

RESOLUTION NO. 4320

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING PHASE I OF THE DETAILED SITE PLAN FOR CENTER STAGE, A PLANNED DEVELOPMENT CONSISTING OF FOUR HUNDRED AND SEVENTY FIVE (475) URBAN RESIDENTIAL LOFTS, 24,000 SQUARE-FEET OF COMMERCIAL USES, A COMMUNITY LAWN (MUSIC STAGE), AND RELATED OPEN SPACE ON APPROXIMATELY 26.8-ACRES OF PROPERTY, BEING ROBERTS, JJ SURVEY ABSTRACT 1305 TRACT 1A1 & 3B, LOCATED ON THE EAST SIDE OF NORTH MAIN STREET, DIRECTLY NORTHEAST OF THE NORTH MAIN STREET AND MOUNT GILEAD ROAD INTERSECTION, ADDRESSED AS 1440 NORTH MAIN STREET, AND ZONED PD – MIXED USE. IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Realty Capital, owner, and Greystar Development Central, LLC, Developer/ Applicant, have submitted a Detail Site Plan (SP-20-0037) for a Planned Development consisting of 475 Urban Residential Lofts, 24,000 square-feet of commercial uses, a community lawn, and related open space; and

WHEREAS, Realty Capital, per Section 8.04 of the UDC, submitted a Concept Plan for consideration by City Council with a Commercial base zoning district and additional uses added – namely, a music venue on a community lawn along with residential lofts and single-family homes; and

WHEREAS, with City Council's approval of the Center Stage PD Concept Plan, approval of a Detailed Site Plan is now required before any building permits may be issued; and

WHEREAS, a Detailed Site Plan that generally conforms to the approved Concept Plan still requires City Council approval but no public hearings or recommendation from the Planning and Zoning Commission; and

WHEREAS, the City Council finds that the Detailed Site Plan substantially conforms with the Concept Plan per Section 8.04 of the Unified Development Code and furthers the zoning interests of the City of Keller; and

WHEREAS, the proposed pedestrian-centered, mixed-use development will provide upwards of 600, built-in consumers (from the loft development) and provides a high-energy, experiential activity center attracting residents from within Keller as well as from neighboring cities; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, Phase I of the Detailed Site Plan for Center Stage, a planned development consisting of four hundred and seventy five (475) Urban Residential Lofts, 24,000 square-feet of commercial uses, a community lawn (music stage), and related open space on approximately 26.8-acres of property, being Roberts, JJ Survey abstract 1305 Tract 1A1 & 3B, located on the east side of North Main Street, directly northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street, and zoned PD – Mixed Use is hereby approved, attached hereto as Exhibit "A", and incorporated herein as if fully set forth with the following condition:

1. The interior courtyard façade shall be a minimum of 80% masonry.

AND IT IS SO RESOLVED.

Passed by a vote of 6 to 1 on this the 1st day of December, 2020.



CITY OF KELLER, TEXAS

BY: *P. H. McGrail*
P. H. McGrail, Mayor

ATTEST:

Kelly Ballard
Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry For
L. Stanton Lowry, City Attorney