

RESOLUTION NO. 4915

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR TWO PROPOSED MULTITENANT BUILDINGS, ON THE NORTH SIDE OF KELLER PARKWAY ON APPROXIMATELY 3.6 ACRES, LOCATED DIRECTLY NORTH OF THE KELLER PARKWAY AND COUNTRY BROOK DRIVE INTERSECTION, LEGALLY DESCRIBED AS TRACT 2E, ABSTRACT 28 OF THE PAMELA ALLEN SURVEY AND ADDRESSED 1241 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner, submitted a Site Plan application with three variances (SITE-2501-0001); and

WHEREAS, the variances requested are related to the dumpster enclosure location on Lot 1, foundation plantings, and parking; and

WHEREAS, the Site Plan, even with variances, does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission considered the proposed Site Plan with variances on March 25, 2025 and recommended approval of the proposed site plan request by a vote of 6-1 with the condition that natural landscaping be required on the south side of the building to meet the foundation planting requirement; and

WHEREAS, the City Council does find that the request meets the intent of the Unified Development Code (UDC);

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, a Site Plan for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway and attached hereto as Exhibit "A" is approved with the following variances:

1. A variance request to allow the dumpster enclosure on Lot 1 to face Keller Parkway.

2. A variance to allow two planting areas in front of each structure (four total) of approximately 100 square-feet, in lieu of the foundation planting requirement.

3. A variance request to allow the site to be under parked by 24 spaces.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 15th day of April 2025.



CITY OF KELLER, TEXAS

BY: 
[Armin Mizani \(Apr 17, 2025 07:58 CDT\)](#)
Armin R. Mizani, Mayor

ATTEST:

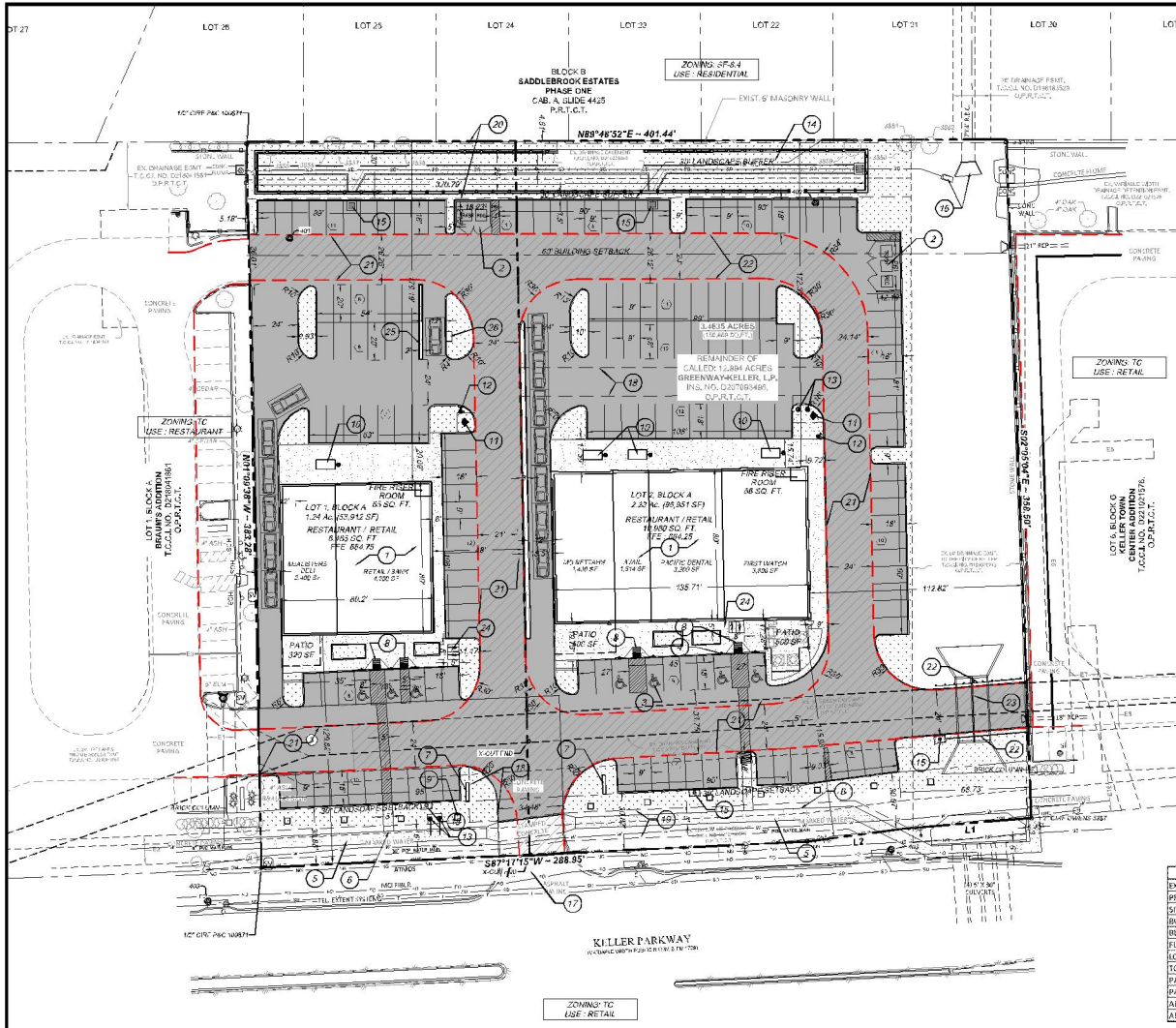

[Kelly Ballard \(Apr 16, 2025 10:30 CDT\)](#)

Kelly Ballard, City Secretary

Approved as to Form and Legality:

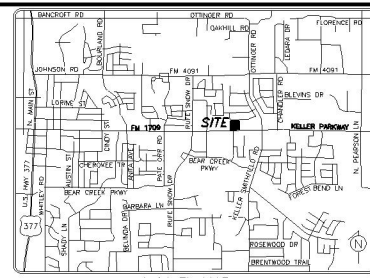

[Stan Lowry \(Apr 16, 2025 10:52 CDT\)](#)

L. Stanton Lowry, City Attorney



NOTES BY SYMBOL:

1. PROPOSED STRUCTURE.
2. QUARTER WITH MASONRY ENCLOSURE TO MATCH BUILDING COLORS WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. ACCESSIBLE PARKING SPACE (TYP.)
4. ACCESSIBLE PARKING POLE SIGNAGE (TYP.) - 4 PLACES (2 REGULAR AND 2 VAN ACCESSIBLE SIGNAGE).
5. PROPOSED PUBLIC SIDEWALK
6. ADA COMPLIANT WALKWAY (TO CONNECT TO PUBLIC SIDEWALK)
7. PROPOSED MONUMENT SIGN. SIGNAGE BY SEPARATE PERMIT
8. BARRIER FREE RAMP
9. BRICK COLLISION (TYP.)
10. PROPOSED SUBTERRANEAN GREASE INTERCEPTOR & SAMPLE WELL
11. PROPOSED FIRE HYDRANT IN WATER EASEMENT
12. PROPOSED FIRE DEPT. CONNECTION (POCI)
13. PROPOSED 1" DOMESTIC & 1" IRRIGATION WATER METERS IN WATER EASEMENT
14. PROPOSED DETENTION POND WITH 4" TALL WROUGHT IRON FENCE WITH BLOCK RETAINING WALL (MAX. DEPTH 4.5')
15. PROPOSED DRAINAGE STRUCTURE
16. EXISTING DRAINAGE STRUCTURE
17. EXISTING DRIVEWAY
18. PROPOSED 15" WATER EASEMENT
19. PROPOSED 15" PEDESTRIAN ACCESS & WATER EASEMENT
20. PROPOSED 30" DRAINAGE AND DETENTION EASEMENT
21. FIRE LANE MARKING PER KELLER FIRE DEPARTMENT REQUIREMENTS
22. TRAFFIC GUARDRAILS PER TxDOT SPECIFICATIONS
23. DOUBLE 7/8" RCB CULVERT WITH HEADWALLS
24. BICYCLE PARKING
25. 2' WIDE DIVIDER CURB
26. PROPOSED BANK ATM



LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVING (3,600 PSI MIN.) 4,000 PSI MIN. FOR FIRELANE
- 4" THICK CONCRETE SIDEWALK (3,600 PSI MIN. COMPRESSIVE STRENGTH)
- INTERIOR LANDSCAPED AREA (PRE LANDSCAPE PLANS)
- PROPOSED ACCESS, UTILITY AND DRAINAGE EASEMENT
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

GENERAL NOTES:

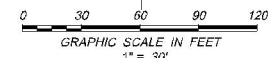
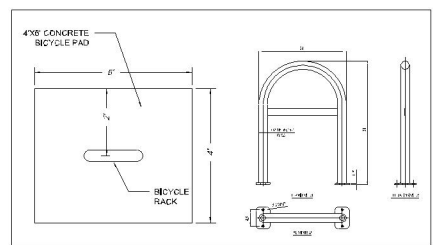
1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 5' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

SITE DATA SUMMARY

DEVELOPMENT	LOT 1 BLOCK 4	LOT 2 BLOCK 4
EXISTING ZONING	TOWN CENTER	TOWN CENTER
PROPOSED USE	RESTAURANT & RETAIL	RESTAURANT & RETAIL
SITE AREA	1.24 AC.	2.23 AC.
BUILDING AREA SF	6,485	10,860
BUILDING HEIGHT (35' MAX)	24'	24'
FLOOR AREA RATIO	0.120-1	0.113-1
LOT COVERAGE	12.0%	11.3%
TC ZONING REQUIRED PARKING (RESTAURANT USE 1,100 SF FOR MOST INTENSIVE USE)	65	120
PARKING REQUIRED (RETAIL 1,200, RESTAURANT 1,100)	65	120
PARKING PROVIDED	58	60
ADA SPACES REQUIRED	3	4
ADA SPACES PROVIDED	12	4

APPROVED BY CITY COUNCIL ACTION
Resolution # 4915
Date: 4/15/2025

- NOTES:
1. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT.
 2. ALL GROUND AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED.



SITE PLAN

3.4635 ACRES (150,869 SQ. FT.)
PROPOSED LOT 1 & LOT 2, BLOCK 4, TRINITY ADDITION
INS. NO. D207093493, O.P.R.T.C.T.
PAMELIA ALLEN SURVEY, ASS. NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS

DEVELOPER: THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1091
SOUTH ALC, TX 76082
ATTN: KEVIN MCINTOSH PH: (214) 860-6351

ENGINEER: THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1091
COLLEVILLE, TX 76034
ATTN: MATTHEW THOMAS PH: (214) 860-6351
EMAIL: MATTHEW@THOMAS-ENG.COM

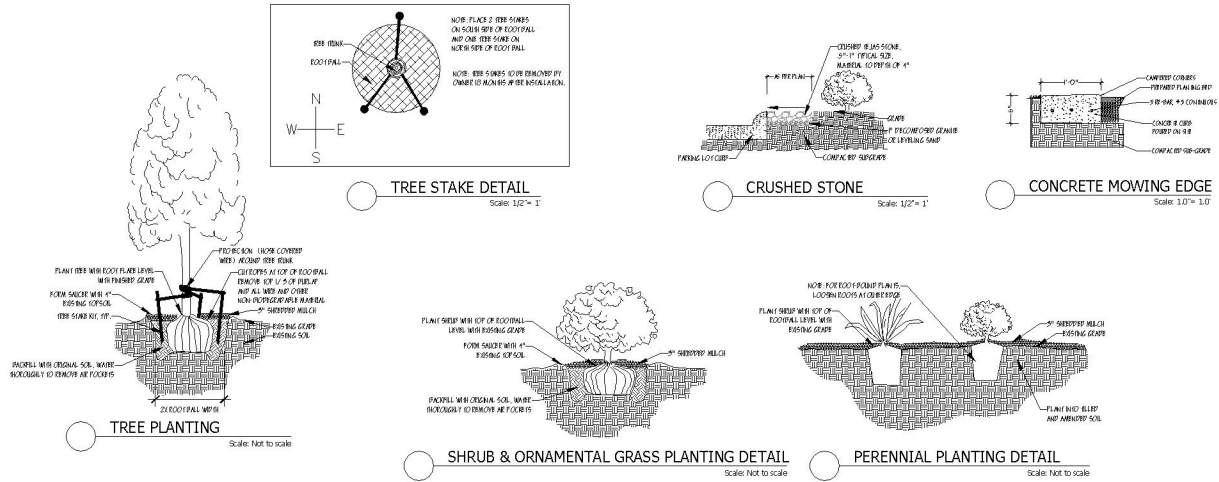
THOMAS SITE DEVELOPMENT ENGINEERING INC.
REGISTERED PROFESSIONAL ENGINEER
P.E. NO. 12410
P.O. BOX 1091, COLLEVILLE, TX 76034
PHONE: (214) 860-6351
WWW.THOMAS-ENG.COM

RESTAURANT & RETAIL DEVELOPMENT
3.4635 ACRES (150,869 SQ. FT.)
1201 & 1301 KELLER PARKWAY
CITY OF KELLER, TARRANT COUNTY, TEXAS

DATE: _____
DESCRIPTION: _____
REVISION: _____

C-2.0

APPROVED BY CITY
COUNCIL ACTION
Resolution # 4915
Date: 4/15/2025



SECTION 02910 - SOIL PREPARATION

- A. GENERAL**
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION**
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
- C. APPROVALS**
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- D. PRODUCTS**
- 1. COMPOST:**
- 1.1. COTTON BUR COMPOST
- 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FARM MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
- 2. FERTILIZERS AND SUPPLEMENTS**
- 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTAIN, OR APPROVED EQUAL.
- 3. MULCH**
- 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.
- E. EXECUTION**
- 1. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION**
- A. GENERAL**
- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
- 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
- 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
- 2. SHRUB BEDS**
- 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
- 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
- 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 6 INCHES.
- 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
- 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
- 3. SOD AND SEED AREAS**
- 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
- 3.2. ADD 6 INCH COMPOST TO ALL AREAS.
- 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES

GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL).
5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 1/4 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

- A. SPECIAL CONDITIONS**
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN (10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS IF REQUIRED MATERIAL IS NOT OBTAINABLE. SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS**
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MANLEY'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION**
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
5. COORDINATION WITH IRRIGATION SYSTEM.
- 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
- 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
- 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES:**
1. CONTAINER-GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER-GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
4. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP EXCEPT TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR WINTERBURY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY**
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION. INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 - EXECUTION

- A. PREPARATION FOR PLANT MATERIAL INSTALLATION**
1. EXAMINE THE SOD-GRADE BEFORE WHICH THE WORK IS TO BE PERFORMED. VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRECT ANY UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING**
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING**
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS. A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL. PLANT AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING**
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING**
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNITS THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- F. SEED PLANTING**
1. AREAS SHALL BE RAKED TO A DEPTH OF 3". SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 3" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915

NO.	ITEM DESCRIPTION	DATE
1.	SITE PLAN SUBMITTAL	1/16/25
2.	ADDED TOWN CENTER REQUIREMENTS	1/16/25
3.	REVISIONS TO TABLE	2/27/25
4.	FOUNDATION PLANTING CHANGES TO TABLE	3/20/25
5.	FOUNDATION PLANTING TO ARTIFICIAL TURF	3/24/25
6.	FOUNDATION PLANTING BACK TO PLANTS	4/4/25



These drawings have been prepared by Carol Feldman, Registered Landscape Architect #2080, Licensed Professional Engineer #02045.

RETAIL DEVELOPMENT
1241 & 1301 KELLER PARKWAY, KELLER, TX
REMAINDER OF CALLED: GREENWAY-KELLER, L.P.

SHEET NO.

L1.02

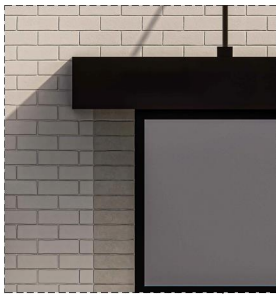
LANDSCAPE DETAILS

APPROVED BY CITY
COUNCIL ACTION

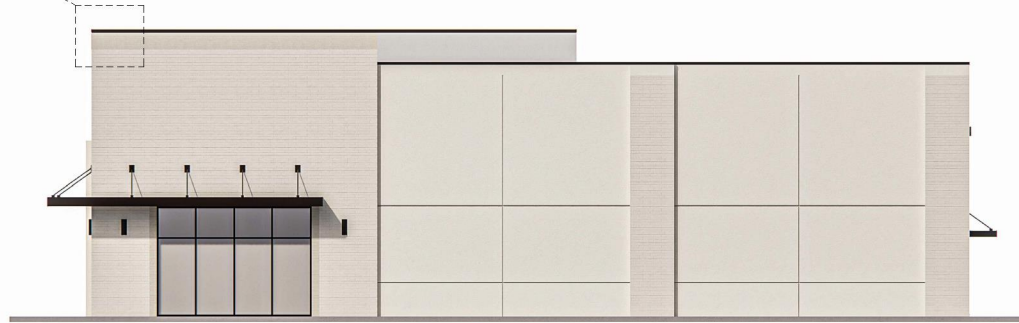
Resolution # 4915
Date: 4/15/2025



FLEMISH BOND COURSING BAND



ROWLOCK COURSING AT SF WINDOWS



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION		
BRICK	706 SF	40%
D/S	1,056 SF	60%
TOTAL AREA	1,762 SF	100%



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

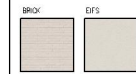
SOUTH ELEVATION		
BRICK	2,392 SF	95%
D/S	135 SF	5%
TOTAL AREA	2,527 SF	100%

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
F-1 BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
F-2 BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
F-3 BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
P-1 PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
M-1 PREFINISHED METAL COPING	MED BRONZE	BEST SOURCE	-
M-2 PREFINISHED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KANNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
D/S	-	PAREX OR EQUAL	SANDBLAST FINISH

*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. O.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

FINISH LEGEND



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

FRANZ
architects
7708 KELLER-SMITHFIELD ROAD
KELLER, TEXAS 76248
www.franzarchitects.com

SHELL BUILDING
FM 1708 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions

File Name: 1152 - 24102
Project No: 24102
Date: 01/10/25
Drawn By: A.B.
Checked By: T.

SHEET
A2.0a
RENDERED
ELEVATIONS

APPROVED BY CITY
COUNCIL ACTION
Resolution # 4915
Date: 4/15/2025

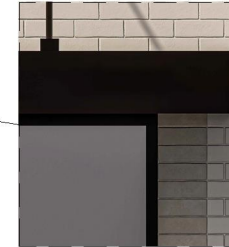


FLEMISH BOND COURSING BAND



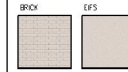
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

WEST ELEVATION			
BRICK	1,056 SF	58%	
EFS	767 SF	42%	
TOTAL AREA	1,823 SF	100%	



BOWLOCK COURSING AT SF WINDOWS

FINISH LEGEND



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH ELEVATION			
BRICK	435 SF	15%	
EFS	2,450 SF	85%	
TOTAL AREA	2,885 SF	100%	

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
(F-2) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
(F-3) BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
(F-4) PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
(M-1) PREFINISHED METAL CORING	MED BRONZE	BEST SOURCE	-
(M-2) PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	LOCAL SOURCE	LOCAL SOURCE	PREFINISHED
EFS	-	PARTEX OR EQUAL	SANDBLAST FINISH

**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

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SHELL BUILDING
FM 1708 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions

File Name: 1152- 24162
Project No: 01/10/25
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Checked By: TJ

SHEET
A2.1a
EXTERIOR
ELEVATIONS