

FLEXD Keller

Bear Creek Park

PLANNED DEVELOPMENT OVERVIEW
PREPARED FOR CITY OF KELLER



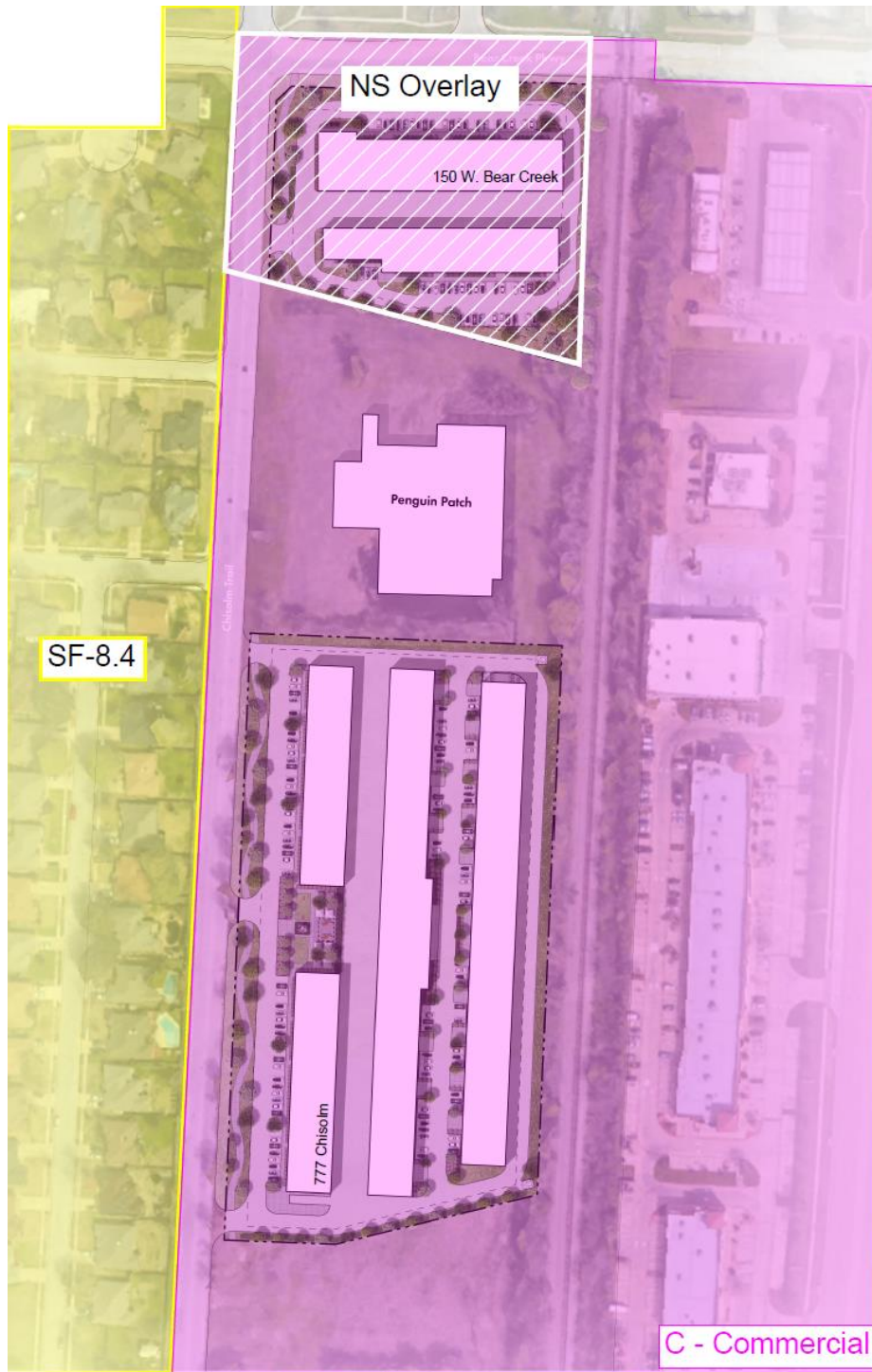
Narrative Statement for Planned Development Change Application

1. Current zoning of 777 Chisholm Trail is “C” Commercial and “NS” Neighborhood Services for 150 Bear Creek Parkway. Proposed zoning for 777 Chisholm Trail is “PD-C” Planned Development - Commercial and “PD-NS” Planned Development - Neighborhood Services for 150 Bear Creek Parkway.
2. The concept plan for 777 Chisholm Trail depicts a Flex Business Park with four modular buildings stacked in three rows capable of serving single or multiple tenants with varying square footage spaces, ranging from 3,500 up to 20,000 square feet. The two buildings facing Chisholm Trail will be screened by landscaping along a meandering trail system and separated by common area green space with landscaping that screens the two buildings immediately behind. All roll-up doors will be screened and/or hidden from street-view.

The concept plan for 150 Bear Creek Parkway depicts a Flex Business Park with two modular buildings stacked on two rows walls capable of serving single or multiple tenants with varying square footage spaces, ranging from 3,500 up to 20,000 square feet. The building facing Bear Creek Parkway will be screened by landscaping along Bear Creek Parkway and Chisholm Trail. All roll-up doors will be screened and/or hidden from street-view.

3. The proposed “PD” zoning changes is requested to focus on desired permitted uses as our primary focused tenants and in conformance with the 2021 FLUP Tech-Flex Overlay land use category imposed on 777 Chisholm Trail and 150 Bear Creek Parkway. Further, City staff has expressed a desire for “PD” zoning with a concept plan to accommodate some of our design and site plan configurations.
4. We have provided a list of permitted users we would like to have as our tenant mix.
5. The proposed “PD” zoning is consistent with the 2021 FLUP by adding only those uses that are consistent with the Tech-Flex Overlay and RTC Retail/Commercial land use categories imposed on 777 Chisholm Trail and 150 Bear Creek Parkway. The Tech-Flex Overlay encourages tenant space for offices, showrooms, research and development, light manufacturing, small-scale assembly, e-commerce, micro-warehouses, scientific tech, data centers and modernized industrial activities that do not generate smoke, noise, noxious odors or other hazards traditionally caused by industrial uses. These are the types of businesses that 777 Chisholm Trail and 150 Bear Creek Parkway intend to support.
6. According to research conducted by the applicant, over 70% of the people living in Keller work in employment sectors that the proposed 777 Chisholm Trail and 150 Bear Creek Parkway developments will cater to, presenting the opportunity for existing and prospective residents to have a wholistic live, work, and play community, keeping people close to home and further driving the local economy. The 70.3% of Keller residents who work within these applicable employment sectors are also high-earners, with the weighted-average median wage for these jobs coming in at over \$162,000.
7. According to research conducted by the applicant, over 84% of Keller residents are commuting out of Keller for employment. With a focus on employment sectors that cater to work performed by a majority of Keller residents, 777 Chisholm Trail and 150 Bear Creek Parkway developments have the ability to keep jobs in Keller, thereby stimulating the local economy with work force that will thrive in Keller.
8. We understand that on site storm water detention will be required. We have consulted with our Engineer and have been assured that underground detention will be sufficient for this site and we will provide details in our engineering plans.

Current Zoning Overlay



Metes & Bounds Descriptions

777 Chisholm Trail

BEING A TRACT OF LAND OUT OF THE J. EDMONDS SURVEY, ABSTRACT NO. 457, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND "3 DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 0210082264, DEED RECORDS, TARRANT COUNTY, TEXAS. AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND IN THE WEST LINE OF THE UNION PACIFIC RAILROAD R.O.W. FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, KELLER WALL-PRICE SUBSTATION ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 9846, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 76 DEGREES 10 MINUTES 22 SECONDS WEST 280.19 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, KELLER WALL-PRICE SUBSTATION ADDITION TO A 5/8" IRON PIN FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR CORNER OF SAID LOT 1, BLOCK A, KELLER WALL-PRICE SUBSTATION ADDITION;

THENCE NORTH 87 DEGREES 35 MINUTES 45 SECONDS WEST 150.26 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, KELLER WALL-PRICE SUBSTATION ADDITION TO A 5/8" IRON PIN FOUND IN THE EAST R.O.W. LINE OF CHISHOLM TRAIL;

THENCE NORTH 02 DEGREES 25 MINUTES 14 SECONDS EAST 819.51 FEET ALONG THE EAST R.O.W. LINE OF SAID CHISHOLM TRAIL TO A CAPPED IRON PIN (4781) FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D216046270, DEED RECORDS, TARRANT COUNTY, TEXAS:

THENCE SOUTH 87 DEGREES 40 MINUTES 21 SECONDS EAST 419.47 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D216046270 TO A 5/8" IRON PIN FOUND IN THE WEST LINE OF SAID UNION PACIFIC RAILROAD R.O.W. FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED:

THENCE SOUTH 02 DEGREES 26 MINUTES 13 SECONDS WEST 741.76 FEET ALONG SAID RAILROAD R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 7.65 ACRES OF LAND, MORE OR LESS.

150 Bear Creek

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, WE, Legendary Properties, LLC, acting by and through the undersigned, being the owner of a 3.082 acre tract of land in the JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, City of Keller, Tarrant County, Texas, according to the deed recorded in County Clerk Document

0207380402, Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found being the northwest corner of said Legendary tract and being in the existing west right-of-way line of the Texas and Pacific Railroad (100.0' right-of-way) and also being in the existing south right-of-way line of Bear Creek Parkway (70.0' right-of-way);

THENCE, South 02 degrees 26 minutes 05 seconds West, along the existing west right-of-way line of said Texas and Pacific Railroad, 370.58 feet to a 1/2" iron rod found for corner.

THENCE, North 74 degrees 44 minutes 06 seconds West, along the north line of a tract of land conveyed to Lotus Ox Tool Company, Inc. according to the deed recorded in Volume 10758, Page 1448, D.R.T.C.T., 430.37 feet to a 1/2" iron rod found for corner, being in the existing east right-of-way line of Chisholm Trail (80.0' right-of-way);

THENCE, North 02 degrees 28 minutes 06 seconds East, along the existing east right-of-way line of said Chisholm Trail, 245.00 feet to a 1/2" iron rod found for corner;

THENCE, North 47 degrees 28 minutes 06 seconds East, continuing along the existing east right-of-way line of said Chisholm Trail, 20.26 feet to a 1/2" iron rod found for corner, being in the existing south right-of-way line of said Bear Creek Parkway;

THENCE, South 87 degrees 33 minutes 54 seconds East, along the existing south right-of-way line of said Bear Creek Parkway, 42.00 feet to a 1/2" iron rod found for corner, being the beginning of a curve to the left with a radius of 1205.00 feet and a long chord bearing North 89 degrees 54 minutes 50 seconds East, 168.20 feet;

THENCE, along said curve to the left and continuing along the existing south right-of-way line of said Bear Creek Parkway, passing through a central angle of 05 degrees 02 minutes 33 seconds an arc length of 105.05 feet to a 1/2" iron rod found for corner.

THENCE, North 87 degrees 23 minutes 33 seconds East, continuing along the existing south right-of-way line of said Bear Creek Parkway, 101.74 feet to a 1/2" iron rod found for corner, being the beginning of a curve to the right with a radius of 1135.00 feet and a long chord bearing North 89 degrees 54 minutes 49 seconds East, 99.86 feet.

THENCE, along said curve to the right and continuing along the existing south right-of-way line of said Bear Creek Parkway, passing through a central angle of 05 degrees 02 minutes 33 seconds an arc length of 90.88 feet to a 1/2" iron rod found for corner.

THENCE, South 87 degrees 33 minutes 54 seconds East, continuing along the existing south right-of-way line of said Bear Creek Parkway, 50.81 feet to the POINT OF BEGINNING.

The tract of land herein described contains 3.082 acres of land.

Tree Survey

Note: There are no existing trees at the 150 Bear Creek site.

A comprehensive Tree Survey/Preservation Plan is currently being developed.

