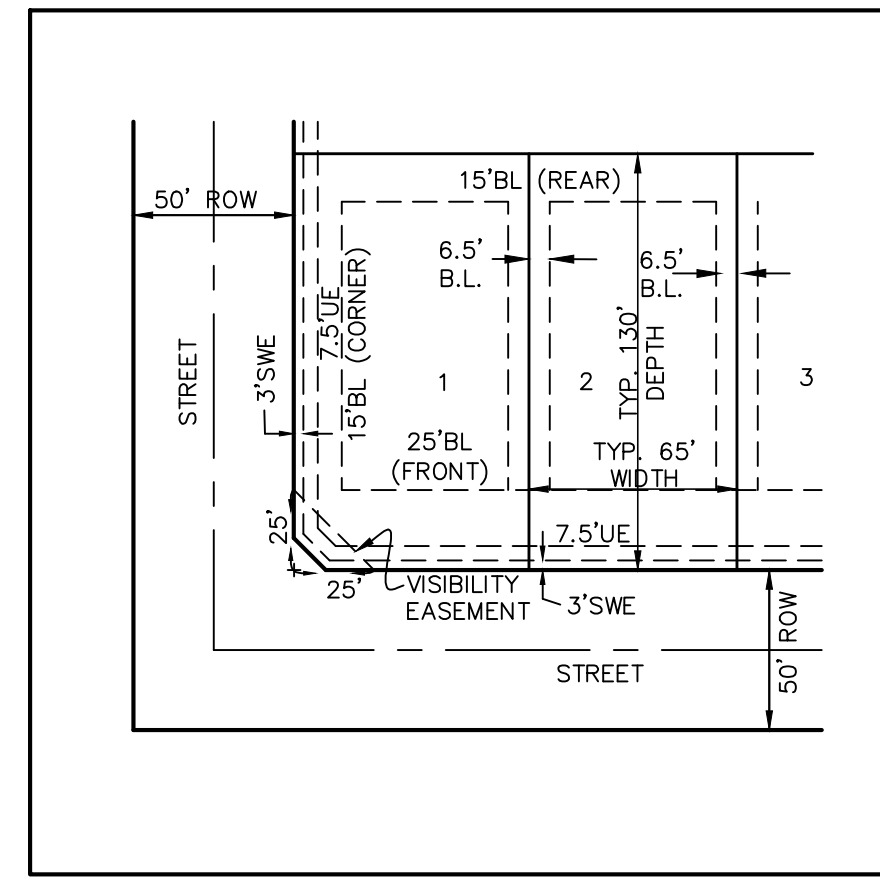
Sheet 1 of 1



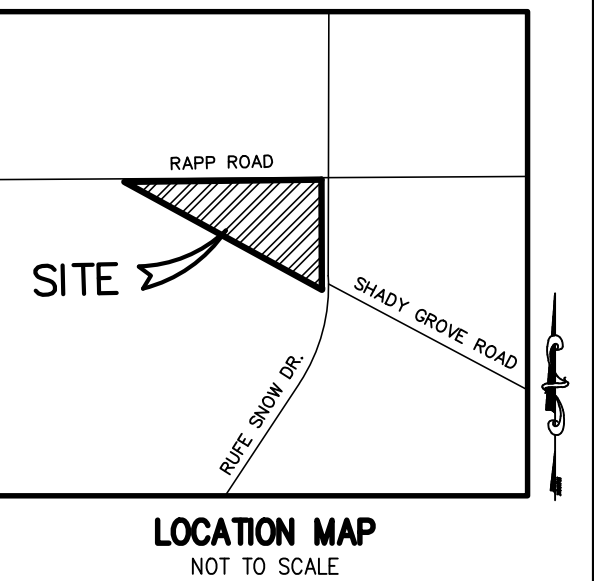
Plotted by: Kough Plot Date: 7/5/2023 12:12 PM

Saved By: Kough Save Time: 7/5/2023 12:06 PM

Drawing: H:\Projects\CTR043-Rapp Road\Phase 1\Planning\dwg\CTR043-Zoning Exhibit.dwg



TYPICAL LOT DETAIL
(1" = 60')



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;

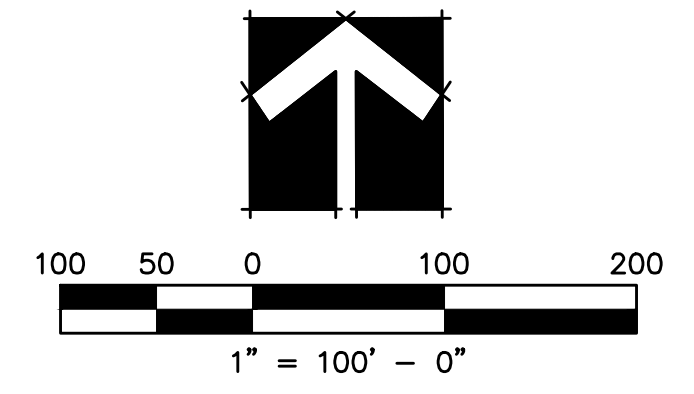
THENCE North 89 degrees 20 minutes 05 seconds East, 1,307.08 feet along the north line of said 10.946 acre tract and the south right-of-way line of Rapp Road to the POINT OF BEGINNING and containing 476,653 square feet or 10.942 acres of land.

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."

"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."

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 Syla
TBPE No. F-438 TBPLS No. 10076000

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

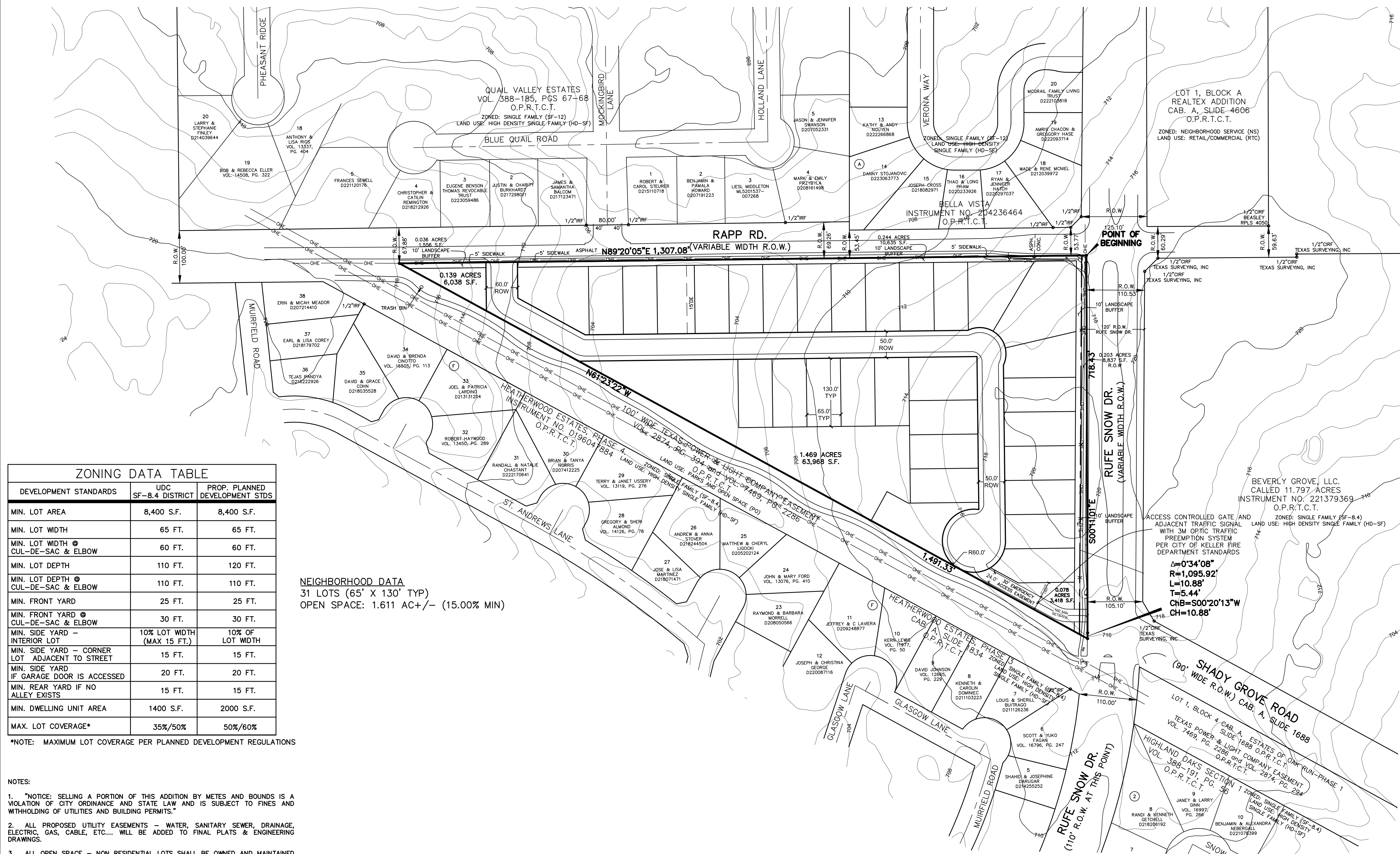
ZONING DATA TABLE		
DEVELOPMENT STANDARDS	UDC SF-8.4 DISTRICT	PROP. PLANNED DEVELOPMENT STDS
MIN. LOT AREA	8,400 S.F.	8,400 S.F.
MIN. LOT WIDTH	65 FT.	65 FT.
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	60 FT.	60 FT.
MIN. LOT DEPTH	110 FT.	120 FT.
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	110 FT.	110 FT.
MIN. FRONT 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:

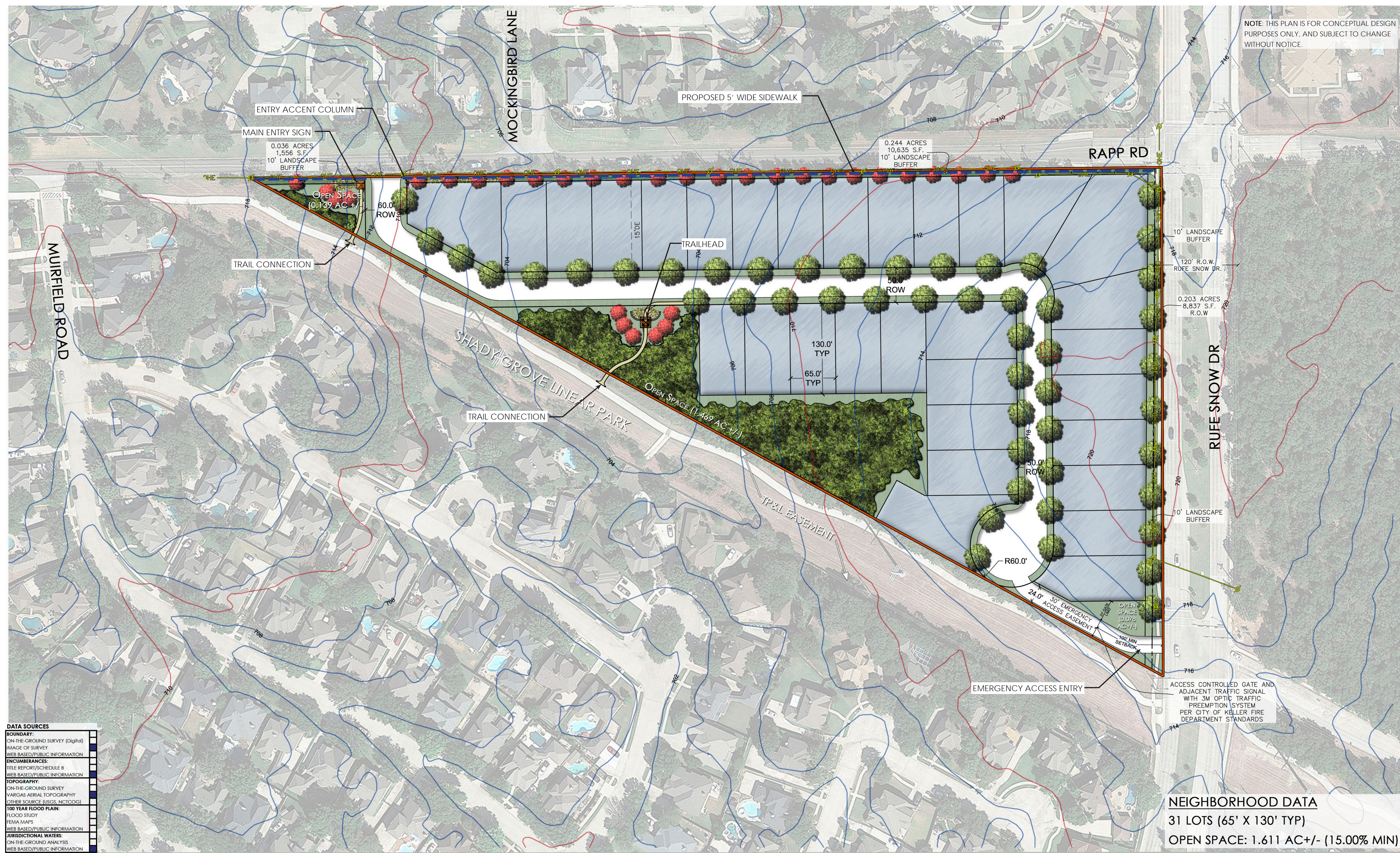
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- ALL PROPOSED UTILITY EASEMENTS - WATER, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, CABLE, ETC... WILL BE ADDED TO 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 2:48 PM Plotted by: keugh Plot Date: 9/14/2023 3:20 PM

NOTE: THIS PLAN IS FOR CONCEPTUAL DESIGN PURPOSES ONLY, AND SUBJECT TO CHANGE WITHOUT NOTICE.



DATA SOURCES

BOUNDARY:
ON-THE-GROUND SURVEY (Digital)
IMAGE OF SURVEY
WEB BASED/PUBLIC INFORMATION

ENCUMBRANCES:
TITLE REPORT/SCHEDULE B
WEB BASED/PUBLIC INFORMATION

TOPOGRAPHY:
ON-THE-GROUND SURVEY
VARGAS AERIAL TOPOGRAPHY
OTHER SOURCE (USGS, NCTCOGI)

100 YEAR FLOOD PLAIN:
FLOOD STUDY
FEMA MAPS
WEB BASED/PUBLIC INFORMATION

JURISDICTIONAL WATERS:
ON-THE-GROUND ANALYSIS
WEB BASED/PUBLIC INFORMATION

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

0 30 60 120 N
1"=60'-0"
SEP 14, 2023
CTR043



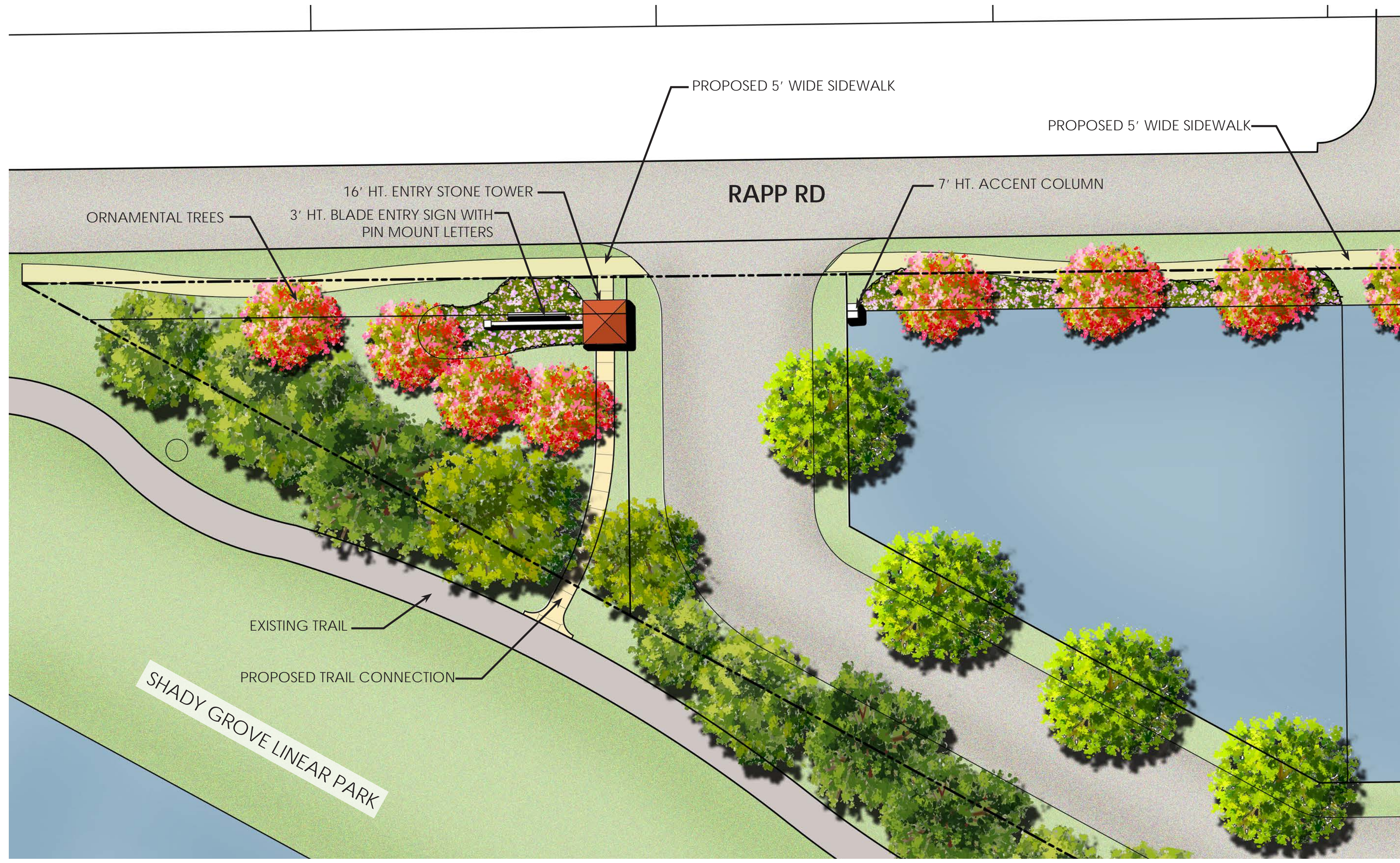
DATA SOURCES

BOUNDARY:	ON-THE-GROUND SURVEY (Digital)
RANGE OF SURVEY:	WEB BASED/PUBLIC INFORMATION
ENCUMBRANCES:	TITLE REPORT/SCHEDULE B
	WEB BASED/PUBLIC INFORMATION
TOPOGRAPHY:	ON-THE-GROUND SURVEY
	AERIAL PHOTOGRAPHY
	OTHER SOURCE (UBGS, NCTCOG)
100 YEAR FLOOD PLAIN:	FLOOD STUDY
	FEMA MAPS
	WEB BASED/PUBLIC INFORMATION
JURISDICTIONAL WATERS:	ON-THE-GROUND ANALYSIS
	WEB BASED/PUBLIC INFORMATION

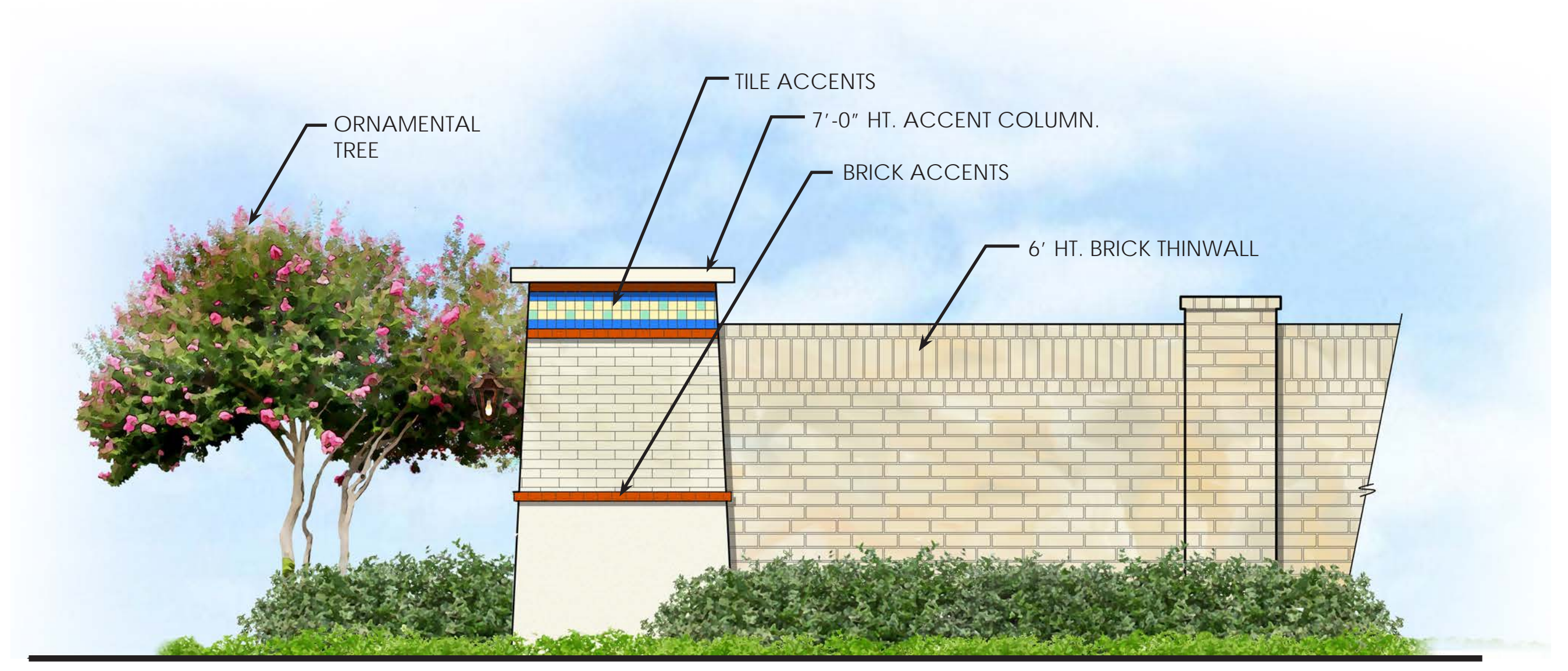
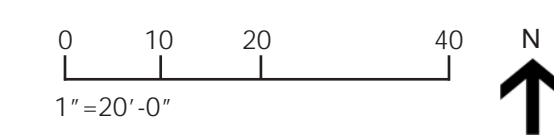
NEIGHBORHOOD DATA
 31 LOTS (65' X 130' TYP)
 OPEN SPACE: 1.611 AC +/- (15.00% MIN)

0 30 60 120 N SEPT 14, 2023
 1"=60' CTR043

NOTE: THIS PLAN IS FOR CONCEPTUAL DESIGN PURPOSES ONLY, AND SUBJECT TO CHANGE WITHOUT NOTICE.

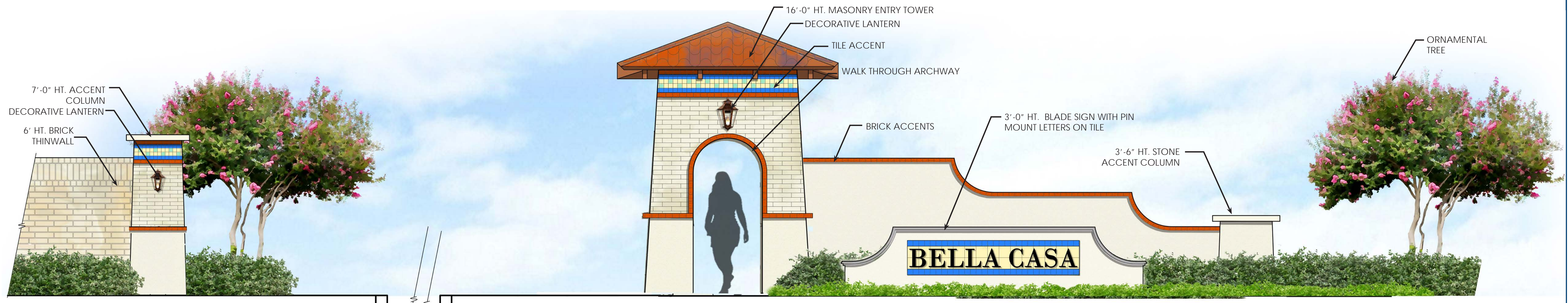


MAIN ENTRY SIGN
PLAN VIEW



MAIN ENTRY SIGN - ACCENT COLUMN
SIDE ELEVATION

SCALE: 1/2"=1'-0"



MAIN ENTRY SIGN
FRONT ELEVATION

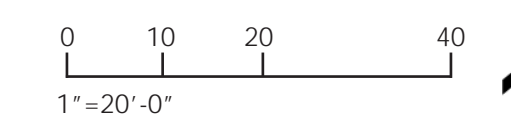
SCALE: 1/2"=1'-0"

SEP 14, 2023
CTR043

NOTE: THIS PLAN IS FOR CONCEPTUAL DESIGN PURPOSES ONLY, AND SUBJECT TO CHANGE WITHOUT NOTICE.



TRAIL HEAD
PLAN VIEW



TRAIL HEAD
FRONT ELEVATION

SCALE: 1/2"=1'-0"

SEP 14, 2023
CTR043

Trip Generation Data Form (Part I)

Land Use/Building Type: ¹ Multifamily Housing (Low-Rise)	ITE Land Use Code: #220
Source:	Source No. (by ITE): ITE 11th Edition
Name of Development: Rapp Road Site	Day of the Week:
City: Keller TX USA	Day: _____ Month: _____ Year: _____
Country:	Metropolitan Area:

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

<p>Location Within Area:</p> <p> <input type="checkbox"/> (1) CBD x (3) Suburban (Non-CBD) <input type="checkbox"/> (5) Rural <input type="checkbox"/> (2) Urban (Non-CBD) <input type="checkbox"/> (4) Suburban CBD <input type="checkbox"/> (6) Freeway Interchange Area (Rural) <input type="checkbox"/> (7) Not Given </p>	<p><i>Detailed Description of Development:</i>³</p>																																																																		
<p>Independent Variable: (include data for as many as possible)²</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;"></th> <th style="width:5%;">Actual</th> <th style="width:5%;">Estimated</th> <th style="width:5%;"></th> <th style="width:5%;">Actual</th> <th style="width:5%;">Estimated</th> </tr> </thead> <tbody> <tr> <td>_____ (1) Employees (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (10) Parking Spaces (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (2) Persons (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (11) Occupied Beds (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>32 _____ (3) Units (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (12) Seats (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (4) Occupied Units (#)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (13) Servicing Positions/Vehicle Fueling Positions _____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (5) Building Area (gross sq. ft.)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (14) Shopping Center % Out-parcels/pads</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (% of development occupied _____)</td> <td></td> <td></td> <td>_____ (15) AM Peak Hour Volume of Adjacent Street Traffic</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (6) Net Rentable Area (sq. ft.)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (16) PM Peak Hour Volume of Adjacent Street Traffic</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (7) Gross Leasable Area (sq. ft.)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (17) Other _____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (8) Occupied Gross Leasable Area (sq. ft.)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>_____ (18) Other _____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>_____ (9) Acres</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Actual	Estimated		Actual	Estimated	_____ (1) Employees (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (10) Parking Spaces (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (2) Persons (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (11) Occupied Beds (#)	<input type="checkbox"/>	<input type="checkbox"/>	32 _____ (3) Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (12) Seats (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (4) Occupied Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (13) Servicing Positions/Vehicle Fueling Positions _____	<input type="checkbox"/>	<input type="checkbox"/>	_____ (5) Building Area (gross sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (14) Shopping Center % Out-parcels/pads	<input type="checkbox"/>	<input type="checkbox"/>	_____ (% of development occupied _____)			_____ (15) AM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>	_____ (6) Net Rentable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (16) PM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>	_____ (7) Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (17) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	_____ (8) Occupied Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (18) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	_____ (9) Acres	<input type="checkbox"/>	<input type="checkbox"/>			
	Actual	Estimated		Actual	Estimated																																																														
_____ (1) Employees (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (10) Parking Spaces (#)	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (2) Persons (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (11) Occupied Beds (#)	<input type="checkbox"/>	<input type="checkbox"/>																																																														
32 _____ (3) Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (12) Seats (#)	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (4) Occupied Units (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (13) Servicing Positions/Vehicle Fueling Positions _____	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (5) Building Area (gross sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (14) Shopping Center % Out-parcels/pads	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (% of development occupied _____)			_____ (15) AM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (6) Net Rentable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (16) PM Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (7) Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (17) Other _____	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (8) Occupied Gross Leasable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (18) Other _____	<input type="checkbox"/>	<input type="checkbox"/>																																																														
_____ (9) Acres	<input type="checkbox"/>	<input type="checkbox"/>																																																																	

2. Definitions for several independent variables can be found in the *Trip Generation User's Guide*.

3. Please provide all pertinent information that helps to describe the subject project. If necessary, attach a detailed report.

<p>Other Data:</p> <p>Vehicle Occupancy (#) _____ AM _____ PM _____ 24-hour % Percent by Transit: _____ AM % _____ PM % _____ 24-hour % Percent by Carpool/Vanpool: _____ AM % _____ PM % _____ 24-hour %</p> <p>Full-time Employees by Shift:</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">First Shift:</td> <td style="width:15%;">Start Time _____</td> <td style="width:15%;">End Time _____</td> <td style="width:55%;">Employees (#) _____</td> </tr> <tr> <td>Second Shift:</td> <td>Start Time _____</td> <td>End Time _____</td> <td>Employees (#) _____</td> </tr> <tr> <td>Third Shift:</td> <td>Start Time _____</td> <td>End Time _____</td> <td>Employees (#) _____</td> </tr> </table> <p>Parking Cost on Site: Hourly _____ Daily _____</p>	First Shift:	Start Time _____	End Time _____	Employees (#) _____	Second Shift:	Start Time _____	End Time _____	Employees (#) _____	Third Shift:	Start Time _____	End Time _____	Employees (#) _____	<p>Transportation Demand Management (TDM) Information:</p> <p>At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) under way? <input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please check appropriate box/boxes, describe the nature of this TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td><input type="checkbox"/> (1) Transit Service</td> <td><input type="checkbox"/> (5) Employer Support Measures</td> <td><input type="checkbox"/> (9) Tolls and Congestion Pricing</td> </tr> <tr> <td><input type="checkbox"/> (2) Carpool Programs</td> <td><input type="checkbox"/> (6) Preferential HOV Treatments</td> <td><input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks</td> </tr> <tr> <td><input type="checkbox"/> (3) Vanpool Programs</td> <td><input type="checkbox"/> (7) Transit and Ridesharing Incentives</td> <td><input type="checkbox"/> (11) Telecommuting</td> </tr> <tr> <td><input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements</td> <td><input type="checkbox"/> (8) Parking Supply and Pricing Management</td> <td><input type="checkbox"/> (12) Other _____</td> </tr> </table>	<input type="checkbox"/> (1) Transit Service	<input type="checkbox"/> (5) Employer Support Measures	<input type="checkbox"/> (9) Tolls and Congestion Pricing	<input type="checkbox"/> (2) Carpool Programs	<input type="checkbox"/> (6) Preferential HOV Treatments	<input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks	<input type="checkbox"/> (3) Vanpool Programs	<input type="checkbox"/> (7) Transit and Ridesharing Incentives	<input type="checkbox"/> (11) Telecommuting	<input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements	<input type="checkbox"/> (8) Parking Supply and Pricing Management	<input type="checkbox"/> (12) Other _____
First Shift:	Start Time _____	End Time _____	Employees (#) _____																						
Second Shift:	Start Time _____	End Time _____	Employees (#) _____																						
Third Shift:	Start Time _____	End Time _____	Employees (#) _____																						
<input type="checkbox"/> (1) Transit Service	<input type="checkbox"/> (5) Employer Support Measures	<input type="checkbox"/> (9) Tolls and Congestion Pricing																							
<input type="checkbox"/> (2) Carpool Programs	<input type="checkbox"/> (6) Preferential HOV Treatments	<input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks																							
<input type="checkbox"/> (3) Vanpool Programs	<input type="checkbox"/> (7) Transit and Ridesharing Incentives	<input type="checkbox"/> (11) Telecommuting																							
<input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements	<input type="checkbox"/> (8) Parking Supply and Pricing Management	<input type="checkbox"/> (12) Other _____																							

ite Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted; Trucks = Heavy Duty Trucks & Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume	108		108		216		73		73	146		62		62		124		
A.M. Peak Hour of Adjacent ¹ Street Traffic (7 - 9) Time:	AM 3		AM 10		AM 13	Sat 7		Sat 6		Sat 13		Sun 6		Sun 6		Sun 12		
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:	PM 10		PM 6		PM 16													
A.M. Peak Hour: Generator ² Time:	4		11		15													
P.M. Peak Hour: Generator Time:	11		7		18													
No. of Days Counted																		

1, 2. Please refer to the Trip Generation User's Guide for a definition of the terms.

Detailed Driveway Volumes—Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-6:15							11:00-11:15							3:00-3:15						
6:15-6:30							11:15-11:30							3:15-3:30						
6:30-6:45							11:30-11:45							3:30-3:45						
6:45-7:00							11:45-12:00							3:45-4:00						
7:00-7:15							12:00-12:15							4:00-4:15						
7:15-7:30							12:15-12:30							4:15-4:30						
7:30-7:45							12:30-12:45							4:30-4:45						
7:45-8:00							12:45-1:00							4:45-5:00						
8:00-8:15							1:00-1:15							5:00-5:15						
8:15-8:30							1:15-1:30							5:15-5:30						
8:30-8:45							1:30-1:45							5:30-5:45						
8:45-9:00							1:45-2:00							5:45-6:00						
9:00-9:15														6:00-6:15						
9:15-9:30														6:15-6:30						

Please attach any additional site information or comments regarding special site characteristics, if available.

Check if additional information is attached.

Survey conducted by: Name: _____ Scott P. Israelson, P.E., PTOE
 Organization: _____ Traffic Impact Group LLC
 Address: _____ 165 Sabal Palm Drive, Suite 141
 City/State/Zip: _____ Longwood FL 32779
 Telephone #: _____ 972-358-6383

scott@traffic-impact.com

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 Cyprus 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."

Mark W. Harp
MARK W. HARP RPLS No 6425
July 05, 2023





WENDY BURGESS
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

@TarrantCoTax
 Facebook.com/TarrantCountyTAC

100 E. Weatherford, Fort Worth, TX 76196
 (817) 884-1100
 e-mail:taxoffice@tarrantcounty.com
 web:www.tarrantcounty.com

DATE: 06/23/2023

2022 TAX STATEMENT

IN GOD WE TRUST

V1.13
1

ACCOUNT: 00005693918

LEGAL: EDMONDS, JOHN SURVEY ABSTRACT 457 TRACT 3D08

OWNER: CYPRUS WOOD LLC

PARCEL ADDRESS: 0001300 RUFÉ SNOW DR

EXEMPTIONS:



LAND VALUE	APPRAISED VALUE					
415,473	415,473					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
KELLER CITY	415,473	0	415,473	0.354500	1472.85	0.00
TARRANT COUNTY	415,473	0	415,473	0.224000	930.66	0.00
T C HOSPITAL	415,473	0	415,473	0.224429	932.44	0.00
T C COLLEGE	415,473	0	415,473	0.130170	540.82	0.00
KELLER ISD	415,473	0	415,473	1.272900	5288.56	0.00
Total Taxes					9,165.33	0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

TOTAL AMOUNT DUE INCLUDES PAYMENTS RECEIVED 0.00

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

CYPRUS WOOD LLC

RETURN WITH PAYMENT

PAY THIS AMOUNT

\$0.00

Delinquent after: 1/31/2023

00005693918 2022
 A-457---3D08 TC

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00

CYPRUS WOOD LLC
 6326 WINDSONG DR
 MCKINNEY TX 75071

Make checks payable to:
WENDY BURGESS, TAX ASSESSOR-COLLECTOR



SCAN BARCODE TO PAY NOW

00005693918 0000000000 0000000000 0000000000 062320230000

THIS ACCOUNT IS NOT SUBJECT TO 5-YEAR COMPARISON

SCHOOL MAINTENANCE AND DEBT RATE INFORMATION

TAX YEAR	MAINTENANCE RATE	DEBT RATE	TAX YEAR	MAINTENANCE RATE	DEBT RATE
2022	\$0.942900	\$0.330000	2021	\$1.004000	\$0.340000

KELLER ISD