



Façade Improvement Grant Program Application

I. Applicant Information

- A. Applicant Name Brian Palfrey
- B. Business Name _____
- C. Street Address 715 Santa Cruz Dr.
Keller, TX 76248
- D. Mailing Address _____
- E. Work Phone _____ Cell Phone 716-803-3427
- F. Email _____

II. Property Owner Information (if different from Applicant)

- A. Owner Name _____
- B. Business Name _____
- C. Street Address _____
- D. Mailing Address _____
- E. Work Phone _____ Cell Phone _____
- F. Email _____

III. Property and Project Description

- Address/Location of property to be considered for the City of Keller Façade Improvement Matching Grant Program
- A. 207 S. Elm St. Keller TX 76248
- B. Is the building currently occupied by a business?
- Yes No If yes, please list the business name(s) and Certificate of Occupancy numbers below.
- _____

C. Is this a residential building that is being converted for commercial use?

Yes No *Please note: if a residential property is being converted to commercial use, a site plan is required. If a site plan has been submitted, please list the permit number below.*

D. Have building plans been submitted to the city for the project?

Yes No *Please note: building plans are required for some improvements, but may not be necessary for all projects. If building plans have been submitted, please list the permit number below.*

E. Has the applicant and/or property owner been a recipient of this Façade Improvement Matching Grant before?

Yes No *If yes, please list the property address(es) and year(s) the grant was awarded below.*

F. Are there any current code enforcement actions, tax liens, or judgement liens against the property?

Yes No

G. Grant Request

1. Total Project Cost (for Façade Improvements Only)	<u>\$ 10,500</u>
2. Eligible Grant Request (Up to \$10,000)	<u>\$ 10,000</u>

H. Project Description

(Please Describe what improvements will be made to the existing property and how the award of this grant impacts the project. 1,000 words max. May submit on a separate sheet of paper.)

See Attached

I. What is the anticipated start and end date for the project? (Month/Year)

Start Date December 2022 End Date December 2022

J. Application Checklist

I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- Complete Façade Improvement Grant application.
- Written cost proposal with itemized improvements.
- Exterior photos of the building before any improvements have been made.
- Drawings or renderings of proposed improvements (proposed color palette requested, if drawings or renderings are not colored).
- Artist Portfolio and Art Renderings, if applicable.
- The proposed façade improvements have not been completed prior to receipt and verification of a complete application by city staff.

DISCLAIMER

I acknowledge that I understand the terms of the City of Keller Façade Improvement Grant Program, and it is my intent to meet the specified terms of this application if approved. I understand further that this project is approved for grant reimbursement only in strict accordance with the approved plans that are attached to this application and hereby made part of this agreement. I further understand that change orders on the work in progress require approval by the City of Keller City Council and that failure to comply with this agreement may jeopardize receipt of grant funds.

Applicant Signature  _____ Date _____

Property Owner Signature _____ Date _____
(if different from applicant)

Information Below to be Filled Out by City Staff Only

Date Received _____

Staff Initials _____

Application

Complete

Incomplete Missing Items _____

We are applying to the Façade Improvement Grant Program to make improvements to 207 S. Elm St in OTK. We are requesting \$10,000 to demolish the existing house. We intend to build a new two-story commercial structure in its place. 1st floor built to accommodate retail/restaurant space and 2nd floor built to accommodate office/retail space. Both floors would be approximately 2,000 sq feet each. Exterior elevation would be Colonial/Victorian with a patio for outdoor dining. This project is the ultimate façade improvement project as it will transform an existing dated house into a new vibrant business.

Please see photos of existing structure and new proposed structure.



(similar to this style)



FireFly Earthworks
 Construction and Demolition Contractors
 1120 S Perry Rd
 Carrollton, TX 75006
 5127730023

Estimate

Date	Estimate #
9/7/2022	1141

Name / Address	Job Site Address	Rep	Project
Brian Palfrey 207 S Elm St. Keller, TX 76248	207 S Elm St. Keller, TX 76248	SSent	207 S Elm St.
Description		Days to Complete	Total
Demolish house, foundation, private walks, shed and drives. Haul away debris and leave lot smooth and clear of large debris. ***include 4 shrubs in front*** *** does not include any fill dirt*** ***Cap Sewer, water *** ***Price includes permitting as needed for demo***			10,500.00
Special Notes		Total	\$10,500.00

** This estimate is valid for 30 days

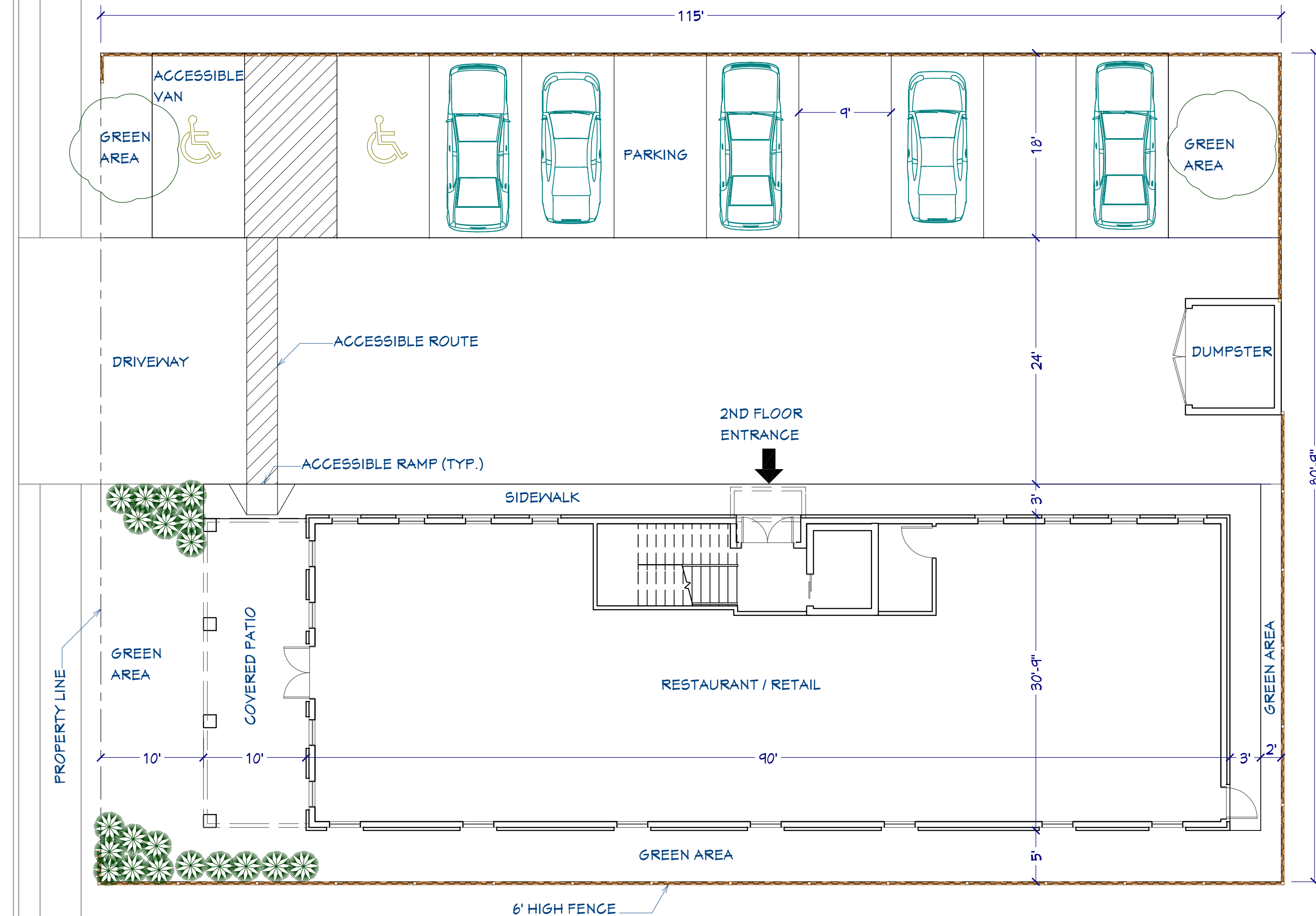
Owner's Responsibilities & Utility Disconnects

It is the owner's responsibility to ensure that active service accounts with all service providers are closed and rendered inactive. Once all accounts are inactive the owner must then contact Atmos and Oncor to request that meters and service lines be removed, or request this through your service provider.

- * Atmos: To request meter and service lines be removed, call 1-888-286-6700
- * Oncor: To request meter and service lines be removed, call 1-888-313-6862
- * Water Meter: Request must be made to local water department to have water meter removed.

If awarded the contract, Firefly Earthworks agrees to execute a satisfactory Construction Contract and provide proof of insurance coverage with the Owner and/or Owner's Representative for the entire work within 5 days after the notice of award.

ELM STREET



CODE ANALYSIS

AS PER IBC 2021

GROSS AREA:
1ST FLOOR: 3382.5 SF
2ND FLOOR : 3075 SF

LIVING AREA:
1ST FLOOR: 2270 SF
2ND FLOOR: 2303 SF

CONSTRUCTION CLASSIFICATION & FIRE RATING (IBC TABLE 601)

TYPE 5B
PRIMARY STRUCTURAL FRAME = 0
BEARING WALLS (EXTERIOR & INTERIOR) = 0
NON-BEARING WALLS (EXTERIOR & INTERIOR) = 0
FLOOR CONSTRUCTION = 0
ROOF CONSTRUCTION = 0

OCCUPANCY & OCCUPANT LOAD (SECTION 303, 304, 309 & TABLE 1004.5)

1ST FLOOR: RESTAURANT (A 2 - ASSEMBLY): 15 SF PER OCCUPANT
2ND FLOOR: OFFICES (B - BUSINESS): 150 SF PER OCCUPANT

1ST FLOOR: RESTAURANT (A2) = 2270 ÷ 15= 152
2ND FLOOR: BUSINESS (B) = 2303 ÷ 150 = 16

OF EXITS & COMMON PATH OF EGRESS TRAVEL DISTANCE (TABLE 1006.2.1)

SPACES WITH ONE EXIT WITHOUT SPRINKLER SYSTEM
A OCCUPANCY:
MAX OCCUPANT LOAD 49.
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE = 75 FEET

B OCCUPANCY:
MAX OCCUPANT LOAD 49.
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE FOR OL ≤ 30 = 100 FEET
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE FOR OL ≥ 30 = 75 FEET

KELLER ZONING REGULATION FOR OLD TOWN KELLER (OTK) DISTRICT (SECTION 8.03-R-3-C)

REQUIRED:
FRONT SET BACK: 15' TYPICAL (MAY VARY FROM CASE-TO CASE)
INTERIOR SIDE YARD: NO REQUIREMENT
REAR YARD: 5' MIN.
HEIGHT: 2 STORY, 35' MAX

PROVIDED:
FRONT SET BACK: 10' (CITY ZONING VARIANCE IS REQUIRED)
SIDE: 5'
REAR: 5'
HEIGHT: 2 STORY, 30'

KELLER ZONING REGULATION - PARKING REQUIREMENTS (SECTION 8.07-D-7-G)

RESTAURANT = 1 / 150 SF (GROSS AREA)
BUSINESS GROSS AREA ≤ 10,000 SF = 1 / 330 SF (GROSS AREA)

REQUIRED PARKING:
RESTAURANT: 3382.5 SF (GROSS AREA) / 150 = 23 SPACES
BUSINESS: 3075 SF (GROSS AREA) / 330 = 10 SPACES
TOTAL REQUIRED = 23 + 10 = 33
ACCESSIBLE STALLS (IBC TABLE 1106.2) = 2
ACCESSIBLE VAN STALL (IBC 1106.6) = 1

PROVIDED PARKING: (CITY ZONING VARIANCE IS REQUIRED)
8 STALLS + 2 ADA STALLS (1 ACCESSIBLE VAN STALL)



SITE PLAN

SCALE: 1/8" = 1'-0"

**SCHEMATIC DESIGN
COMMERCIAL BUILDING
207 S. ELM STREET, KELLER,
TX 76248**



S2N2 Architects, LLC

9044 Slisby Drive
Fort Worth, TX 76244
(862) 401-2140 sohal@s2n2architects.com
www.s2n2architects.com

BRIAN PALFREY
207 S. ELM STREET
KELLER, TX, 76248

**CODE ANALYSIS &
SITE PLAN**

REVISION TABLE	DESCRIPTION
#	DATE

DATE:

10/20/2022

SCALE:

AS SHOWN

SHEET:

A-1

SHEET INDEX	
Number	Title
1	CODE ANALYSIS & SITE PLAN
2	1ST FLOOR PLAN
3	2ND FLOOR PLAN
4	EXTERIOR VIEWS

NOT FOR CONSTRUCTION

REVISION TABLE	
#	DESCRIPTION

DATE:

10/20/2022

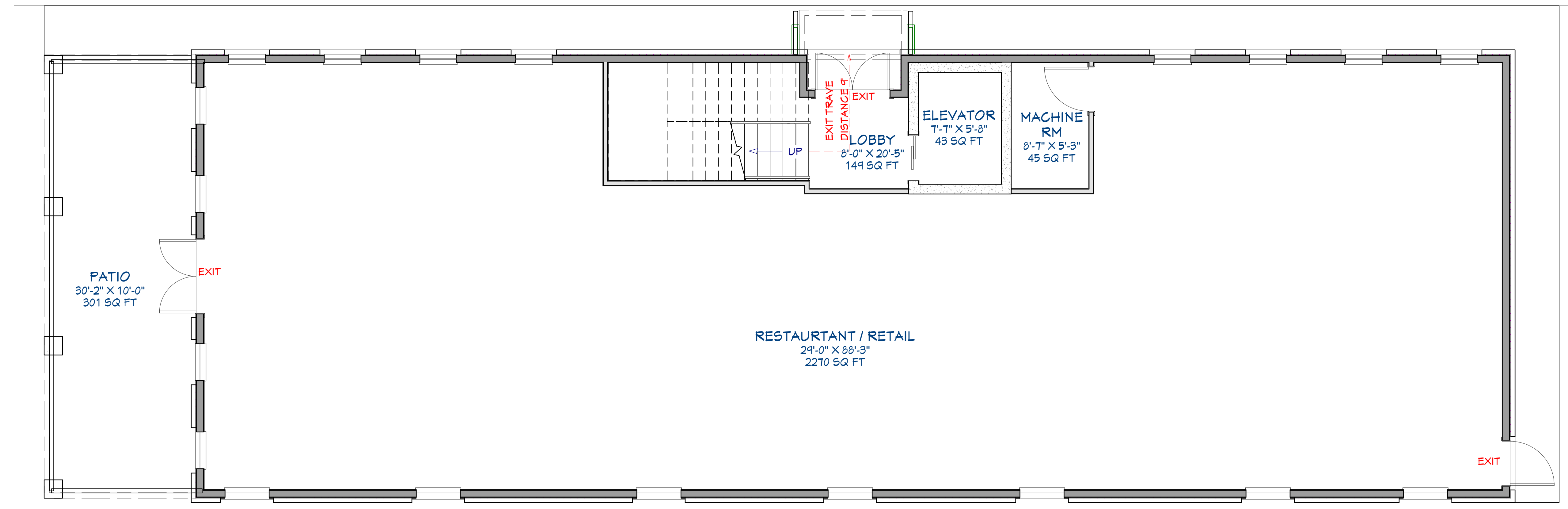
SCALE:

AS SHOWN

SHEET:

A-2

TOTAL EXIT TRAVEL DISTANCE
FROM 2ND FLOOR 94'



FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISION TABLE	
#	DESCRIPTION

DATE:

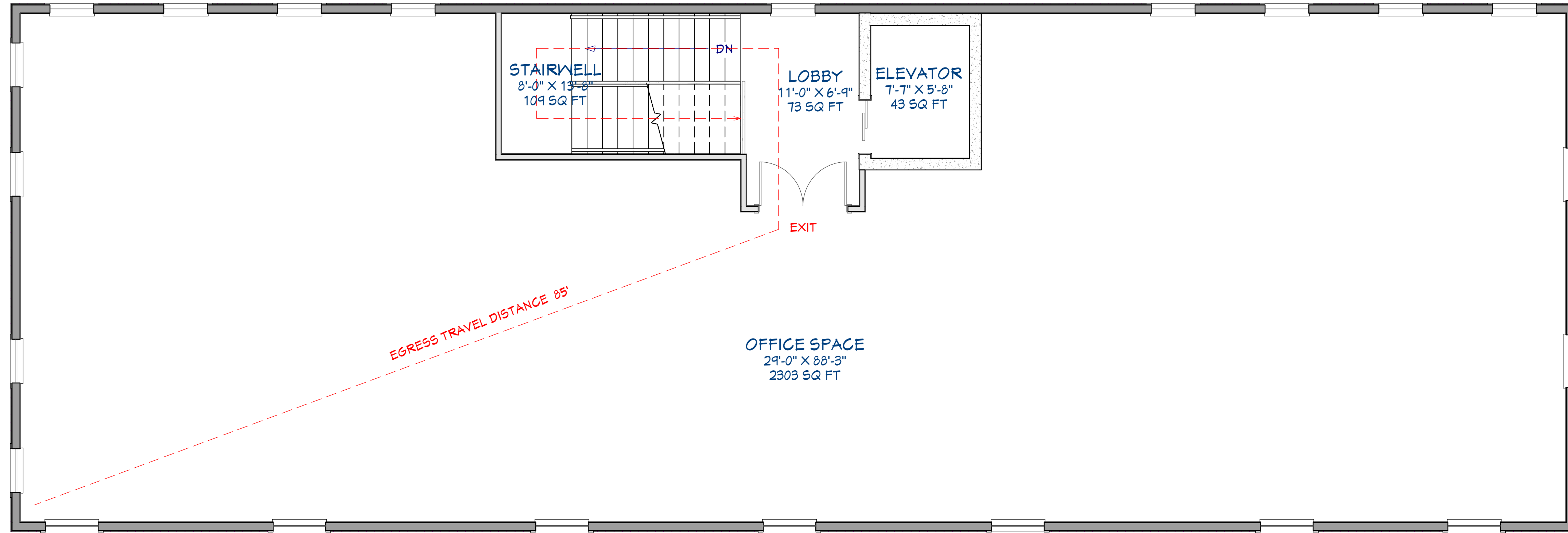
10/20/2022

SCALE:

AS SHOWN

SHEET:

A-3



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXTERIOR VIEW-1



EXTERIOR VIEW-2



EXTERIOR VIEW-3

REVISION TABLE	
#	DESCRIPTION

DATE:

10/20/2022

SCALE:

AS SHOWN

SHEET: