



## Façade Improvement Grant Program Application

### I. Applicant Information

- A. Applicant Name Brandon Ableman
- B. Business Name DBN Properties Inc.
- C. Street Address [REDACTED]
- D. Mailing Address Same as above
- E. Work Phone [REDACTED] Cell Phone [REDACTED]
- F. Email [REDACTED]

### II. Property Owner Information (if different from Applicant)

- A. Owner Name Michael Ableman
- B. Business Name DBN Properties Inc.
- C. Street Address [REDACTED]
- D. Mailing Address Same as above
- E. Work Phone [REDACTED] Cell Phone [REDACTED]
- F. Email [REDACTED]

### III. Property and Project Description

- A. Address/Location of property to be considered for the City of Keller Façade Improvement Matching Grant Program  
116 Taylor Street, 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.
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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.*

SITE-2504-0007

NRREM-2507-0021

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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.*

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

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

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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>\$ 18,560.00</u> |
| 2. Eligible Grant Request (Up to \$10,000)           | <u>\$ 10,000.00</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.)

With the award of the Facade Improvement Grant, we would be able to replace the existing chainlink fence and gates at the front of the property. We would also be able to install a new sidewalk, porch, ramp, and driveway for accessibility and curb appeal. This would greatly benefit the city of Keller by making it easier for pedestrian traffic to access the building, as well as making it easier for other businesses to occupy the building if they were to move into the property in the future.

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

Start Date FEBRUARY, 2026 End Date MARCH, 2026

## J. Application Checklist

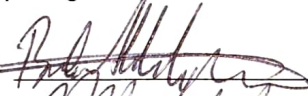
I, the applicant, verify that I have completed the following items in order to be considered for the City of Keller Façade Improvement Grant. I understand that the grant will not be processed if all items below are not met.

- ☐ 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.

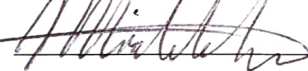
Applicant Signature



Date

9/7/25

 Property Owner Signature  
 (if different from applicant)



Date

9/7/25

## Information Below to be Filled Out by City Staff Only

Date Received \_\_\_\_\_

Staff Initials \_\_\_\_\_

ApplicationComplete ☐
 Incomplete ☐ 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.

DBN Properties (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 [Signature] Date 9/7/25  
Name of Business DBN Properties  
Address [Redacted]  
Email [Redacted]

## Facade Improvement Application Cost Breakdown - 116 Taylor St

PREPARED FOR: CITY OF KELLER

**ESTIMATE DETAILS:** The Project will be contracted by DBN Properties, INC. DBN will be using sub-contractors to perform the work under DBN supervision. The following list shows the project estimates and we have seen identified the amount provided by the contractor.

1100 Bear Creek Pkwy, Keller, TX, 76248

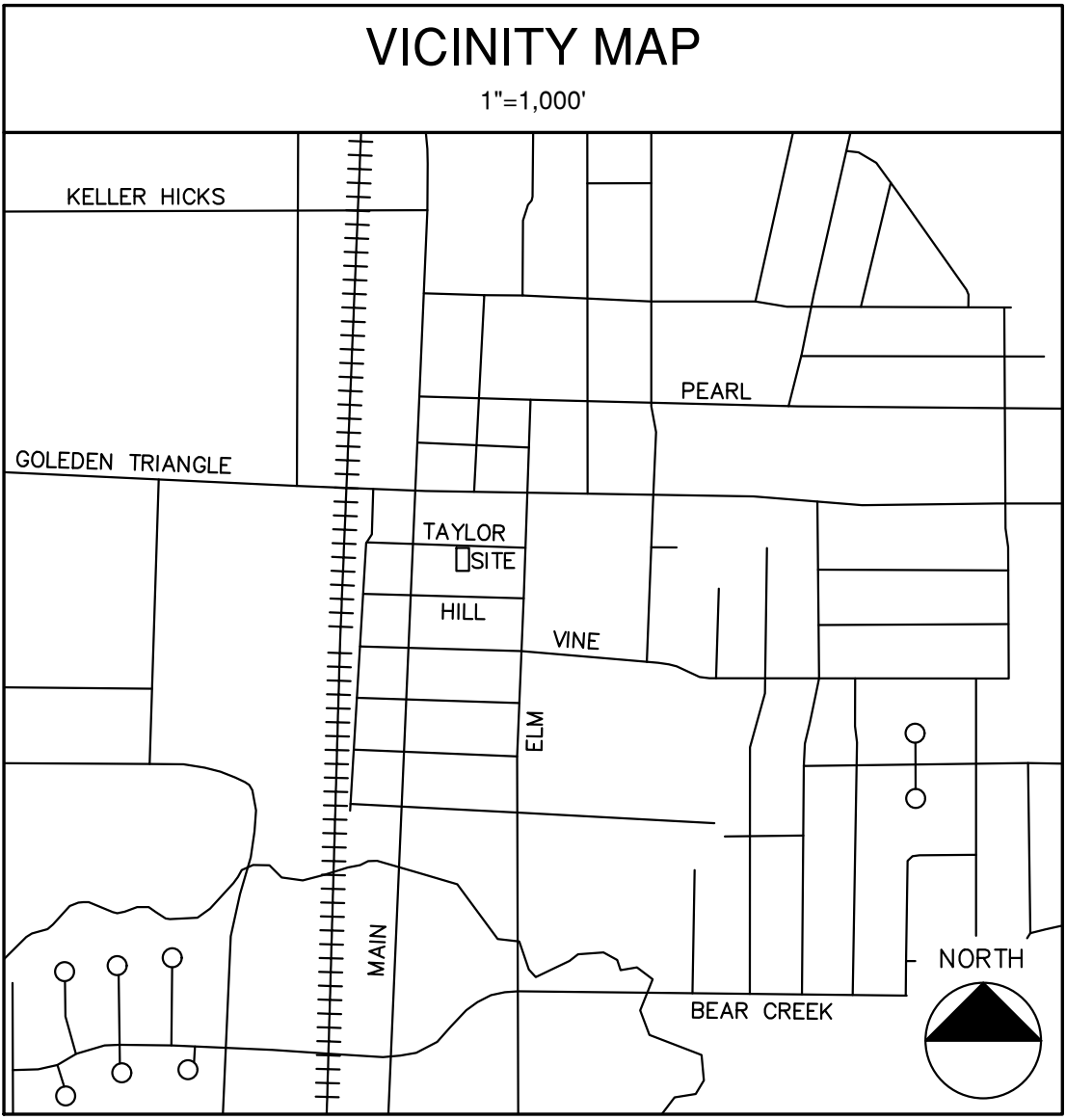
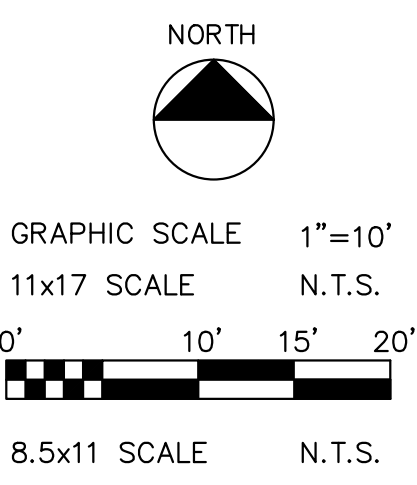
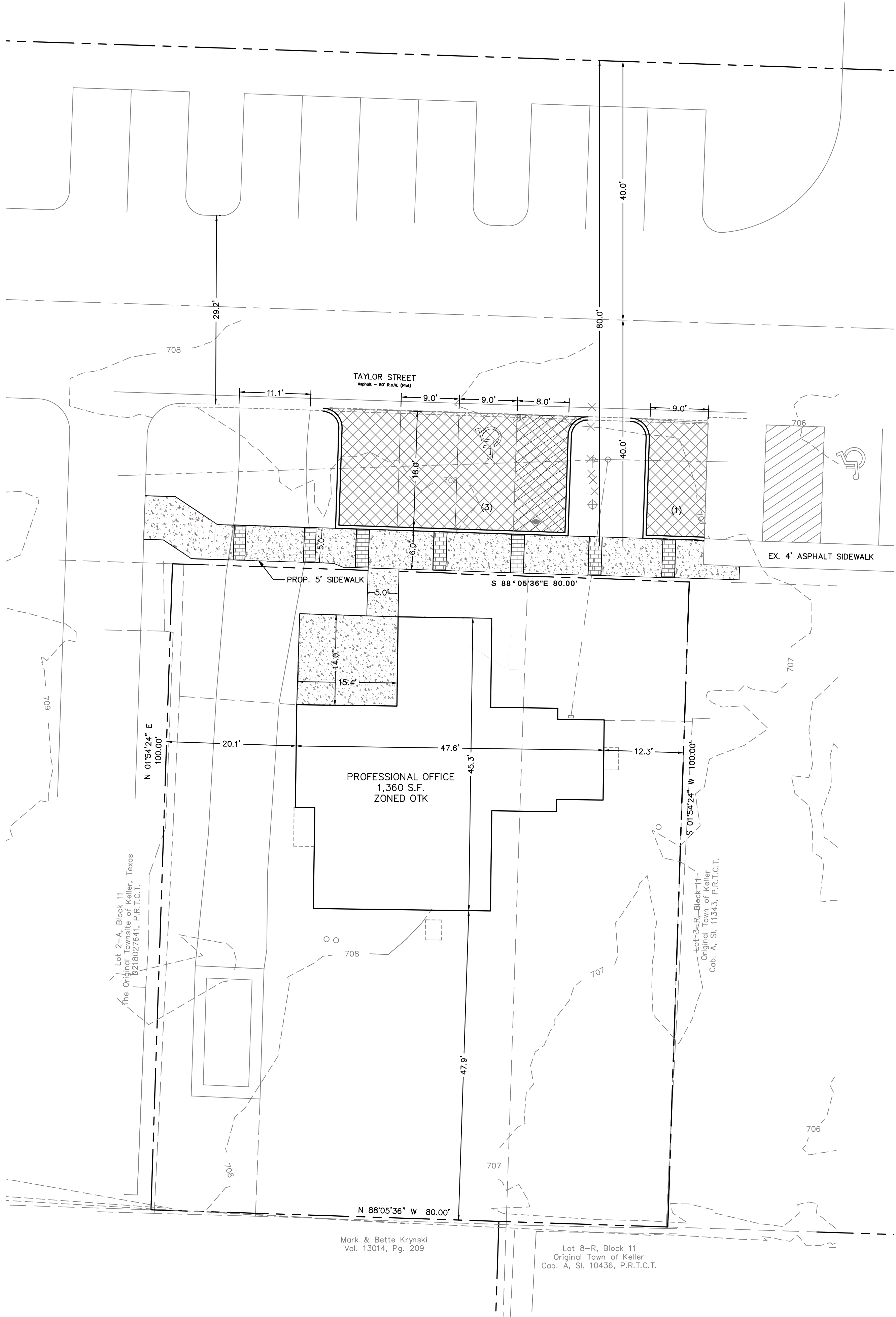
Estimate Date

2/22/26

| PROEJCT               | DESCRIPTION                                                                                                                                                                                                                                                                                                                | AMOUNT      |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Fence Replacement     | Remove 30 ft of pre existing chain link and install 30 ft of 6ft privacy fence with new galvanized steel post with 60 lbs of concrete per post with Simpson wood to metal brackets with pre stained pressure treated 2x4x8 runners with 1x6x6 pre stained cedar pickets. This also includes disposal of the the old fence. | \$1,400     |
| Gate Installation     | Install three pedestrian gates with new hardware and hinges with self locking latches                                                                                                                                                                                                                                      | \$400       |
| Ramp Installation     | Build form and pour concrete for a wheel chair ramp. Dimensions will be 72"wide and 6 ft in length with a broom finish                                                                                                                                                                                                     | \$4,500     |
| Sidewalk Installation | Excavate and form 51 linear ft for pedestrian sidewalk leading from handicap space to meet with the with wheelchair ramp. Refer to approved site plan for dimensions. Installation of (7) 2 foot wide segments of paver stones 8 feet apart This also includes haul off of excavated dirt.                                 | \$3,700     |
| Driveway Installation | Excavate, build form, and pour 88 feet of concrete to connect from side of house to road. Refer to approved site plan for dimensions                                                                                                                                                                                       | \$2,654     |
| Skid Steer            | Skid steer rental and operator to faciliate excavation of material to prepare for pouring of concrete                                                                                                                                                                                                                      | \$1,950     |
| Material Cost         | 354 Brick Pavers, 16 Bags of All-Purpose Sand, 1 Bag of Cement, 3 Bags of Paver Sand                                                                                                                                                                                                                                       | \$356       |
| Sidewalk              | (3) 10 yard loads of concrete needed to complete all proposed and described flatwork.                                                                                                                                                                                                                                      | \$3,600     |
| TOTAL                 |                                                                                                                                                                                                                                                                                                                            | \$18,560.00 |

DBN PROPERTIES

4756 Keller Haslet Road, Fort Worth, TX, 76244



- SITE PLAN NOTES:**
1. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
  2. ALL SIGNAGE WILL MEET THE REQUIREMENTS OF THE OLD TOWN KELLER DISTRICT OVERLAY DISTRICT WITHIN THE UDC.
  3. PROP. BRICK PAVERS SHALL MATCH MAIN STREET SIDEWALK DESIGN. EXTERIOR PAVEMENT BAND SHALL BE RIVER RED IN COLOR. 2' SQUARE INTERIOR CORE SHALL BE TERRA COTTA IN COLOR, AS PROVIDED BY PAVESTONE CO. OR AN APPROVED EQUAL.

OWNER:  
DBN PROPERTIES, INC  
MICHAEL ABLEMAN  
  
APPLICANT:  
JADE BEAUTY COLLECTIVE, LLC  
JESSICA GRAJEDA  
116 TAYLOR ST.  
KELLER, TX 76244  
(817) 458-2634

**SITE PLAN EXHIBIT FOR:**  
116 TAYLOR  
116 TAYLOR ST.  
0.184 ACRES  
LOTS 2 & 3, BLOCK 11  
TOWN OF ATHOL ADDITION  
THE CITY OF KELLER  
TARRANT COUNTY, TEXAS  
4/10/2025













