



Façade Improvement Grant Program Application

I. Applicant Information

A. Applicant Name Justin Sadler

B. Business Name Sadler Accounting PLLC

C. Street Address 131 E Hill Keller, TX 76248

D. Mailing Address 131 E Hill Keller, TX 76248

E. Work Phone [REDACTED] Cell Phone [REDACTED]

F. Email [REDACTED]

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

A. Address/Location of property to be considered for the City of Keller Façade Improvement Matching Grant Program
131 E Hill 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.*

NRREM-2407-0004

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.*

NRREM-2407-0004

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)	\$ 15,425
2. Eligible Grant Request (Up to \$10,000)	\$ 10,000

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.)

The property is being converted into an office space. The grant will help us replace rotted wood in the eaves and around the windows as well as exterior paint, handrails for the sidewalk, and landscaping.

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

Start Date July 2025 End Date September 2025

J. Application Checklist

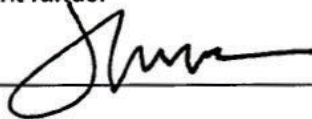
I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- ☒ 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

6/30/25

 Property Owner Signature
 (if different from applicant)

Date

Information Below to be Filled Out by City Staff Only

Date Received 6/30/2025

Staff Initials AE

ApplicationComplete ☒ 8/13/2025Incomplete ☐ Missing Items






**Façade Improvement Grant Program
Landscape Maintenance Contract**

The undersigned grant recipient hereby agrees to the following terms and conditions of the Façade Improvement Grant award for use in landscaping materials.

Sadler Accounting PLLC (Name of Business) agrees to properly maintain all landscaping to the specifications of the City of Keller, which are summarized below.

- Provide proper hydration as needed to all trees, shrubs, flowers, vines, grasses and any plant material
- Provide proper fertilization to all of the above, regularly, as prescribed by individual plant requirements
- Provide proper general care of all landscaping on a regular schedule, including, if applicable, weekly mowing at recommended heights, edging, trimming, pruning, sucker removal, raking/leaf removal, transplanting, grooming, maintaining of espaliered shrubs and vines, deadheading as needed
- In case of plant failure, provide immediate removal, appropriate disposal and replacement in a timely manner
- Agree to purchase plant materials with warranty by retailer/supplier, if possible
- Agree to inspections from the City on a regular basis to assure quality of landscaping improvement

The City of Keller shall not be liable for any loss or damage sustained on landscaping items. The grant recipient shall hold the City of Keller whole and harmless from any and all claims for liability or damage of whatsoever nature and kind, including cost of court or attorney's fees. This contract automatically expires 24 months after fund disbursement from the City of Keller for the Façade Improvement Grant approved by City Council under Resolution No. _____.

Applicant Signature  Date 6/30/25
Name of Business Sadler Accounting PLLC
Address 131 E Hill Keller, TX 76248 Phone 
Email 

3/28/2025
Elizabeth Flores
(682) 704-8611
eflores@caetpmc.com

DIVISION 32	Exterior Improvements	\$
	-Wood Trim Repair and Replacement	\$ 425.00
	-Exterior Paint	\$ 2,800.00
	-Handrail and Installation	\$ 1,200.00
	-Landscaping	\$ 11,000.00
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
SUBTOTAL		\$ 15,425.00
CONTINGENCY		\$
CONTRACTOR FEE		\$
TAXES		\$
TOTAL		\$ 15,425.00



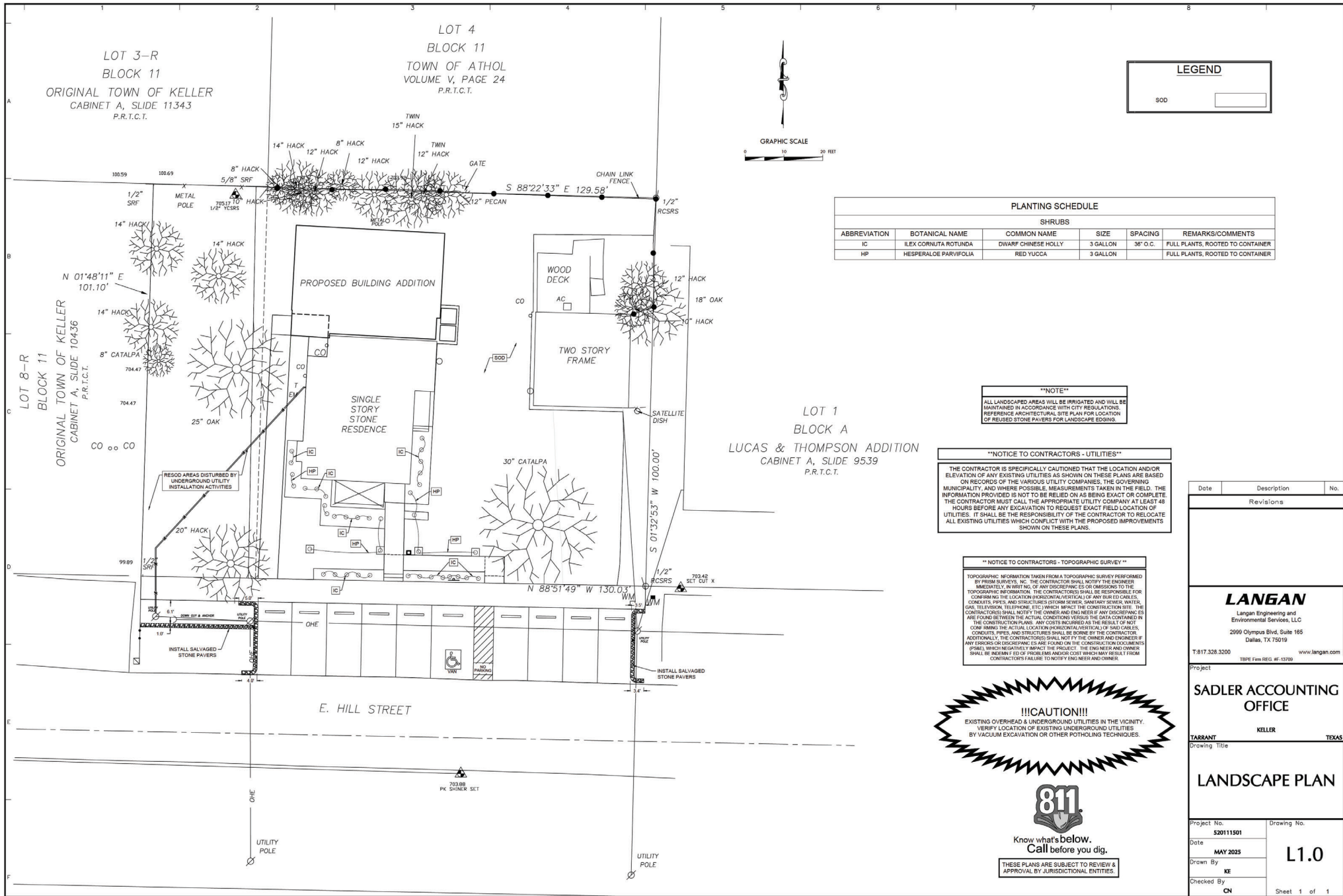












LEGEND	
SOD	

PLANTING SCHEDULE					
SHRUBS					
ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS/COMMENTS
IC	ILEX CORNUTA ROTUNDA	DWARF CHINESE HOLLY	3 GALLON	36" O.C.	FULL PLANTS, ROOTED TO CONTAINER
HP	HESPERALOE PARVIFOLIA	RED YUCCA	3 GALLON		FULL PLANTS, ROOTED TO CONTAINER

****NOTE****
 ALL LANDSCAPED AREAS WILL BE IRRIGATED AND WILL BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS. REFERENCE ARCHITECTURAL SITE PLAN FOR LOCATION OF REUSED STONE PAVERS FOR LANDSCAPE EDGING.

****NOTICE TO CONTRACTORS - UTILITIES****
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

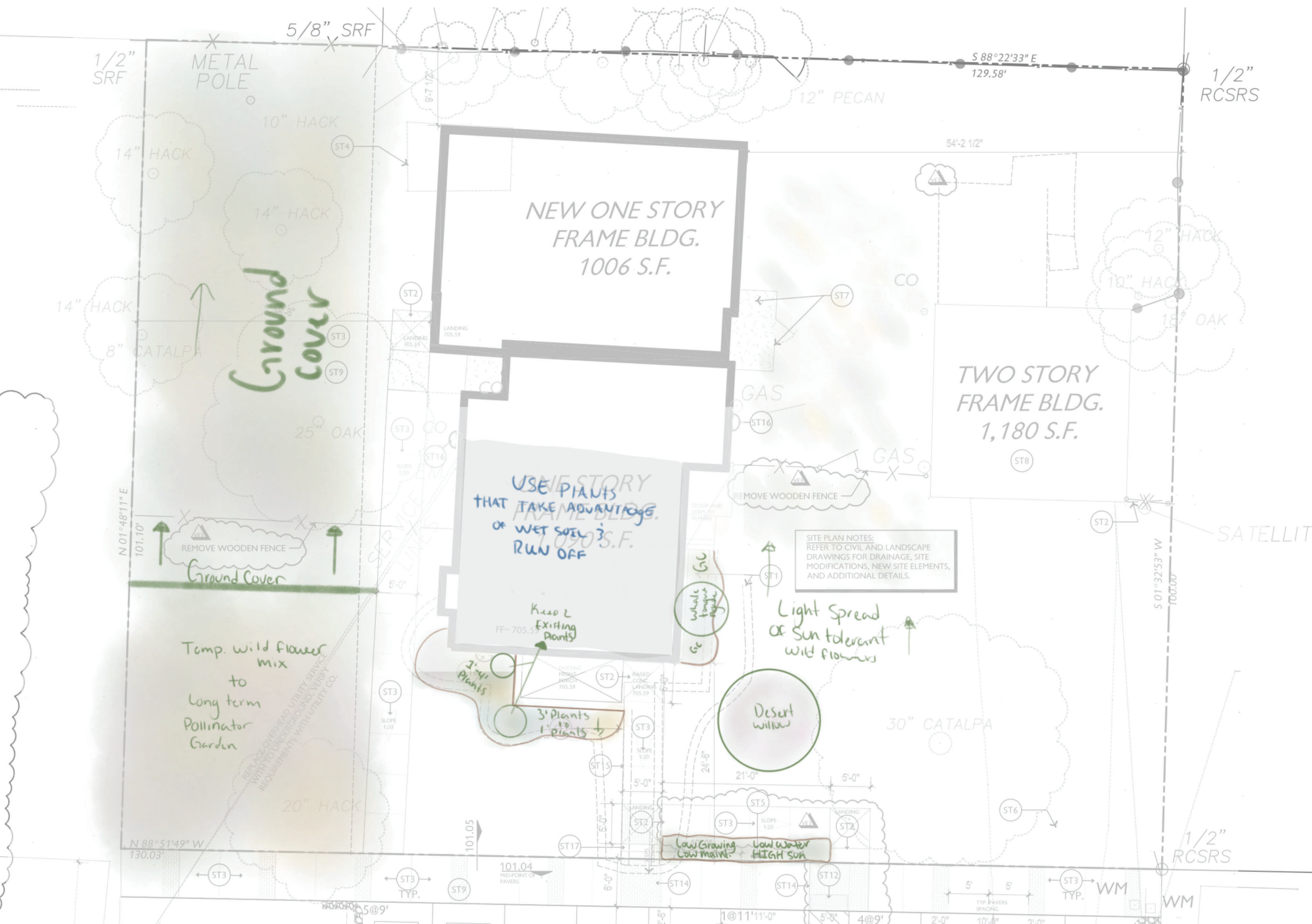
**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY PRISM SURVEYS, INC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE LOCATION OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE LOCATION OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE LOCATION OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION.

!!!CAUTION!!!
 EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER PROSPECTING TECHNIQUES.



Know what's below.
 Call before you dig.
 THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

Date	Description	No.
Revisions		
<p>LANGAN Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd, Suite 165 Dallas, TX 75219 T: 817.328.3200 F: 817.328.3200 www.langan.com</p>		
<p>SADLER ACCOUNTING OFFICE KELLER TEXAS</p>		
<p>LANDSCAPE PLAN</p>		
Project No.	520111501	Drawing No.
Date	MAY 2025	L1.0
Drawn By	KE	
Checked By	CN	
		Sheet 1 of 1







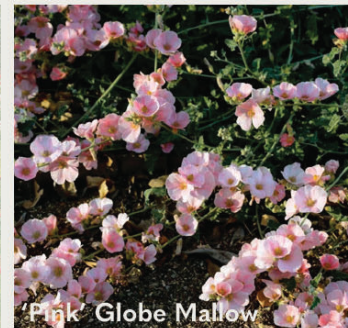
Open Air (SW 6491)

Paint - Sherwin Williams

HEX #C7DFE0

RGB(199, 223, 224)

[colors.com](https://www.colors.com)





Handrail
Here

131
CONSTRUCTION

1130 Keller Parkway Ste B | Keller, Texas 76248
www.cpscconstruction.com
(817) 764-6566