



February 26, 2025

Sarah Hensley  
City of Keller  
Planning Department

Re: Proposed Pacific Dental  
1241 Keller Parkway, Keller, TX

Dear Sarah,

We are working on a lease with Pacific Dental, a national credit dentist group, and hope to bring them to our project at 1241 Keller Parkway. They are a well-run company with over 1,000 units across the country, and this will be our fourth deal with them. They have been a model tenant in our other projects and would be a great addition to Keller.

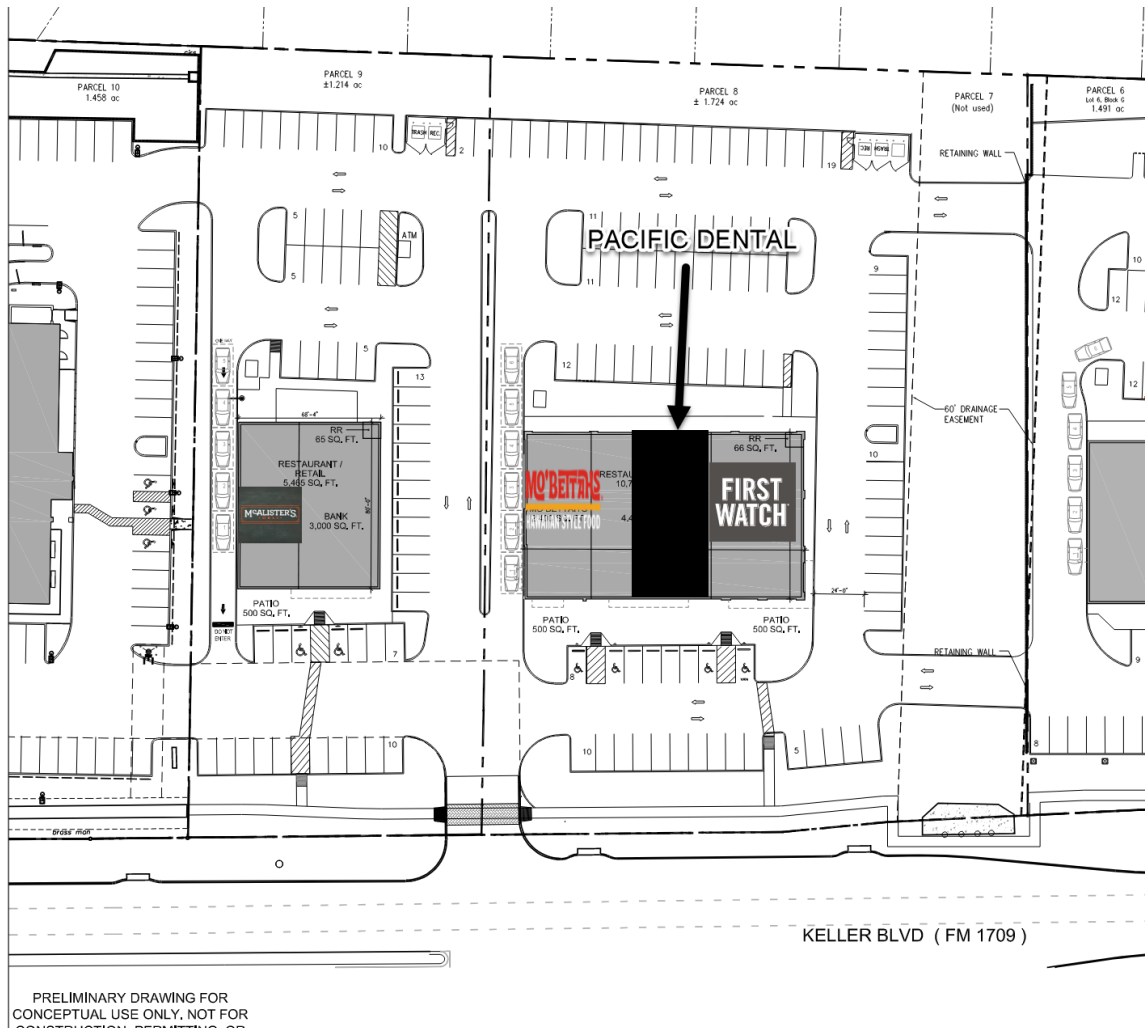
We feel Pacific Dental will be an integral addition to our project and fit well within Town Center. Town Center has mixed and diverse uses, and they will be an excellent complimentary use to our project as they are not parking intensive. As you know, it is crucial to balance out the mix of uses in a shopping center so the parking is not compromised. We will be placing Pacific Dental in 3,200 square feet in the building with Mo Bettah's and First Watch, as shown on the attached Exhibit A. It is crucial to fill out the inline space in retail centers with high quality tenants which we know will be there for the long term, and Pacific Dental checks those boxes.

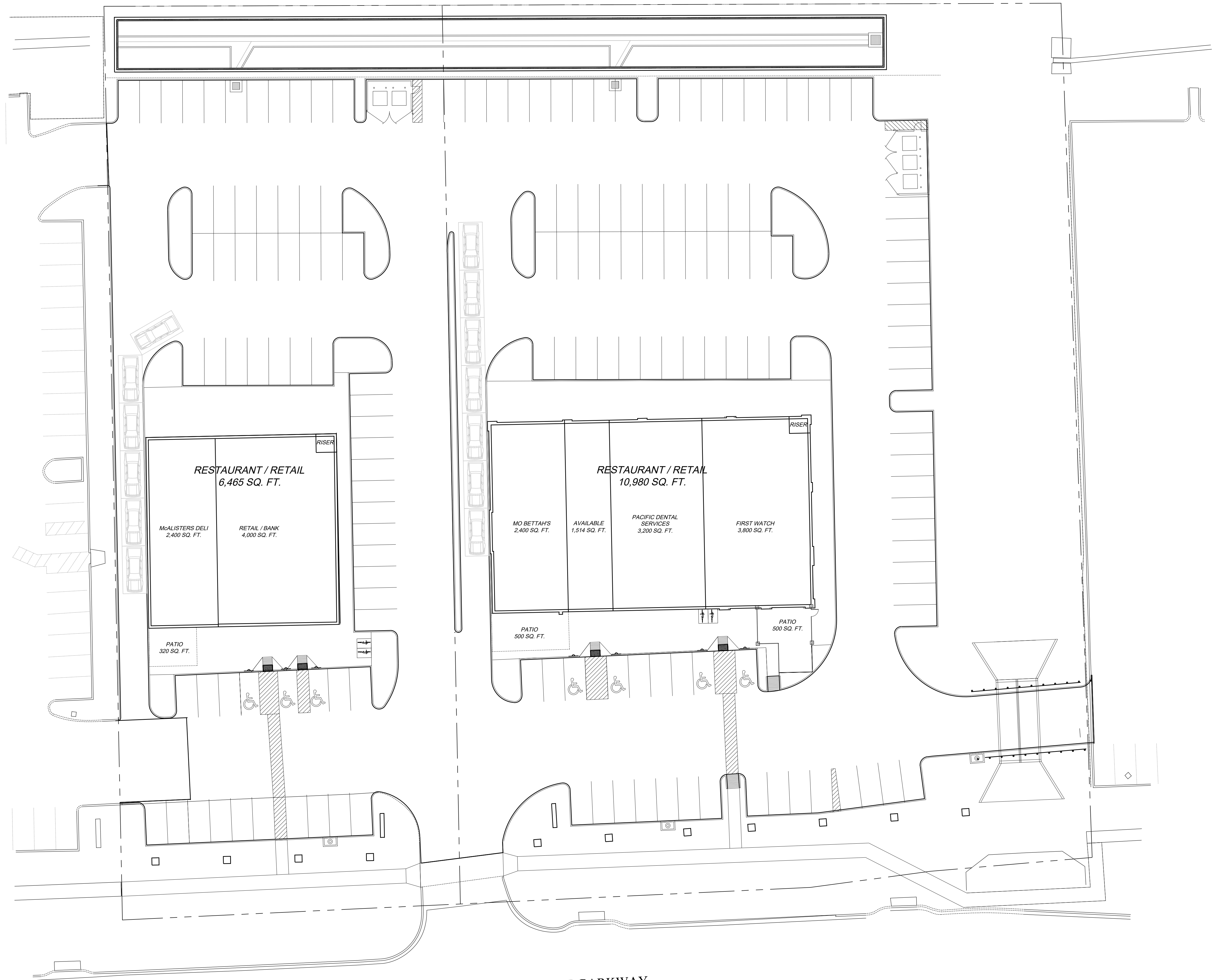
We thank you for your consideration, and please let us know if you have any questions.

Thank you,

Ryan McIntosh

Exhibit A





KELLER PARKWAY  
(VARIABLE WIDTH PUBLIC R.O.W. & FM 1709)





FLEMISH BOND COURSING BAND



ROWLOCK COURSING AT SF WINDOWS



1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

EAST ELEVATION			
BRICK	706 SF	40%	
EIFS	1,056 SF	60%	
TOTAL AREA	1,762 SF	100%	



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

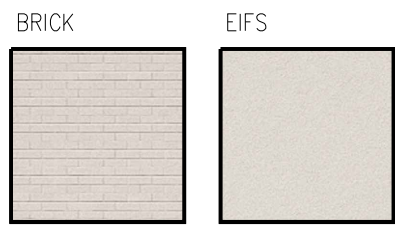
SOUTH ELEVATION			
BRICK	2,392 SF	95%	
EIFS	135 SF	5%	
TOTAL AREA	2,527 SF	100%	

## EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
F-1 BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - RUNNING BOND
F-2 BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - FLEMISH BOND
F-3 BRICK VENEER	ALMOND	INTERSTATE BRICK	GROUT SPEC COLOR - SPEC MIX, SM750 SILVERSTONE COURSING - ROWLOCK
P-1 PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
M-1 PREFINISHED METAL COPING	MED BRONZE	BEST SOURCE	-
M-2 PRE-ENGINEERED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
EIFS	-	PAREX OR EQUAL	SANDBLAST FINISH

\*\*COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. O.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL  
BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRAE BARTON 817.874.3194 BRAE@BLACKSONBRICK.COM

## FINISH LEGEND



PRELIMINARY  
NOT TO BE USED  
FOR  
REGULATORY  
APPROVAL,  
PERMITTING OR  
CONSTRUCTION

**FRANZ**  
architects

7608 Benbrook Parkway  
Benbrook, Texas 76126  
(817) 737-9922  
www.franzarchitects.com

**SHELL BUILDING**  
FM 1709 KELLER-SMITHFIELD ROAD  
KELLER, TX

Revisions:

File Name: 24182 - A2.0a  
Project No: 24182  
Date: 01/10/25  
Drawn By: JLB  
Checked By: TI

SHEET

**A2.0a**

RENDERED  
ELEVATIONS







**TIA Determination Worksheet**

**FM 1709 Keller Blvd., Keller, TX**

**Prepared By: Thomas Site Development Engineering**

**Prepare'S Name : Mathew Thomas**

**Email : mathew @thomas-eng.com**

**Date: 10--1-2024**

Proposed Land Use and Trip Information					
Parcel	Description	Area	ITE UNIT	Intensity	Daily Trips
8	Restaurant w/ DT	2500	934	33.84	84.60
8	Retail	4500	815	33.5	150.75
8	Restaurant	3800	932	11.15	42.37
9	Restaurant w/ DT	2500	934	33.84	84.60
9	Retail	2500	822	33.5	83.75
Total Trips Per Day					446.07