



May 5, 2023

Ms. Hope Miranda
President
Marshall Ridge Homeowners' Association
9800 Hillwood Parkway, Suite 210
Fort Worth, TX 76244

VIA EMAIL

Re: Planned Development Amendment Application – Keller Center Stage

Dear Hope:

We're reaching out to let you know that we're submitting an application for an amendment to the existing Planned Development document for the Center Stage project. The update generally seeks to clarify the intent behind guidelines while maintaining the purpose of delivering a first-class, mixed-use development that serves as an amenity to the community.

The proposed changes address the following items:

- 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 hope you will share this update with HOA Board members. Please let us know if you have any questions or concerns or if there's any other information that would be helpful to you. We realize that without the existing PD document, the aforementioned proposed changes lack context—we'd be happy to provide more details if you'd like. We welcome your feedback!

Thank you.

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 Management

May 5, 2023

Mr. David Tashman
President
Marshall Point Estates Homeowners' Association
5751 Kroger Drive, Suite 203
Fort Worth, TX 76244

VIA EMAIL

Re: Planned Development Amendment Application – Keller Center Stage

Dear David:

We're reaching out to let you know that we're submitting an application for an amendment to the existing Planned Development document for the Center Stage project. The update generally seeks to clarify the intent behind guidelines while maintaining the purpose of delivering a first-class, mixed-use development that serves as an amenity to the community.

The proposed changes address the following items:

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