

## Item H-3

**PUBLIC HEARING:** Consider an ordinance approving a Planned Development Amendment for Center Stage, an existing Mixed Use Planned Development, on an approximately 38-acre property, legally described as Lots 1-10, Block A, Center Stage Addition, directly north east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use Commercial/Residential and addressed as 1400 North Main Street. Realty Capital Management, LLC, Applicant, RCM Keller Center Stage LLC, Owner. (Z-23-0001)

# Item H-3 Aerial Map



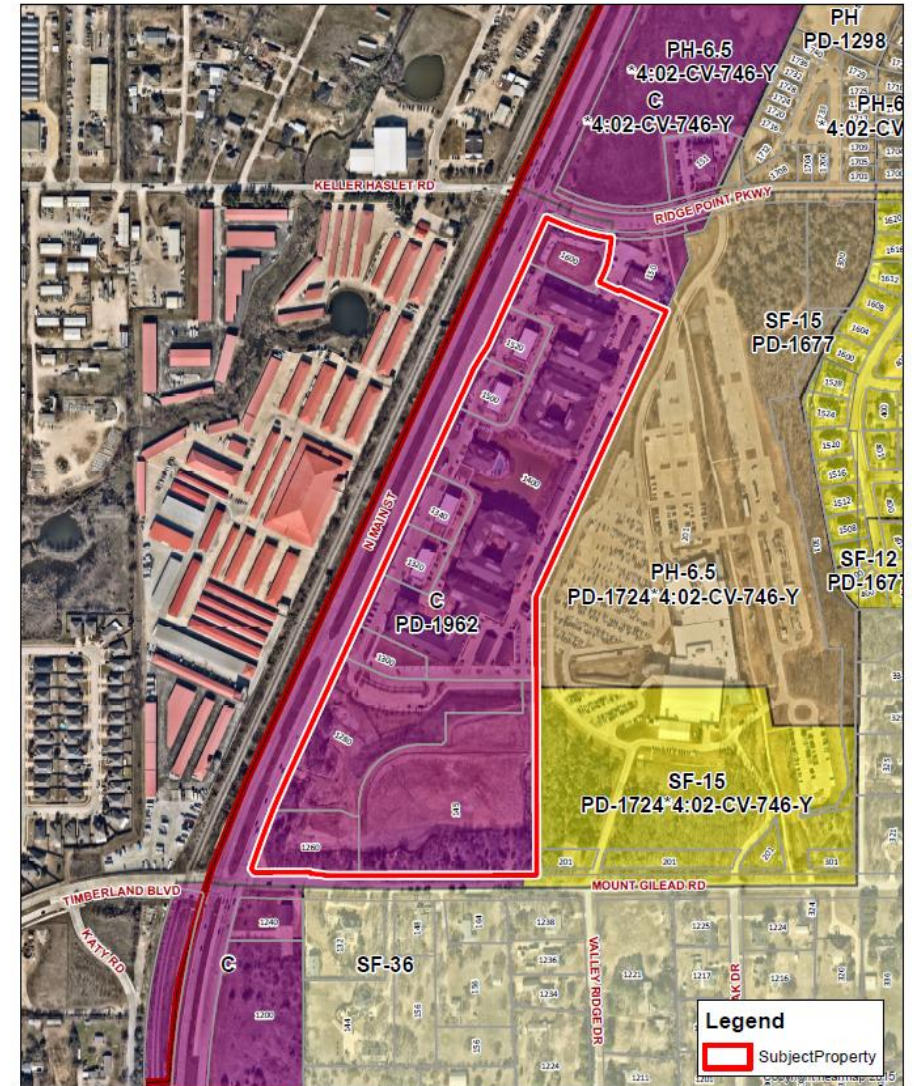
Z-23-0001

Updated: 6/7/2023



Zoned:  
PD-Commercial/  
Residential

# Item H-3 Zoning Map



Z-23-0001

Updated: 6/7/2023

## Item H-3

### Background:

- The Center Stage Planned Development (PD) was approved on Jan. 21, 2020, as a mixed-use development that included a variety of residential and commercial uses in a phased approach.
- The approved PD included a regulating plan, concept plan, street plan, parks and open space plan. Amendments and modifications to those requirements are required to be approved by City Council, with Planning and Zoning Commission recommendation.

## Item H-3

### Request:

<b>Street Plan</b>	Reduction of number of drives off Mount Gilead from three to one.
<b>Residential Uses</b>	Reduction of proposed single-family homes from 57 to 43 and required parking stalls for single-family homes from 114 to 86.
<b>Waste Management</b>	Request to allow dumpster enclosures along Hwy. 377 as long as they are screened by landscaping and meet all other enclosure requirements.
<b>Overall</b>	Updated concept plan and exhibits.
<b>Open Space</b>	Reallocation of open space and tree save areas with no proposed reduction in total open space and tree save area.
<b>Site Design</b>	Request to allow not more than 10% of single-family homes to face the Community Lawn.
<b>Signage</b>	Request to allow a second monument sign on Hwy. 377, to include off-premises signage for the property located at 201 Mount Gilead Road.

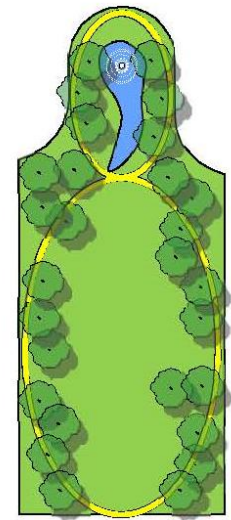
# Original PD Concept



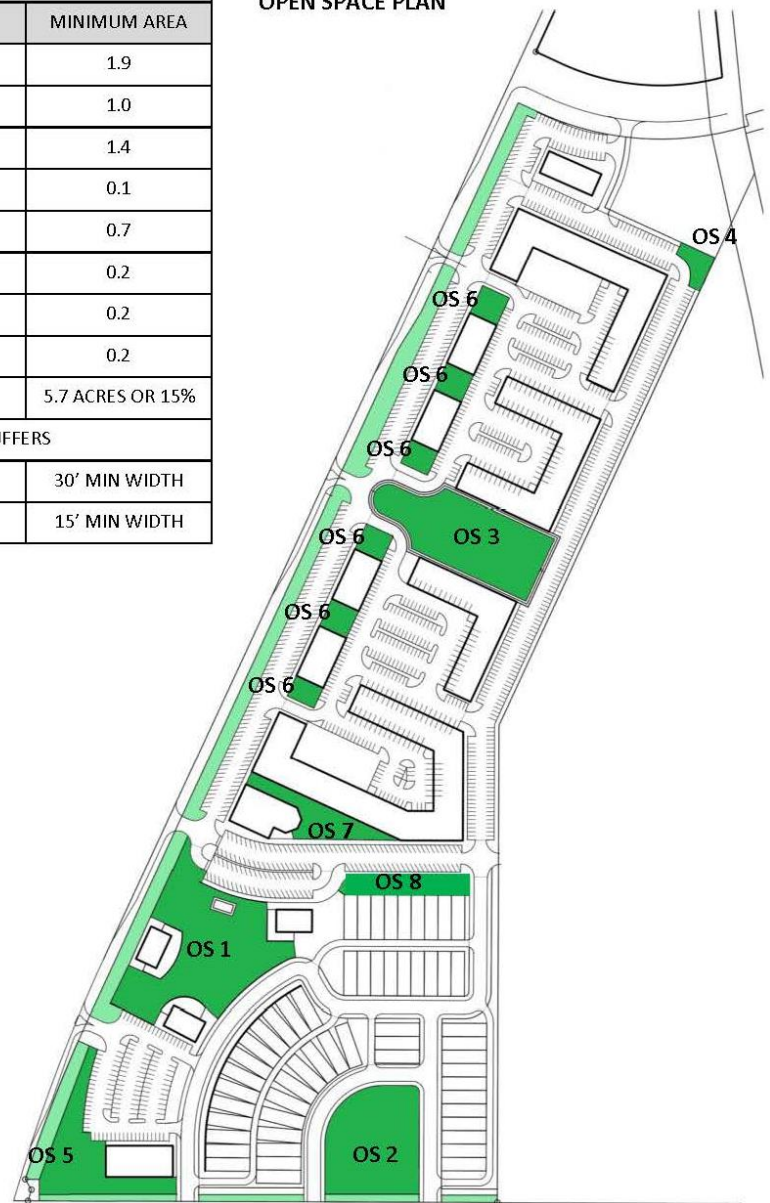
**TABLE 5.1 OPEN SPACE TABULATION**

	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
	<b>TOTAL</b>	<b>5.7 ACRES OR 15%</b>
<b>REQUIRED BUFFERS</b>		
	<b>BUFFER SH 377</b>	<b>30' MIN WIDTH</b>
	<b>BUFFER MT GILEAD RD</b>	<b>15' MIN WIDTH</b>

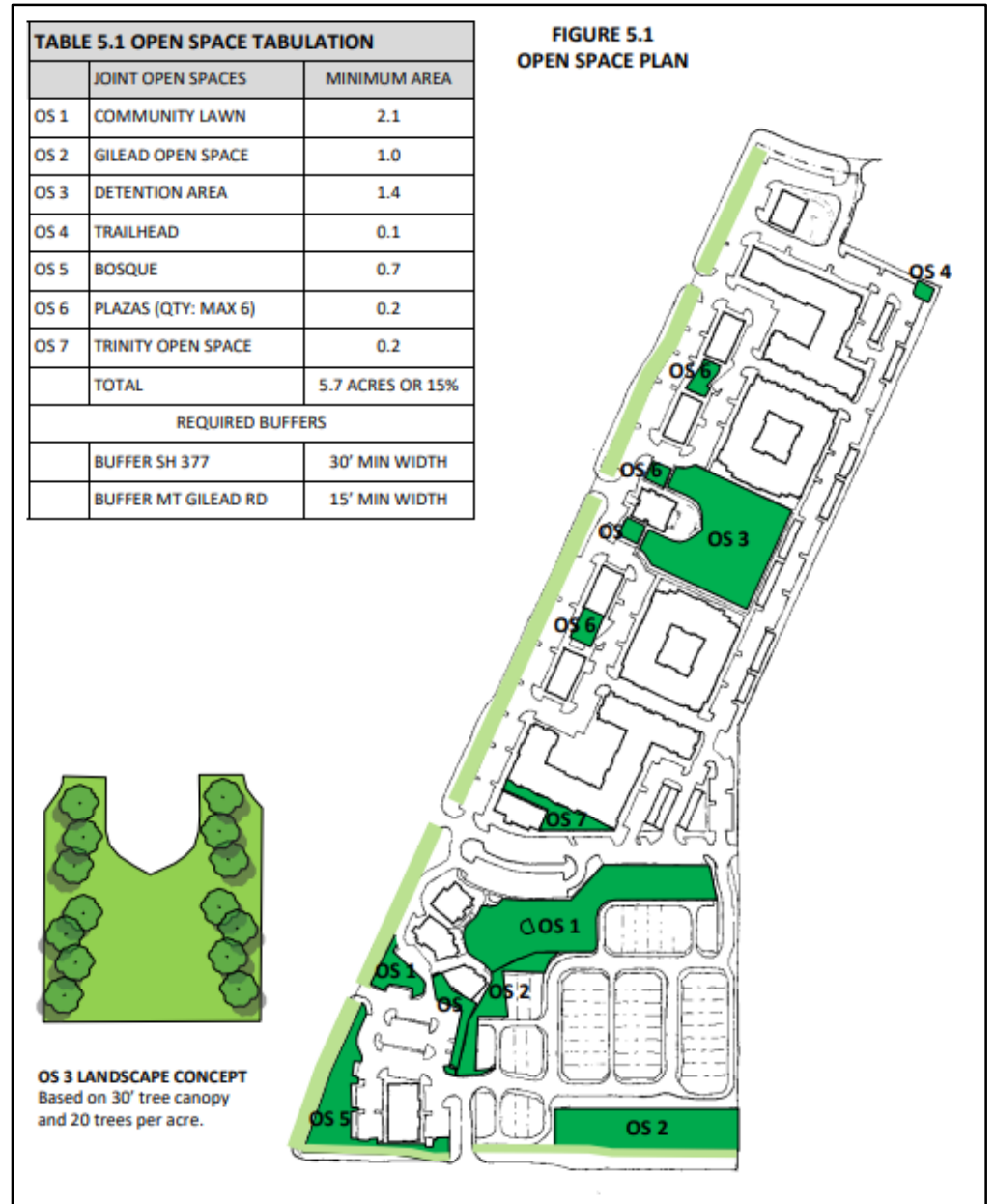
**FIGURE 5.1  
OPEN SPACE PLAN**



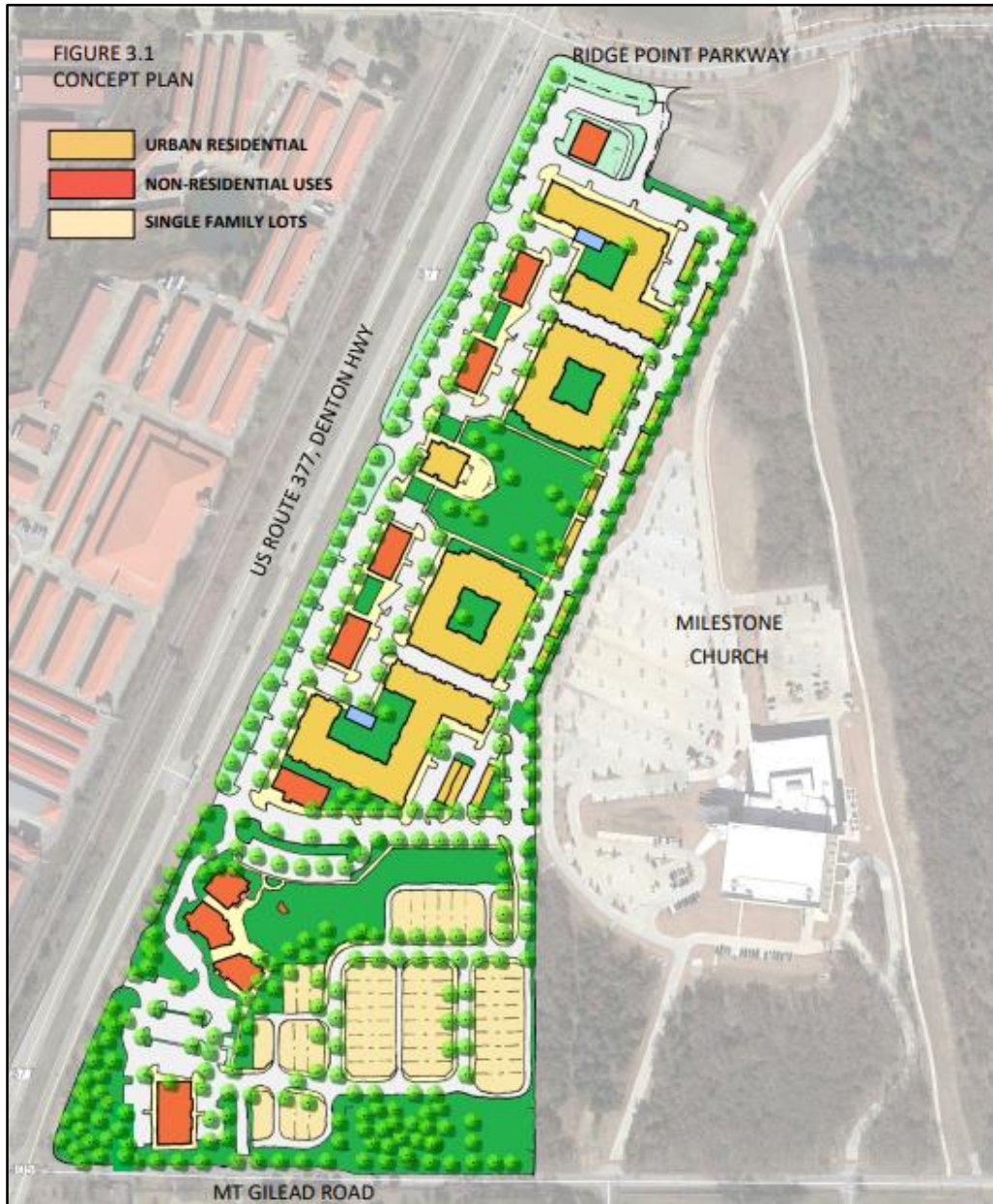
**OS 3 LANDSCAPE CONCEPT**  
Based on 30' tree canopy and 20 trees per acre.





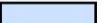





# Proposed PD Concept



# Proposed Street Plan and Additional Monument Sign



**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

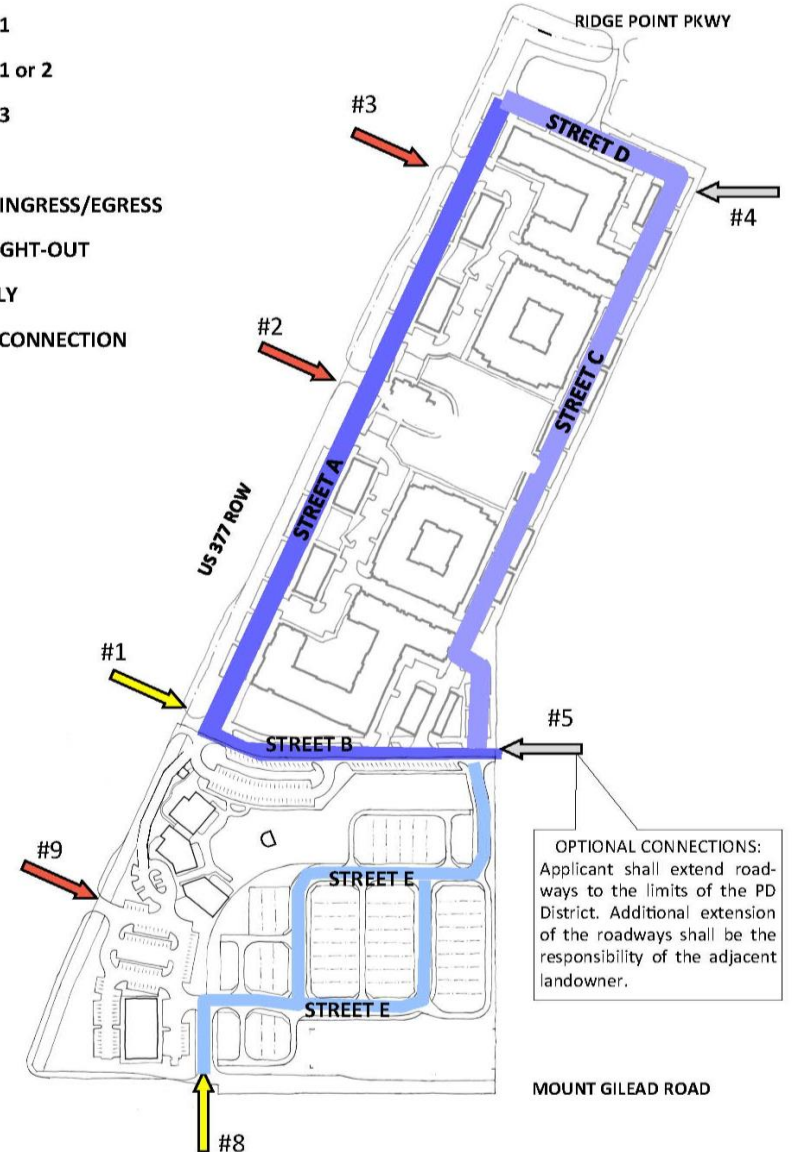
**NOTE 1:** A legally subdivided lot is not required to have frontage on a public right-of-way provided the lot has access to a Public Access Easement that connects to a public right-of-way.

**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.



# Proposed Residential Changes

- 57 to 43 Single Family Homes
- Parking spaces from 114 to 86
- Up to 10% of homes to face Open Space (up to 4 homes)

Original PD Concept



Proposed Concept





# Tree Save Areas

- “Approximately 13 acres of existing tree canopy.”
- “The Planned Development District shall have preserved trees in the Tree-Save area...”
- “Tree-save areas shall be subject to protection during construction, limiting the dripline of preserved trees and prohibiting construction traffic and staging with tree-save areas. Tree Save areas shall preserve natural grade.”
- Open Space Two (Gilead Open Space) and Five (The Bosque) are within this 13 acres of existing tree canopy.
- Gilead Open Space must preserve 75% of existing canopy – Measured by acreage.
- The Bosque must Preserve 60% of existing canopy – Measured by acreage.

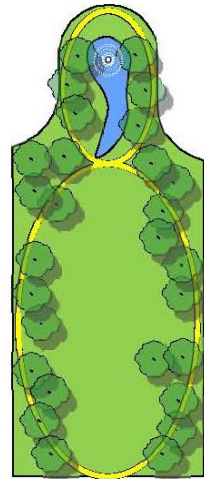
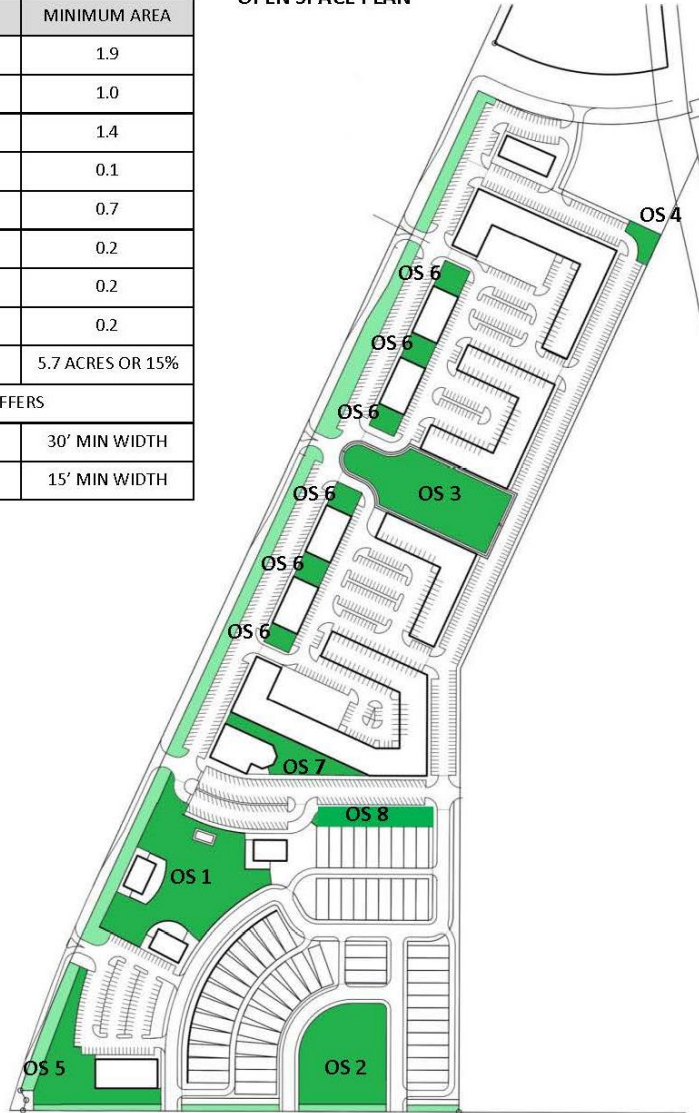


# Proposed Open Space and Tree Save Changes

- Combining OS 1 and OS 8
- Retaining total 15% of open space requirement (5.7 acres)
- Allowing “Tree Save” protected canopy to be exchangeable within designated 13 acres.

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.

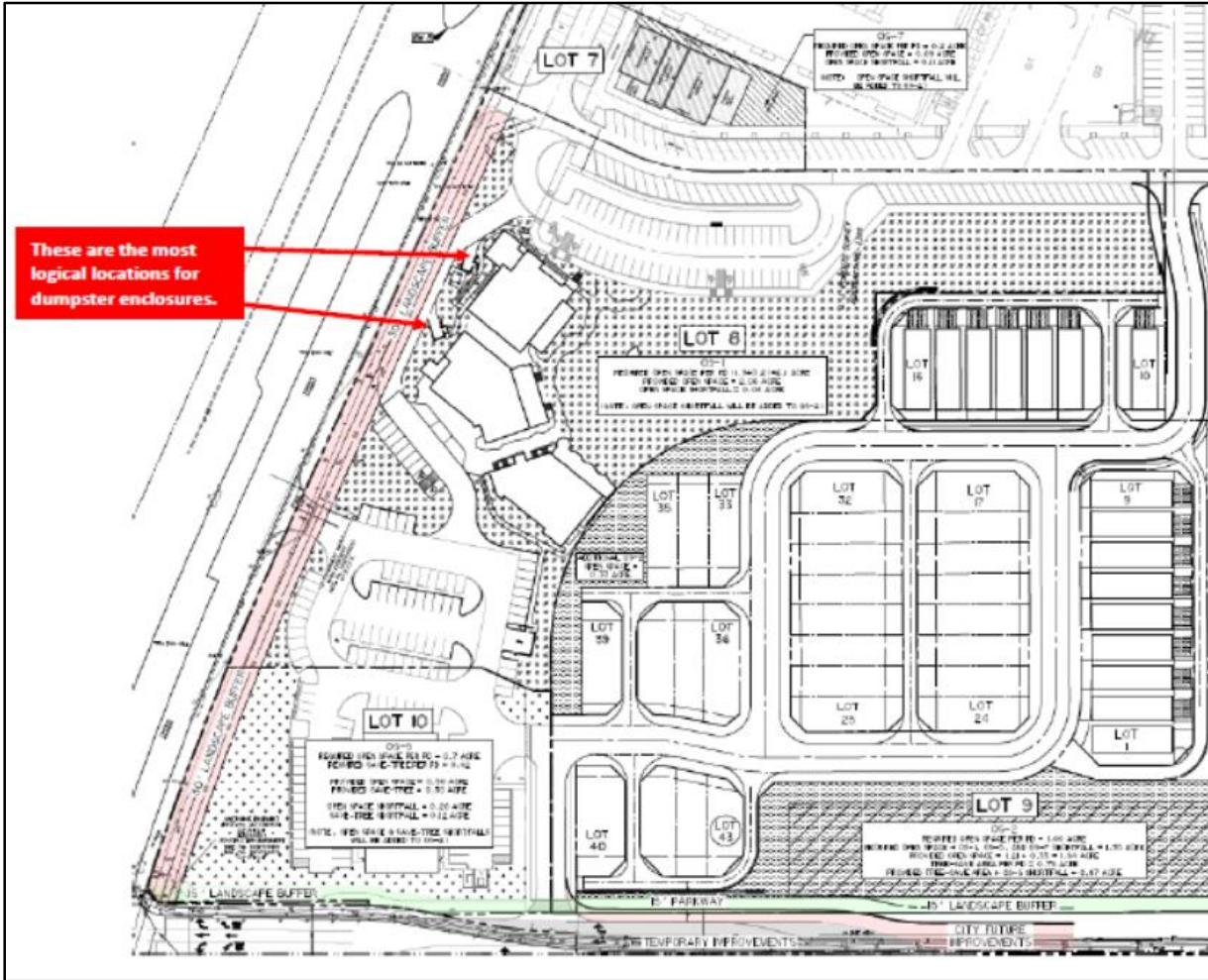
TABLE 5.1 OPEN SPACE TABULATION		
	JOINT OPEN SPACES	MINIMUM AREA
OS 1	COMMUNITY LAWN	2.1
OS 2	GILEAD OPEN SPACE	1.0
OS 3	DETENTION AREA	1.4
OS 4	TRAILHEAD	0.1
OS 5	BOSQUE	0.7
OS 6	PLAZAS (QTY: MAX 6)	0.2
OS 7	TRINITY OPEN SPACE	0.2
	TOTAL	5.7 ACRES OR 15%
REQUIRED BUFFERS		
	BUFFER SH 377	30' MIN WIDTH
	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.

# Dumpster Enclosures



## Conceptual Location

### 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

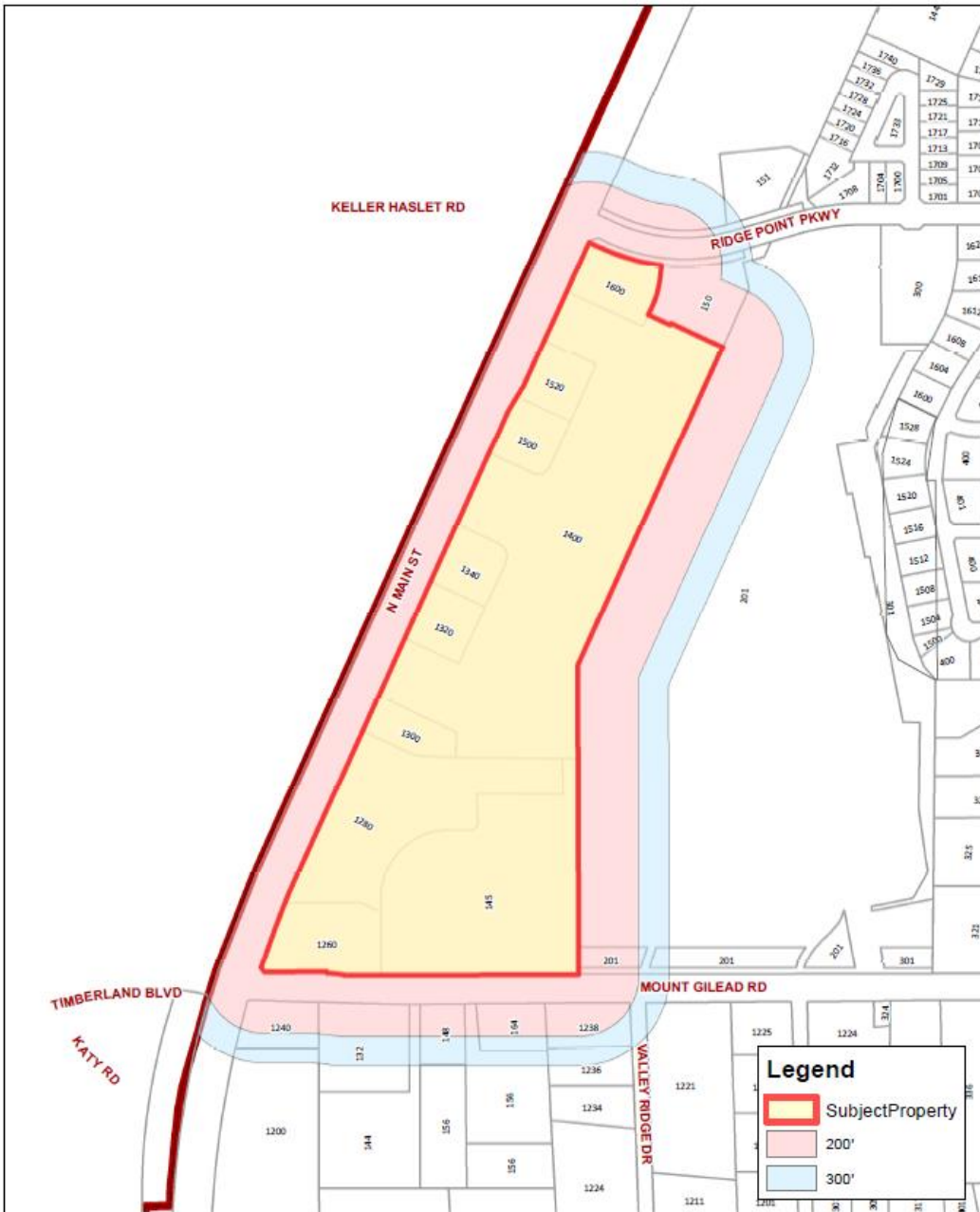
STREET NAME	PUBLIC/PRIVATE	STREET TYPE	STREETScape TYPE	NOTES
STREET A	PRIVATE	STREET TYPE 1	STREETScape TYPE 1	ON-STREET PARKING REQUIRED
STREET B	PRIVATE	STREET TYPE 1	STREETScape TYPE 1	ON-STREET PARKING REQUIRED
STREET C	PRIVATE	STREET TYPE 1 OR 2	STREETScape TYPE 2	ON-STREET PARKING OPTIONAL
STREET 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
RESIDENTIAL ALLEY	PUBLIC	ALLEY	NOT APPLICABLE	NO PARKING

\*A dumpster enclosure may be installed 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.

## Item H-3

On June 1, 2023, the City mailed 20 Letters of Notification for this Public Hearing to all property owners within three hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

As of today, staff has not received any formal opposition or support for this request.



## Item H-3

Section 8.02 (D.1.e) of the UDC states that when considering a zoning change request (including a Planned Development Amendment) the City Council shall consider the following factors:

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare.

# Item H-3

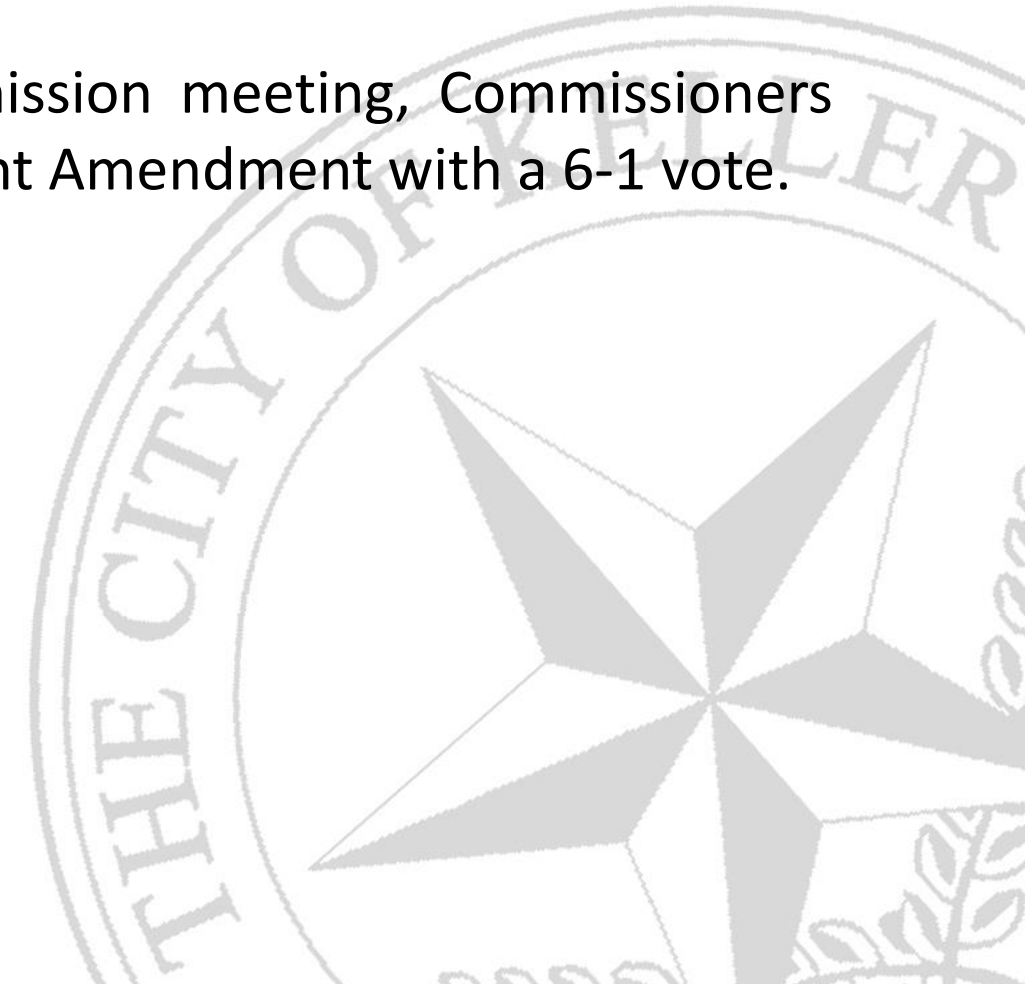
## PD Amendment Summary:

<b>Street Plan</b>	Reduction of number of drives off Mount Gilead from three to one.
<b>Residential Uses</b>	Reduction of proposed single-family homes from 57 to 43 and required parking stalls for single-family homes from 114 to 86.
<b>Waste Management</b>	Request to allow dumpster enclosures along Hwy. 377 as long as they are screened by landscaping and meet all other enclosure requirements.
<b>Overall</b>	Updated concept plan and exhibits.
<b>Open Space</b>	Reallocation of open space and tree save areas with no proposed reduction in total open space and tree save area.
<b>Site Design</b>	Request to allow not more than 10% of single-family homes to face the Community Lawn.
<b>Signage</b>	Request to allow a second monument sign on Hwy. 377, to include off-premises signage for the property located at 201 Mount Gilead Road.

## Item H-3

### **Planning and Zoning Commission Recommendation:**

At the July 11, 2023, Planning and Zoning Commission meeting, Commissioners recommended approval of the Planned Development Amendment with a 6-1 vote.



## Item H-3

### City Council Alternatives:

The City Council has the following options when considering a Planned Development Zoning Change application:

- Approval as submitted
- Approval with modifications or additional condition(s)
- Tabling the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?**  
**Iván G. Gonzalez, AICP**  
**817-743-4130**