

FUTURE LAND USE PLAN AMENDMENT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: RUIBAL PROPERTIES, LLC
Street Address: 1823 KELLER PARKWAY
City: KELLER State: TX Zip: 76248
Telephone: 817-431-9491 Fax: _____ E-mail: _____
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: RUIBAL PROPERTIES, LLC | DONALD E. DINBER
Street Address: 1823 KELLER PARKWAY | 1908 PEARSON CROSSING
City: KELLER State: TX Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____

[Signature]
Signature of Applicant
Date: 3-7-2022

[Signature] ED RUIBAL
[Signature] DONALD E. DINBER
Signature of Owner Printed Name of Owner
Date: 3-7-2022 3-7-22

Engineering Firm: JUNN CONSULTING ENGINEERS Contact Name: CLAYTON REDMOND
Street Address: 2840 W SOUTHLAKE BLVD.
City: SOUTHLAKE State: TX Zip: 76092
Telephone: 817-253-5721 Fax: _____ E-mail: _____

SECTION 2. FUTURE LAND USE AMENDMENT REQUEST INFORMATION

Property Location: SEE ATTACHED EXHIBITS

Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____

Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.

Current Land Use Designation: LD-SF Proposed Land Use Designation: ETC

Current Use of Property: VACANT

Proposed Use of Property: LANDSCAPE CENTER ~ RETAIL

Justification for Requested Future Land Use Plan Amendment:

A detailed letter of justification and/or exhibits shall accompany this application.

FUTURE LAND USE PLAN AMENDMENT APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

The application fee

electronic

Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.

A letter justifying the request and why the chosen category better suites the needs of the area. Include information on:

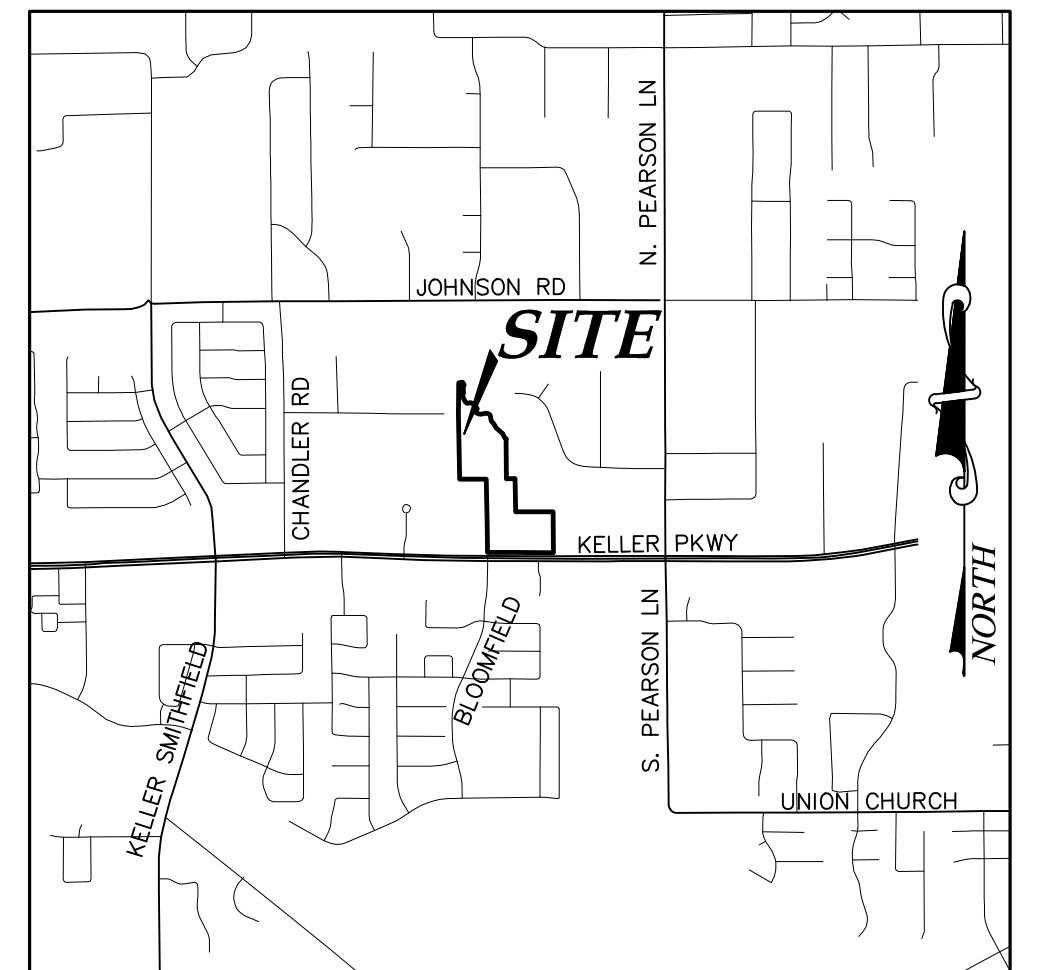
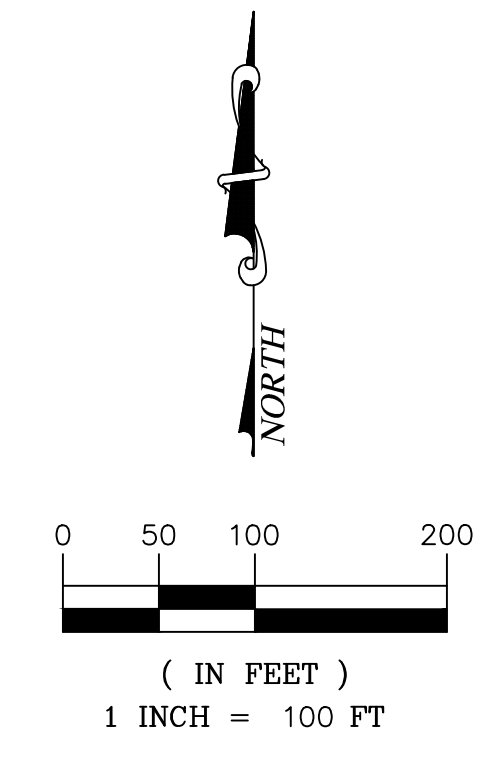
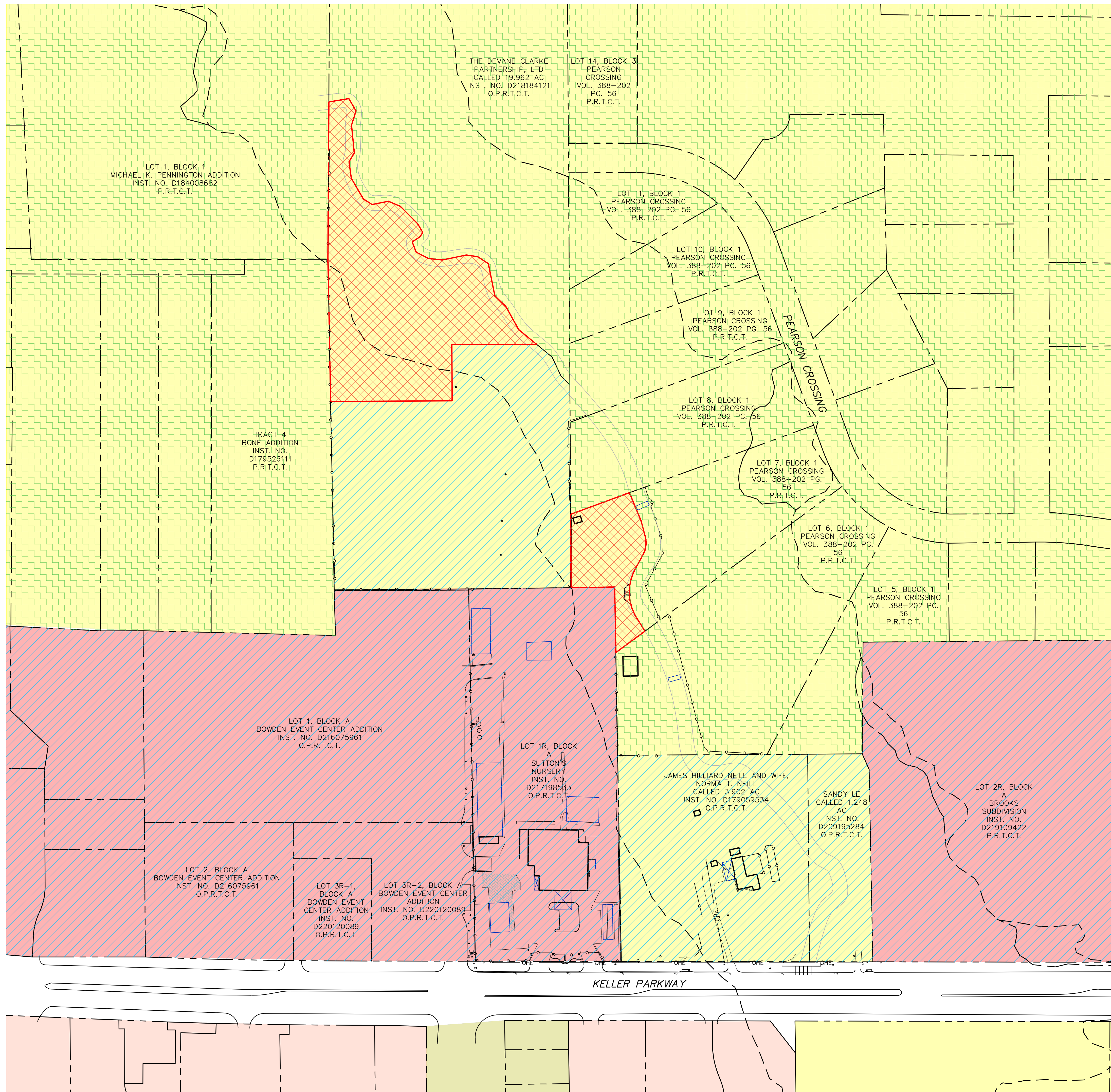
- Compatibility with adjacent developments or Future Land Use Plan designations
- Availability of city services including water, sewer, and roads,
- Anticipated impacts on city services.

A legal description or meets and bounds description of the property.

Exhibit showing to scale the area proposed to be amended on the suture land use plan with adjacent Future Land Use Plan and Zoning Designations labeled.

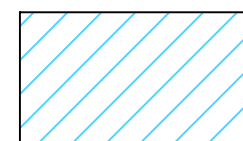
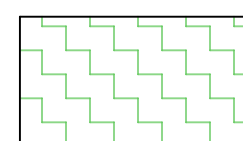
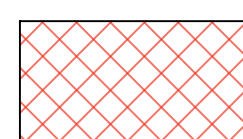
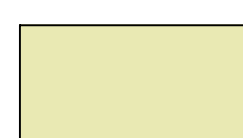
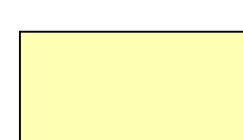



Evidence of communicating the proposal with the adjacent neighborhood or property owners.

Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.



VICINITY MAP
1"=2000'

LEGEND

-  EXISTING FLUP: RTC
-  EXISTING FLUP: LD-SF
-  FLUP AMENDED FROM LD-SF TO RTC
-  EXISTING ZONING: SF-8.4
-  EXISTING ZONING: SF-36
-  EXISTING ZONING: RETAIL
-  EXISTING ZONING: OFFICE
-  SUBJECT PROPERTY BOUNDARY

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 3/02/2022

LANDSCAPE SYSTEMS
F.L.U.P. AMENDMENT EXHIBIT
KELLER, TEXAS

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners
2540 W. Southlake Blvd., Suite 110
Southlake, TX 75082
Phone: (817) 552-6210
Fax: (817) 734-6465
Engineering Firm Registration Number F-00027

DRAWN BY: DSM SCALE: 1"=100' DATE: 3/02/2022 PROJECT NO.: 5230-01 SHEET: 1 OF 1

**PORTION OF 7.771 ACRE TRACT TO RUIBAL PROPERTIES,
LTD.:**

BEING a 2.847 acre tract of land situated in the John Martin Survey, Abstract No. 1153, City of Keller, Tarrant County, Texas, being a portion of a 7.771 acre tract of land to Ruibal Properties, LTD as recorded in Instrument Number D221200491 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of said 7.771 acre tract, same being the northwest corner of Lot 1, Block A, Bowden Event Center Addition, an addition to Tarrant County, Texas as recorded in Instrument Number D216075961 of the Plat Records of Tarrant County, Texas;

THENCE North 01 degrees 03 minutes 29 seconds West along the west line of said 7.771 acre tract, a distance of 387.44 feet to the Point of Beginning of the herein described tract;

THENCE North 01 degrees 03 minutes 29 seconds West continuing along the west line of said 7.771 acre tract a distance of 291.12 feet to a 1/2 inch iron rod found for an angle point in same;

THENCE North 00 degrees 16 minutes 42 seconds East continuing along the west line of said 7.771 acre tract, a distance of 324.44 feet to a point for corner in the centerline of a creek, for the northwest corner of same;

THENCE departing the west line of said 7.771 acre tract and along the north line of same and along said creek the following courses and distances;

North 80 degrees 36 minutes 53 seconds East, a distance of 41.64 feet to a point for corner;
South 30 degrees 09 minutes 07 seconds East, a distance of 29.24 feet to a point for corner;
South 17 degrees 26 minutes 40 seconds West, a distance of 30.95 feet to a point for corner;
South 05 degrees 41 minutes 56 seconds East, a distance of 57.38 feet to a point for corner;
South 31 degrees 17 minutes 10 seconds West, a distance of 20.64 feet to a point for corner;
South 07 degrees 44 minutes 55 seconds East, a distance of 34.41 feet to a point for corner;
South 30 degrees 09 minutes 29 seconds East, a distance of 49.22 feet to a point for corner;
South 57 degrees 23 minutes 21 seconds East, a distance of 21.28 feet to a point for corner;
North 78 degrees 56 minutes 03 seconds East, a distance of 34.44 feet to a point for corner;
South 66 degrees 44 minutes 51 seconds East, a distance of 26.82 feet to a point for corner;
South 44 degrees 45 minutes 09 seconds East, a distance of 50.24 feet to a point for corner;
South 30 degrees 19 minutes 39 seconds East, a distance of 20.83 feet to a point for corner;
South 35 degrees 24 minutes 45 seconds West, a distance of 11.39 feet to a point for corner;
South 57 degrees 04 minutes 49 seconds West, a distance of 18.20 feet to a point for corner;
South 21 degrees 00 minutes 58 seconds East, a distance of 22.56 feet to a point for corner;
South 62 degrees 34 minutes 10 seconds East, a distance of 28.45 feet to a point for corner;
South 84 degrees 06 minutes 57 seconds East, a distance of 28.89 feet to a point for corner;
North 78 degrees 25 minutes 00 seconds East, a distance of 50.61 feet to a point for corner;
South 81 degrees 13 minutes 01 seconds East, a distance of 23.30 feet to a point for corner;
South 56 degrees 35 minutes 59 seconds East, a distance of 26.16 feet to a point for corner;
South 11 degrees 21 minutes 16 seconds East, a distance of 67.31 feet to a point for corner;
South 45 degrees 59 minutes 28 seconds East, a distance of 31.60 feet to a point for corner;
South 28 degrees 54 minutes 47 seconds East, a distance of 53.95 feet to a point for corner;
South 50 degrees 29 minutes 17 seconds East, a distance of 47.48 feet to a point for corner

THENCE departing the north line of said 7.771 acre tract through the interior of same the following courses and distances;

South 89 degrees 45 minutes 18 seconds West, a distance of 173.78 feet to a point for corner;

South 00 degrees 14 minutes 42 seconds East, a distance of 115.72 feet to a point for corner;

South 89 degrees 45 minutes 18 seconds West, a distance of 249.35 feet to the POINT OF BEGINNING containing 124,005 square feet, or 2.847 acres of land.

PORTION OF LOT 7, BLOCK 1 PEARSON CROSSING ADDITION

BEING a 0.670 acre tract of land situated in the John Martin Survey, Abstract No. 1153, City of Keller, Tarrant County, Texas, being a portion of a Lot 7, Block 1, Pearson Crossing, an addition to Tarrant County, Texas as recorded in Volume 388-202, Page 58 of the Plat Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 7, Block 1;

THENCE North 69 degrees 53 minutes 08 seconds East, along the north line of said Lot 7, Block 1 a distance of 128.54 feet to a point for corner;

THENCE through the interior of said Lot 7, Block 1 the following courses and distances;

South 22 degrees 32 minutes 04 seconds East, a distance of 62.79 feet to a point for corner;

South 14 degrees 32 minutes 31 seconds East, a distance of 33.90 feet to a point for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 50.00 feet, a central angle of 43 degrees 20 minutes 53 seconds, an arc length of 37.83 feet, a chord bearing of South 07 degrees 07 minutes 56 seconds West, a distance of 36.93 feet to a point for corner;

South 28 degrees 48 minutes 23 seconds West, a distance of 32.86 feet to a point for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 100.00 feet, a central angle of 61 degrees 00 minutes 37 seconds, an arc length of 106.48 feet, a chord bearing of South 01 degrees 41 minutes 56 seconds East, a distance of 101.52 feet to a point for corner;

South 32 degrees 12 minutes 14 seconds East, a distance of 31.65 feet to a point for corner;

South 53 degrees 41 minutes 33 seconds West, a distance of 74.35 feet to a point for the southwest corner of same;

THENCE the westerly line of said Lot 7, Block 1 the following courses and distances;

North 01 degrees 01 minutes 05 seconds West, a distance of 134.72 feet to a point for corner;

South 89 degrees 13 minutes 39 seconds West, a distance of 89.50 feet to a 5/8 inch iron rod with cap stamped "DOWDY" found for the most westerly southwest corner of same;

North 00 degrees 21 minutes 13 seconds West, a distance of 150.84 feet to to the POINT OF BEGINNING containing 29,191 square feet, or 0.670 acres of land.

Narrative Statement

Landscape Systems Garden Center Expansion

Future Land Use Plan (FLUP) Amendment

Current zoning: SF-36 – Single Family Residential – Low Density

Proposed zoning: Retail

Background

Landscape Systems Garden Center has been a thriving business in the City of Keller since 2008. The existing business is located at 1823 Keller Parkway and is situated on an approximately 5.3-acre lot. They have the largest inventory of plants in the mid-cities area and offer services including construction and design, patios and decks, masonry and stonework, outdoor kitchens, arbors, trellises and structures, drainage and irrigation, water features, plant installation, outdoor furniture and decor, and much more.

Statement of Need

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 the construction of an equipment maintenance facility, outdoor help desk and more.

Compatibility with adjacent developments

This request includes two tracts. Tract 1 is 0.67-acres, a portion of 1908 Pearson Crossing, an existing residential lot. The existing residential lot is transected by a large creek. The applicant has agreed with the existing residential lot owner to purchase land on the west side of the creek to be incorporated into the Landscape Systems site.

Tract 2 is approximately 7.8-acres located immediately to the north of Landscape Systems. This tract is bounded by Landscape Systems and the Bowden Event Center to the south, the Pearson Crossing residential subdivision to the east, Tract 4 of Bone Addition to the west (undeveloped) and a FEMA designated floodplain to the north. The vast majority of the tract is designated as RTC (Retail/Commercial) on the FLUP. This request includes only 2.847 acres of tract 2 which is currently designated as LD residential on the FLUP to align with the property boundary currently owned by the applicant.

This request is a moderate expansion of the retail use currently designated as retail on the FLUP. All the affected, adjacent property owners are adjacent to land designated as retail on the existing FLUP, so this is not a material change to the overall intent of the plan.

The property included in the proposed FLUP amendment has city services readily available and this change to the plan will have any significant impact on city services.