



Ruibal Properties, LLC  
1823 Keller Parkway  
Keller, TX 76248

October 31, 2022

TO: City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76244

**RE: SUP application Landscape Systems Garden Center**

Dear City of Keller staff, P&Z Commission and City Council:

Please accept this application for a Specific Use Permit for Landscape Systems Garden Center. As part of the development process, corresponding applications have been submitted for a Future Land Use Plan Amendment, Zoning change, and Site Plan to be considered along with this request which details proposed paving and utility improvements, landscaping, lighting and other associated improvements on the site.

This request is for a special use permits for the following uses;

1. Greenhouses and nurseries (commercial retail)
2. Light Manufacturing wholly enclosed within a building
3. Outside storage and display

This request applies to the following properties;

1. Abstract 1153, Tract 1D01B (Instrument No. D221200491)
2. Abstract 1153, Tract 1D01A1 (Instrument No. D221200491)
3. Block A, Lot 1R Sutton's Nursery (1823 Keller Parkway)
4. Abstract 1153, Tract 1F (1863 Keller Parkway)
5. Portion of Block 1, Lot 7 Pearson Crossing (1908 Pearson Crossing)

Landscape Systems Garden Center has been a thriving business located at its current address of 1823 Keller Parkway since 2008. The existing site is approximately 5.3 acres. 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 construction of an equipment maintenance facility, outdoor help desk and more.

This SUP is required for "greenhouses and nurseries (commercial retail)" use under the zoning regulations for R-Retail. Landscape Systems currently has a SUP in place for its existing site, and this request, if approved, would permit the same use to the expanded area noted above. Since much of the area already operates as a commercial nursery, we believe this expansion is harmonious and compatible with surrounding existing uses, the activities being requested are normally associated with the base retail district, this request is reasonable and appropriate for the area, and negative impacts to the surrounding area have been mitigated as detailed in the corresponding site plan application.



Additionally, there is an existing SUP in place which permits Live Edge Furniture manufacturing on site. This activity is currently located in the primary structure of the property. Landscape Systems requests to relocate this activity to the proposed shop building shown on associated Site Plan as shown on the attached exhibit. The new area dedicated to this function will be limited to 1,200 sf.

Lastly, like its current operation Landscape Systems will have outdoor storage and display of plant materials, pottery and other landscape products like hardscape stone, patio pavers, fountains, and other like products which requires an SUP.

On July 26, 2022, Landscape Systems invited all surrounding neighbors to a meeting on the existing site to discuss the proposed improvements. The meeting was well attended, and several concerns were heard by the Landscape Systems staff. Many of the specific details in the site plan submittal are intended to address the concerns expressed during the meeting.

We look forward to working with you and answering any questions you may have.

