



Section 9.02 - Application Forms

ZONING CHANGE APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION  
Please Print or Type

Applicant/Developer: Ruibal Properties, LLC (Ed Ruibal)  
Street Address: 1823 Keller Parkway  
City: Keller State: Tx Zip: 76248  
Telephone: 817-431-9490 Fax: \_\_\_\_\_ E-mail: ed@landscapesystems.com  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Ruibal Properties, LLC  
Street Address: 1823 Keller Parkway  
City: Keller State: Tx Zip: 76248  
Telephone: 817-431-9490 Fax: \_\_\_\_\_ E-mail: ed@landscape systems.com

ED RUIBAL (SAME AS OWNER) Signature of Applicant  
Date: \_\_\_\_\_  
Ed Ruibal Signature of Owner Printed Name of Owner  
Date: 10-18-21

Engineering Firm: Icon Consulting Engineers Contact Name: Clayton Reclinger  
Street Address: 2840 W. Southlake Blvd Suite 110  
City: Southlake State: Tx Zip: 76092  
Telephone: 817-253-5727 Fax: \_\_\_\_\_ E-mail: c.reclinger@icon-engineers.com

SECTION 2. ZONING CHANGE REQUEST INFORMATION

Property Location: 1823 + 1863 Keller Parkway, 1908 Pearson Crossing  
Legal Description:  
Lot(s): 7 Block(s): 1 Subdivision Name: Pearson Crossing  
Unplatted Property Description:  
Abstract Name & Number: Martin, John Abs 1153 Tract Number(s): 1F + D221200419  
*If property is not platted, please attach a metes and bounds description.* Tract Unassigned  
Current Zoning: SF-36 Proposed Zoning: Retail  
Current Use of Property: Undeveloped / Residential  
Proposed Use of Property: Retail / Commercial - Landscape Center

Justification for Requested Zoning Change:

**A detailed letter of justification and/or exhibits shall accompany this application.**

LETTER OF AUTHORIZATION  
ZONING CHANGE APPLICATION

Date: 20. OCT 2021


Property Owner: James H. Neill  
Property Address: 1863 Keller Pkwy.  
Keller, Texas 76248  
Legal Description: John Martin Survey Abstract 1153 Tract 1F

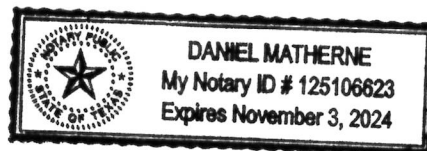
To whom it may concern:

This letter authorizes Ruibal Properties, LLC. to request a zoning change for my property described above.

  
\_\_\_\_\_  
Property Owner Signature

SUBSCRIBED, SWORN TO AND ASKED TO BE FORGOTTEN BEFORE ME by the said James Neill  
on this 20<sup>th</sup> day of October, 2021 to certify which witness my hand and official of office.

  
\_\_\_\_\_  
Notary Public, State of Texas



**LETTER OF AUTHORIZATION  
ZONING CHANGE APPLICATION**

Date: 12.1.2021

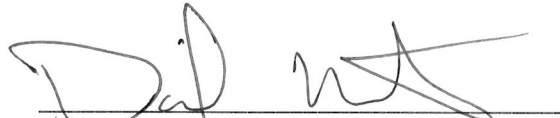
Property Owner: Donald E Dinger, Jr. & Mary Dinger  
Property Address: 1908 Pearson Crossing  
Keller, Texas 76248  
Legal Description: Pearson Crossing (Keller) Block 1 Lot 7

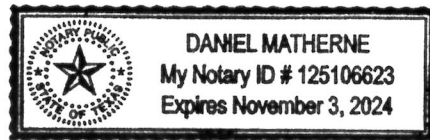
To whom it may concern:

This letter authorizes Ruibal Properties, LLC. to request a zoning change for a portion of my property described above.

  
\_\_\_\_\_  
Property Owner Signature

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED BEFORE ME by the said Don Dinger  
on this 1<sup>st</sup> day of December, 2021 to certify which witness my hand and official of office.

  
\_\_\_\_\_  
Notary Public, State of Texas



## **Narrative Statement**

### **Landscape Systems Garden Center Expansion**

Current zoning: SF-36 – Single Family Residential – Low Density

Proposed zoning: Retail

#### **Background**

Landscape Systems Garden Center has been a thriving business in the City of Keller since 2008. The existing business is located at 1823 Keller Parkway and is situated on an approximately 5.3-acre lot. They have the largest inventory of plants in the mid-cities area and offer services including construction and design, patios and decks, masonry and stonework, outdoor kitchens, arbors, trellises and structures, drainage and irrigation, water features, plant installation, outdoor furniture and decor, and much more.

#### **Statement of Need**

Landscape Systems has outgrown their existing footprint, and desperately needs to expand. By way of this request, Landscape Systems seeks to expand by obtaining properties adjacent to their existing location. This expansion will add approximately 11.5 acres of land to accommodate additional customer parking, employee and equipment parking, expanded outdoor displays and greenhouses, increase material storage capacity, provide room for the construction of an equipment maintenance facility, outdoor help desk and more.

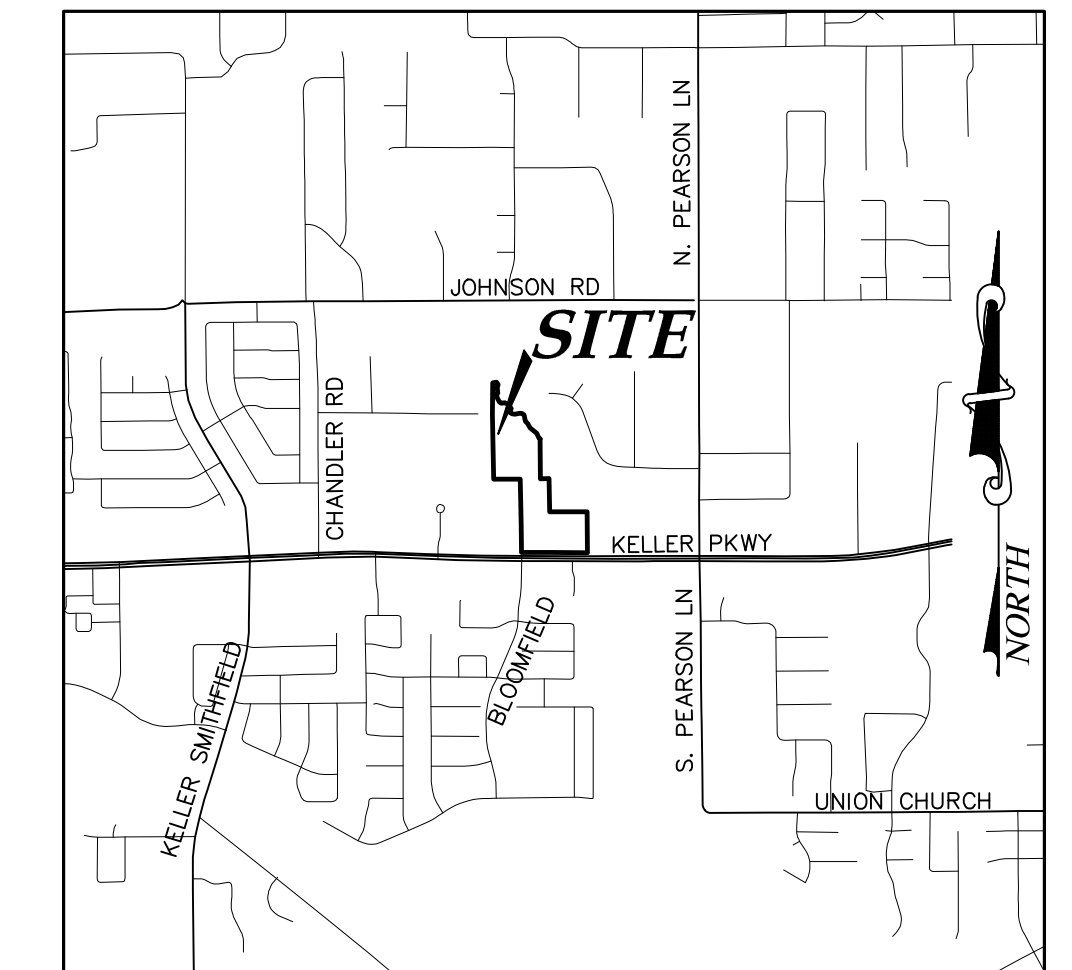
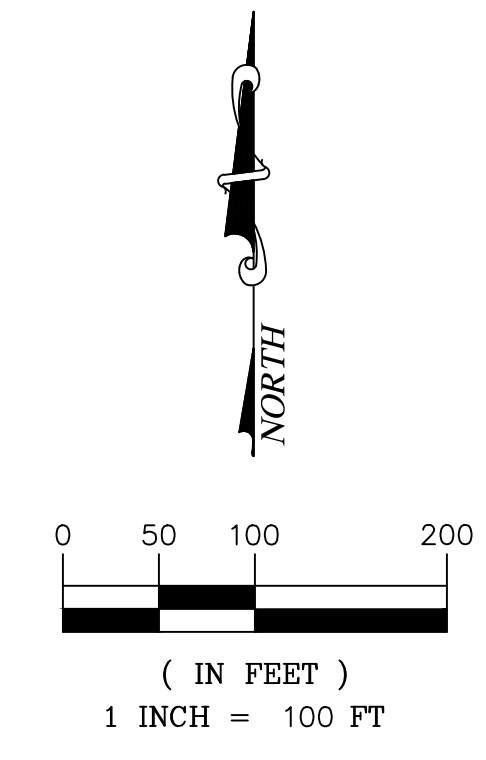
#### **Description**

This request includes two tracts. Tract 1 is approximately 3.8-acres located at 1863 Keller Parkway immediately to the east of Landscape Systems with frontage on Keller Parkway. This tract is designated as RTC (Retail/Commercial) on the City's Land Use Plan. Retail zoning at this location is compatible with surrounding zoning and land uses.

Tract 2 is approximately 8.4-acres located immediately to the north of Landscape Systems. This tract is bounded by Landscape Systems and the Bowden Event Center to the south, the Pearson Crossing residential subdivision to the east, Tract 4 of Bone Addition to the west (undeveloped) and a FEMA designated floodplain to the north. The vast majority of the tract is designated as RTC (Retail/Commercial) on the City's Land Use Plan. Retail zoning at this location is compatible with surrounding zoning and land uses. The inclusion of this tract within the expansion plan for Landscape Systems provides much needed access to the property which is currently limited.

#### **Summary**

Landscape Systems has a long-term vision to become a premier destination that provides inspiration and an outdoor design experience drawing customers from the local community and beyond. This expansion is critical to fulfilling that vision so Landscape Systems can continue to proudly call Keller home.



VICINITY MAP  
1"=2000'

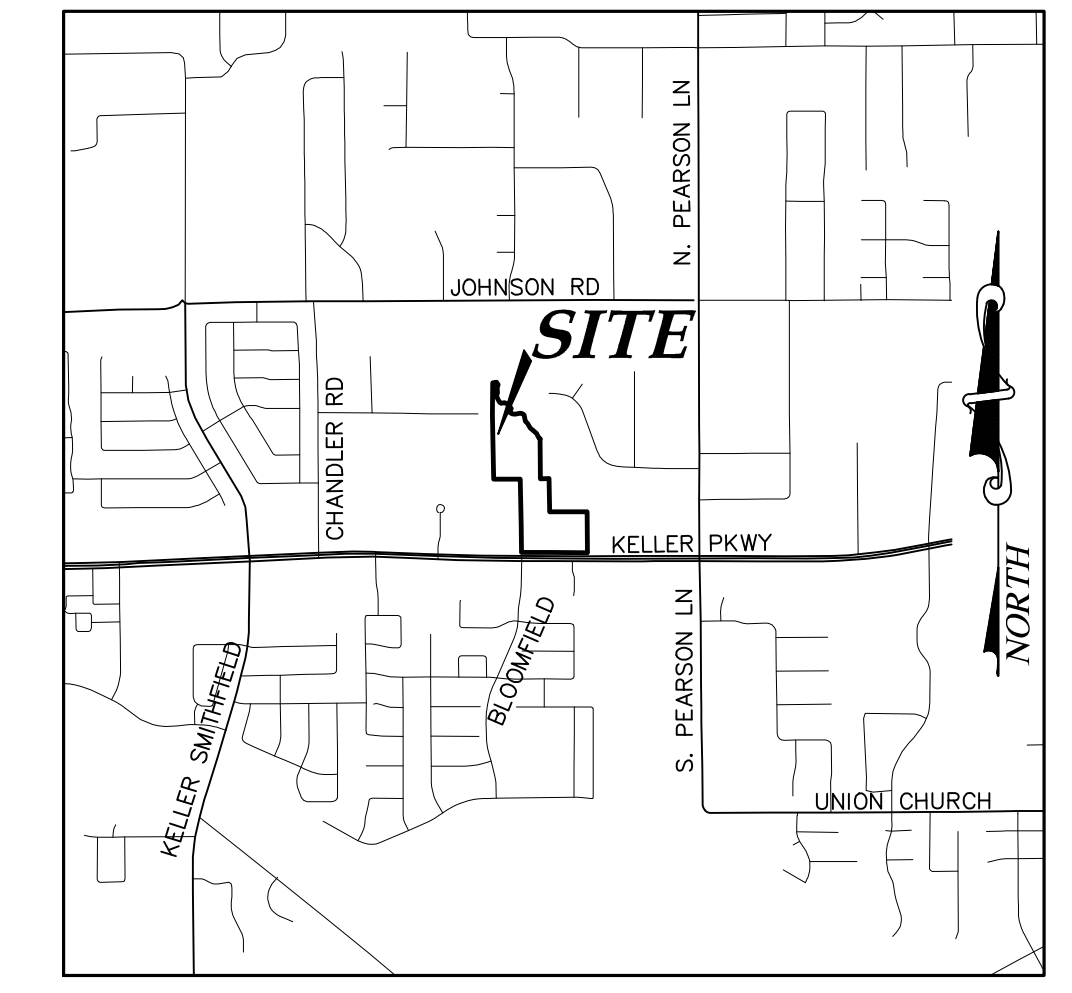
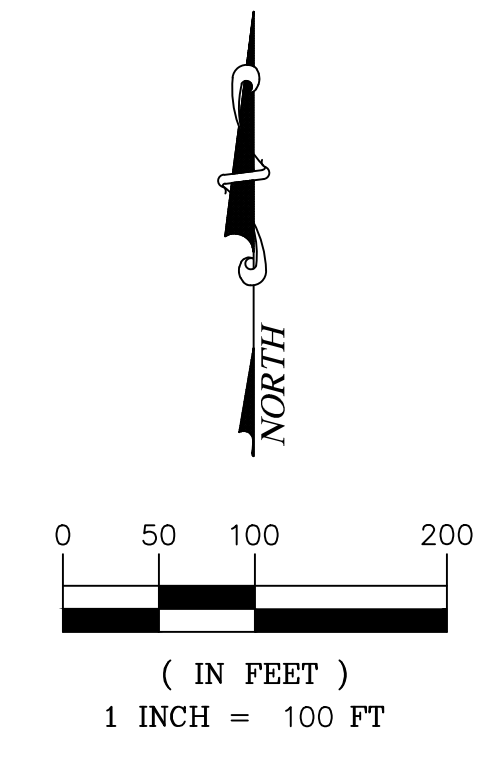
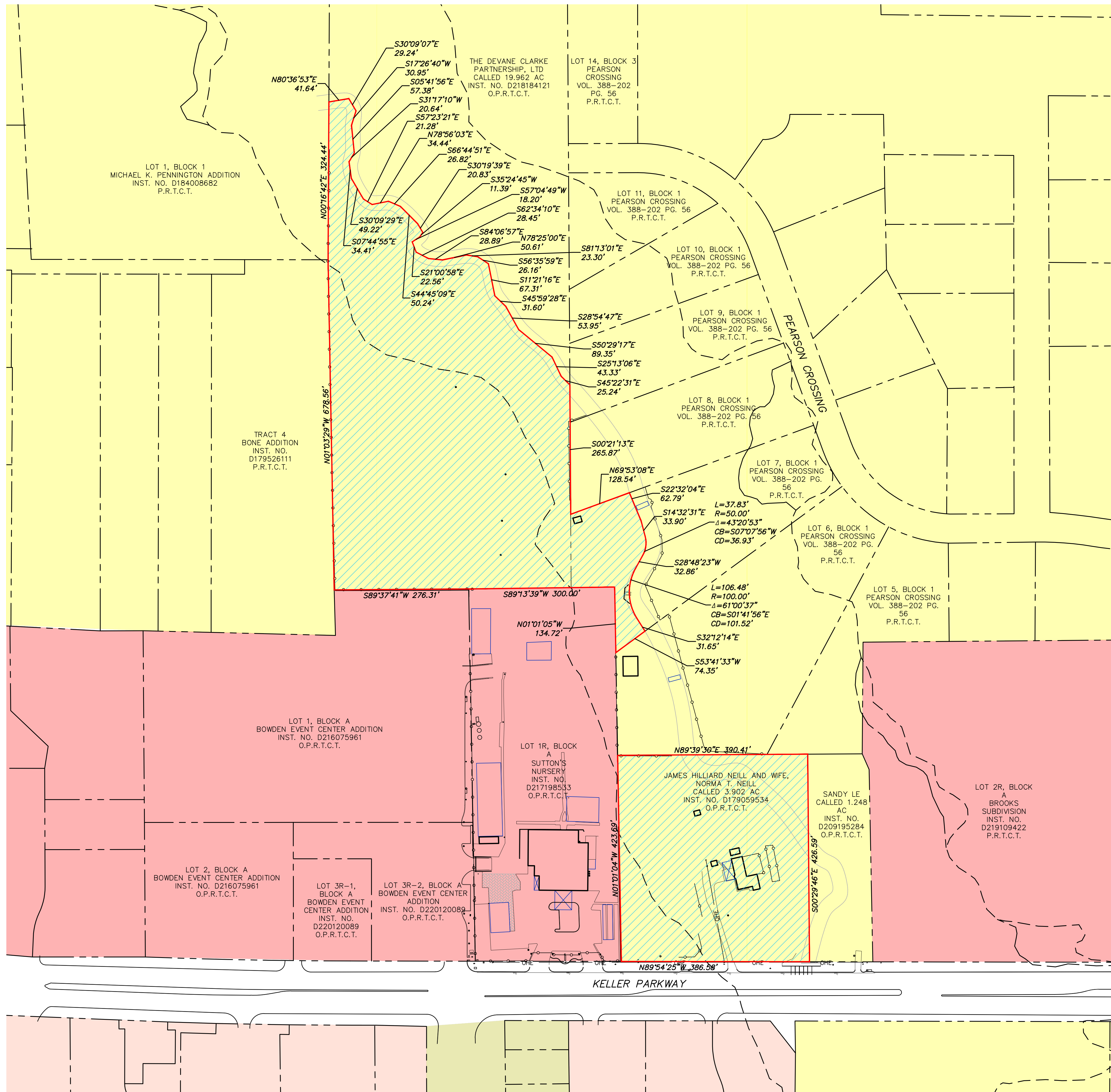
**PRELIMINARY  
FOR REVIEW ONLY**  
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER  
P.E. No. 97497 Date 2/03/2022

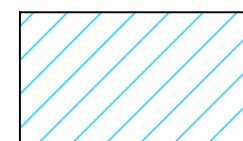
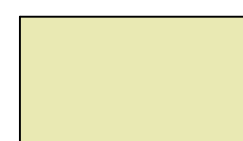
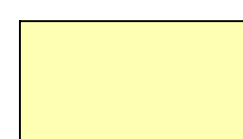



**LANDSCAPE SYSTEMS  
AERIAL EXHIBIT  
KELLER, TEXAS**

**icon** Consulting Engineers, Inc. 2540 W. Southlake Blvd., Suite 110  
Southlake, TX 75082  
Phone: 817.522.6210  
Fax: 817.778-6460  
Engineering Firm Registration Number F-6007

DRAWN BY: DSM	SCALE: 1"=200'	DATE: 2/03/2022	PROJECT NO.: 5230-01	SHEET: 2 OF 3
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**LEGEND**

-  AREA TO BE REZONED TO RETAIL
-  EXISTING ZONING: SF-8.4
-  EXISTING ZONING: SF-36
-  EXISTING ZONING: RETAIL
-  EXISTING ZONING: OFFICE
-  SUBJECT PROPERTY BOUNDARY

**PRELIMINARY FOR REVIEW ONLY**  
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER  
P.E. No. 97497 Date: 2/11/2022

<b>LANDSCAPE SYSTEMS</b>			
<b>ZONING EXHIBIT</b>			
<b>KELLER, TEXAS</b>			
<b>icon</b> Consulting Engineers, Inc.		2540 W. Southlake Blvd., Suite 110 Southlake, TX 75082 Phone: (817) 552-6210 Fax: (817) 734-6465 Engineering Firm Registration Number F-0007	
DRAWN BY: DSM	SCALE: 1"=100'	DATE: 2/11/2022	PROJECT NO.: 5230-01
			SHEET: 1 OF 3

**ZONING DESCRIPTION**  
**165,151 SQUARE FEET, OR 3.791 ACRES**  
**LOCATED IN THE JOHN MARTIN SURVEY**  
**ABSTRACT NUMBER 1153, TARRANT COUNTY, TEXAS**  
**CITY OF KELLER**

**TRACT 1**

**BEING** a 3.791 acre tract of land situated in the John Martin Survey, Abstract No. 1153, City of Keller, Tarrant County, Texas, being all of a called 3.902 acre tract of land conveyed to James Hillard Neill and Wife, Norma T. Neill as recorded in Instrument Number D179059534 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found on the north right-of-way line of Keller Parkway (a variable width right-of-way), the southwest corner of said Neill tract and the southeast corner of Lot 1R, Block A of the Sutton's Nursery addition, an addition to the City of Keller as recorded in Instrument Number D217198533, Official Public Records, Tarrant County, Texas;

**THENCE** North 01 degrees 01 minutes 03 seconds West along the common line of said Lot 1R and said Neill tract, a distance of 423.69 feet to a 1/2-inch iron rod found for the northwest corner of said Neill tract, on the east line of said Lot 1R and the southwest corner of Block 1 of the Pearson Crossing addition, an addition to the City of Keller as recorded in Volume 388-202, Page 56, Plat Records, Tarrant County, Texas;

**THENCE** North 89 degrees 39 minutes 30 seconds East departing the east line of said Lot 1R, along the north line of said Neill tract and the south line of said Block 1, passing at a distance of 306.76 feet a 1/2-inch iron rod found for the southeast corner of Lot 6, Block 1 of said Pearson Crossing addition and the southwest corner of Lot 5, Block 1 of said Pearson Crossing addition, continuing in all a total distance of 390.41 feet to a 5/8-inch iron rod cap stamped "TNP" set on the south line of said Block 1, the northeast corner of said Neill tract and the northwest corner of a tract of land conveyed to Sandy Le as recorded in Instrument Number D209195284, Official Public Records, Tarrant County, Texas;

**THENCE** South 00 degrees 29 minutes 46 seconds East departing the south line of said Block 1, along the east line of said Neill tract and the west line of said Sandy Le, a distance of 426.59 feet to a point in the creek bed, said corner being on the north right-of-way line of said Keller Parkway, the southeast corner of said Neill tract and the southwest corner of said Le tract;

**THENCE** North 89 degrees 54 minutes 25 seconds West along the north right-of-way line of said Keller Parkway and the south line of said Neill tract, a distance of 386.58 feet to the **POINT-OF-BEGINNING** containing **165,151 square feet**, or **3.791 acres** of land.

**ZONING DESCRIPTION**  
**367,692 SQUARE FEET, OR 8.441 ACRES**  
**LOCATED IN THE JOHN MARTIN SURVEY**  
**ABSTRACT NUMBER 1153, TARRANT COUNTY, TEXAS**  
**CITY OF KELLER**

**TRACT 2**

**BEING** a 12.826 acre tract of land located in the John Martin Survey, Abstract Number 1153, Tarrant County, Texas and being part of a tract of land conveyed to The Devane Clarke Partnership, LTD as recorded in Instrument Number D218184121, Official Public Records, Tarrant County, Texas and being part of Lot 7, Block 1 of the Pearson Crossing addition, an addition to the City of Keller as recorded in Volume 388-202, Page 56, Plat Records, Tarrant County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found on the north right-of-way line of Keller Parkway (F.M. 1709) (Variable Width Right-of-Way), the southwest corner of a tract of land to James Hilliard Neill and wife, Norma T. Neill as recorded in Instrument Number D179059534, Deed Records, Tarrant County, Texas and the southeast corner of Lot 1R, Block A, of the Sutton's Nursery addition, an addition to the City of Keller as recorded in Instrument Number D217198533, Official Public Records, Tarrant County, Texas;

**THENCE** North 01 degrees 01 minutes 04 seconds West along the common line of said Neill tract and said Lot 1R, passing at a distance of 423.68 feet, the northwest corner of said Neill tract and the southwest corner of Lot 6, Block 1 of said Pearson Crossing addition, continuing along the common line of said Lot 1R and said Lot 6, a distance of 634.86 feet to a 1/2 inch iron rod with yellow cap found for the southwest corner of said Lot 7, same being the northwest corner of said Lot 6 at the POINT OF BEGINNING of the herein described tract;

**THENCE** North 01 degrees 01 minutes 04 seconds West along the common line of said Lot 1R and said Lot 7, a distance of 134.72 feet to a 1/2-inch iron rod with cap stamped "PRISM" found for the northeast corner of said Lot 1R, and an inner corner of said Lot 7;

**THENCE** South 89 degrees 13 minutes 39 seconds West along the north line of said Lot 1R and a south line of said Lot 7, passing at a distance of 89.5 feet, a 5/8-inch iron rod cap stamed "DOWDY" for a southwest corner of said Lot 7 and the southeast corner of said Devane Clarke Partnership tract, continuing along the north line of said Lot 1R and the south line of said Devane Clarke Partnership tract, continuing in all a total distance of 300.00 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1R, an angle point on the south line of said Devane Clarke Partnership tract and the northeast corner of Lot 1, Block A, of the Bowden Event Center Addition, an addition to the City of Keller as recorded in Instrument Number D216075961, Official Public Records, Tarrant County, Texas;

**THENCE** South 89 degrees 37 minutes 41 seconds West continuing along the south line of said Devane Clarke Partnership tract and the north line of said Lot 1, Block A, a distance of 276.31 feet to a 1/2-inch iron rod found for the southwest corner of said Devane Clarke Partnership, a northwest corner of said Lot 1, Block A and on the east line of Tract 4 of the Bone Addition, an addition to the City of Keller as recorded in Instrument Number D179526111, Plat Records, Tarrant County, Texas;

**THENCE** North 01 degrees 03 minutes 29 seconds West along the west line of said Devane Clarke Partnership tract and the east line of said Tract 4, a distance of 678.56 feet to a 1/2-inch iron rod found at an angle point on the west line said Devane Clarke Partnership, the northeast corner of said Tract 4 and the southeast corner of Lot 1, Block 1 of the Michael K. Pennington Addition, an addition to the City of Keller as recorded in Instrument Number D184008682, Plat Records, Tarrant County, Texas;

**THENCE** North 00 degrees 16 minutes 42 seconds East continuing along the west line of said Devane Clarke Partnership tract and the east line of said Lot 1, Block 1, a distance of 324.44 feet to a point for corner;



**THENCE** departing the west line of said Devane Clarke Partnership tract same being the east line of said Lot 1, Block 1, over and across said Devane Clarke Partnership tract, the following twenty-six (26) calls and distances:

- North 80 degrees 36 minutes 53 seconds East, a distance of 41.64 feet to a point for corner;
- South 30 degrees 09 minutes 07 seconds East, a distance of 29.24 feet to a point for corner;
- South 17 degrees 26 minutes 40 seconds West, a distance of 30.95 feet to a point for corner;
- South 05 degrees 41 minutes 56 seconds East, a distance of 57.38 feet to a point for corner;
- South 31 degrees 17 minutes 10 seconds West, a distance of 20.64 feet to a point for corner;
- South 07 degrees 44 minutes 55 seconds East, a distance of 34.41 feet to a point for corner;
- South 30 degrees 09 minutes 29 seconds East, a distance of 49.22 feet to a point for corner;
- South 57 degrees 23 minutes 21 seconds East, a distance of 21.28 feet to a point for corner;
- North 78 degrees 56 minutes 03 seconds East, a distance of 34.44 feet to a point for corner;
- South 66 degrees 44 minutes 51 seconds East, a distance of 26.82 feet to a point for corner;
- South 44 degrees 45 minutes 09 seconds East, a distance of 50.24 feet to a point for corner;
- South 30 degrees 19 minutes 39 seconds East, a distance of 20.83 feet to a point for corner;
- South 35 degrees 24 minutes 45 seconds West, a distance of 11.39 feet to a point for corner;
- South 57 degrees 04 minutes 49 seconds West, a distance of 18.20 feet to a point for corner;
- South 21 degrees 00 minutes 58 seconds East, a distance of 22.56 feet to a point for corner;
- South 62 degrees 34 minutes 10 seconds East, a distance of 28.45 feet to a point for corner;
- South 84 degrees 06 minutes 57 seconds East, a distance of 28.89 feet to a point for corner;
- North 78 degrees 25 minutes 00 seconds East, a distance of 50.61 feet to a point for corner;
- South 81 degrees 13 minutes 01 seconds East, a distance of 23.30 feet to a point for corner;
- South 56 degrees 35 minutes 59 seconds East, a distance of 26.16 feet to a point for corner;
- South 11 degrees 21 minutes 16 seconds East, a distance of 67.31 feet to a point for corner;
- South 45 degrees 59 minutes 28 seconds East, a distance of 31.60 feet to a point for corner;
- South 28 degrees 54 minutes 47 seconds East, a distance of 53.95 feet to a point for corner;
- South 50 degrees 29 minutes 17 seconds East, a distance of 89.35 feet to a point for corner;
- South 25 degrees 13 minutes 06 seconds East, a distance of 43.33 feet to a point for corner;

South 45 degrees 22 minutes 31 seconds East, a distance of 25.24 feet to a point for corner on the common line of said Devane Clarke Partnership tract and Lot 9, Block 1, of said Pearson Crossing Addition;

**THENCE** South 00 degrees 21 minutes 13 seconds East along said common line of Devane Clarke Partnership and Block 1, a distance of 265.87 feet to a 1/2-inch iron rod found for the southwest corner of Lot 8, Block 1 of said Pearson Crossing Addition, same being the northwest corner of previously mentioned Lot 7;

**THENCE** North 69 degrees 53 minutes 08 seconds East departing the east line of said Devan Clarke Partnership and along the south line of said Lot 8, same being the north line of said Lot 7, a distance of 128.54 feet to a point for corner;

**THENCE** departing the south line of said Lot 8, same being the north line of said Lot 7, over and across said Lot 7, the following six (6) calls and distances:

South 22 degrees 32 minutes 04 seconds East, a distance of 62.79 feet to a point for corner

South 14 degrees 32 minutes 31 seconds East, a distance of 33.90 feet to a point for corner at the beginning of a curve to the right;

Along said curve to the right having a radius of 50.00 feet, a central angle of 43 degrees 20 minutes 53 seconds, an arc length of 37.83 feet, a chord bearing of South 07 degrees 07 minutes 56 seconds West, a distance of 36.93 feet;

South 28 degrees 48 minutes 23 seconds West, a distance of 32.86 feet to a point for corner at the beginning of a curve to the left;

Along said curve to the left having a radius of 100.00 feet, a central angle of 61 degrees 00 minutes 37 seconds, an arc length of 106.48 feet, a chord bearing of South 01 degrees 41 minutes 56 seconds East, a distance of 101.52 feet;

South 32 degrees 12 minutes 14 seconds East, a distance of 31.65 feet to a point for corner on the south line of said Lot 7, same being the north line of said Lot 6;

**THENCE** South 53 degrees 41 minutes 33 seconds West along the south line of said Lot 7 same being the north line of said Lot 6, a distance of 74.35 feet to the **POINT-OF-BEGINNING** containing **367,692 square feet** or **8.441 acres** of land.