

RESOLUTION NO. 4915

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A SITE PLAN WITH VARIANCES FOR TWO PROPOSED MULTITENANT BUILDINGS, ON THE NORTH SIDE OF KELLER PARKWAY ON APPROXIMATELY 3.6 ACRES, LOCATED DIRECTLY NORTH OF THE KELLER PARKWAY AND COUNTRY BROOK DRIVE INTERSECTION, LEGALLY DESCRIBED AS TRACT 2E, ABSTRACT 28 OF THE PAMELA ALLEN SURVEY AND ADDRESSED 1241 KELLER PARKWAY, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

WHEREAS, Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner, submitted a Site Plan application with three variances (SITE-2501-0001); and

WHEREAS, the variances requested are related to the dumpster enclosure location on Lot 1, foundation plantings, and parking; and

WHEREAS, the Site Plan, even with variances, does not require public hearings per the Unified Development Code (UDC); and

WHEREAS, the Planning and Zoning Commission considered the proposed Site Plan with variances on March 25, 2025 and recommended approval of the proposed site plan request by a vote of 6-1 with the condition that natural landscaping be required on the south side of the building to meet the foundation planting requirement; and

WHEREAS, the City Council does find that the request meets the intent of the Unified Development Code (UDC);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, a Site Plan for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway and attached hereto as Exhibit "A" is approved with the following variances:

1. A variance request to allow the dumpster enclosure on Lot 1 to face Keller Parkway.


2. A variance to allow two planting areas in front of each structure (four total) of approximately 100 square-feet, in lieu of the foundation planting requirement.
3. A variance request to allow the site to be under parked by 24 spaces.

AND IT IS SO RESOLVED.

Passed by a vote of 7 to 0 on this the 15th day of April 2025.



CITY OF KELLER, TEXAS

BY: 
Armin Mizani (Apr 17, 2025 07:58 CDT)
Armin R. Mizani, Mayor

ATTEST:

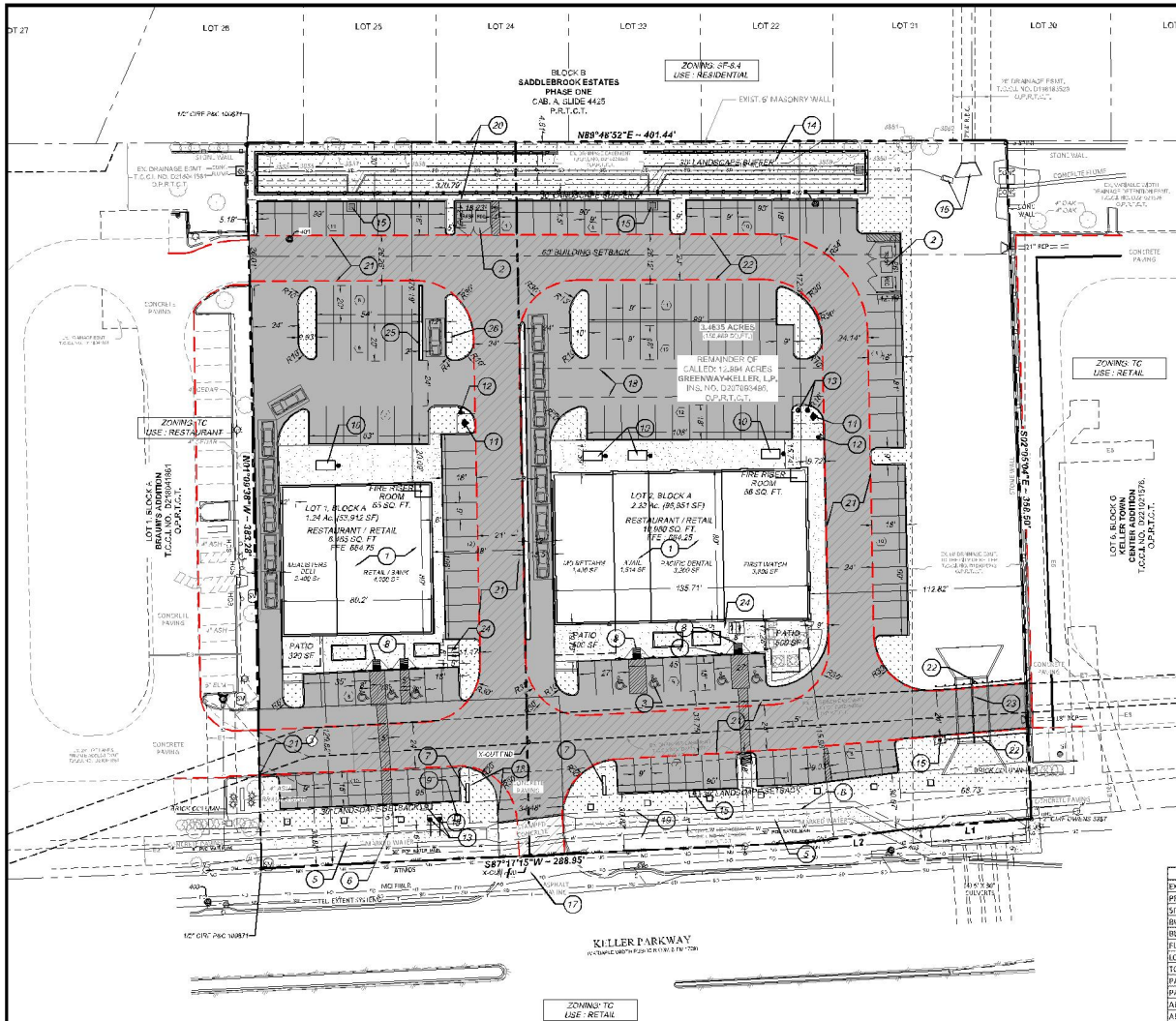

Kelly Ballard (Apr 16, 2025 10:30 CDT)

Kelly Ballard, City Secretary

Approved as to Form and Legality:

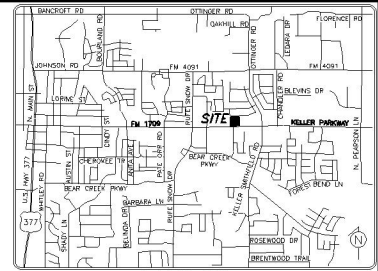

Stan Lowry (Apr 16, 2025 10:52 CDT)

L. Stanton Lowry, City Attorney



NOTES BY SYMBOL:

1. PROPOSED STRUCTURE.
2. QUARTER WITH MASONRY ENCLOSURE TO MATCH BUILDING COLORS WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. ACCESSIBLE PARKING SPACE (TYP.)
4. ACCESSIBLE PARKING POLE SIGNAGE (TYP.) - 4 PLACES (2 REGULAR AND 2 VAN ACCESSIBLE SIGNAGE).
5. PROPOSED PUBLIC SIDEWALK
6. ADA COMPLIANT WALKWAY (TO CONNECT TO PUBLIC SIDEWALK)
7. PROPOSED MONUMENT SIGN. SIGNAGE BY SEPARATE PERMIT
8. BARRIER FREE RAMP
9. BRICK COLLISION (TYP.)
10. PROPOSED SUBTERRANEAN GREASE INTERCEPTOR & SAMPLE WELL
11. PROPOSED FIRE HYDRANT IN WATER EASEMENT
12. PROPOSED FIRE DEPT. CONNECTION (POCI)
13. PROPOSED 1" DOMESTIC & 1" IRRIGATION WATER METERS IN WATER EASEMENT
14. PROPOSED DETENTION POND WITH 4" TALL WROUGHT IRON FENCE WITH BLOCK RETAINING WALL (MAX. DEPTH 4.5')
15. PROPOSED DRAINAGE STRUCTURE
16. EXISTING DRAINAGE STRUCTURE
17. EXISTING DRIVEWAY
18. PROPOSED 15" WATER EASEMENT
19. PROPOSED 15" PEDESTRIAN ACCESS & WATER EASEMENT
20. PROPOSED 30" DRAINAGE AND DETENTION EASEMENT
21. FIRE LANE MARKING PER KELLER FIRE DEPARTMENT REQUIREMENTS
22. TRAFFIC GUARDRAILS PER TxDOT SPECIFICATIONS
23. DOUBLE 7/8" RCB CULVERT WITH HEADWALLS
24. BICYCLE PARKING
25. 2' WIDE DIVIDER CURB
26. PROPOSED BANK ATM



LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVING (3,600 PSI MIN.) 4,000 PSI MIN. FOR FIRELANE
- 4" THICK CONCRETE SIDEWALK (3,600 PSI MIN. COMPRESSIVE STRENGTH)
- INTERIOR LANDSCAPED AREA (PRE LANDSCAPE PLANS)
- PROPOSED ACCESS, UTILITY AND DRAINAGE EASEMENT
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 5' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

SITE DATA SUMMARY

DEVELOPMENT	LOT 1 BLOCK 4	LOT 2 BLOCK 4
EXISTING ZONING	TOWN CENTER	TOWN CENTER
PROPOSED USE	RESTAURANT & RETAIL	RESTAURANT & RETAIL
SITE AREA	1.24 AC.	2.23 AC.
BUILDING AREA SF	6,485	10,860
BUILDING HEIGHT (35' MAX)	24'	24'
FLOOR AREA RATIO	0.120-1	0.113-1
LOT COVERAGE	12.0%	11.3%
TC ZONING REQUIRED PARKING (RESTAURANT USE 1,100 SF FOR MOST INTENSIVE USE)	65	120
PARKING REQUIRED (RETAIL 1,200, RESTAURANT 1,100)	65	120
PARKING PROVIDED	58	60
ADA SPACES REQUIRED	3	4
ADA SPACES PROVIDED	12	4

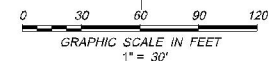
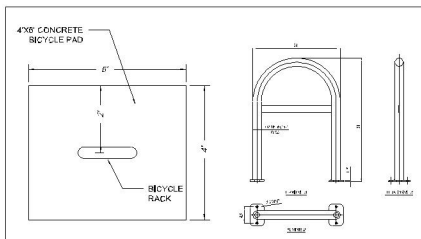
APPROVED BY CITY COUNCIL ACTION

Resolution # 4915

Date: 4/15/2025

NOTES:

1. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT.
2. ALL GROUND AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED.



SITE PLAN

3.4635 ACRES (150,869 SQ. FT.)
PROPOSED LOT 1 & LOT 2, BLOCK 4, TRINITY ADDITION
INS. NO. D207083493, O.P.R.T.C.T.
PAMELIA ALLEN SURVEY, A.S.S. NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS

DEVELOPER: TRINITY PARTNERS COMMERCIAL REAL ESTATE
ENGINEER: THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 10911
COLLEGEVILLE, TX 76054
ATTN: MATTHEW THOMAS, PE, P.E. 11410-000-2728
EMAIL: MATTHEW@THOMAS-ENG.COM

THOMAS SITE DEVELOPMENT ENGINEERING INC.



RESTAURANT & RETAIL DEVELOPMENT
3.4635 ACRES (150,869 SQ. FT.)
1201 & 1301 KELLER PARKWAY
CITY OF KELLER, TARRANT COUNTY, TEXAS

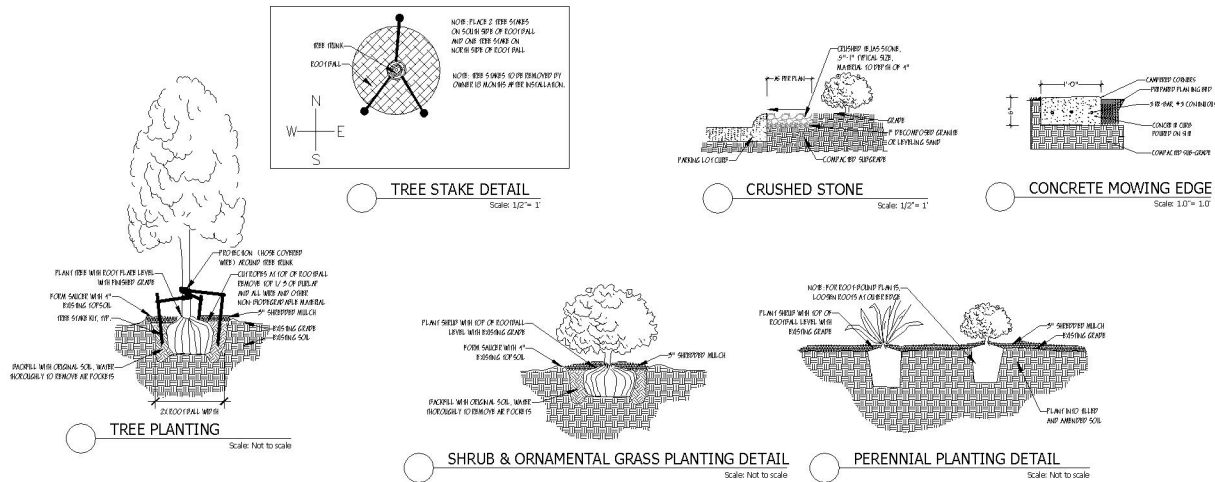
DATE

DESCRIPTION

REVISION

C-2.0

**APPROVED BY CITY
COUNCIL ACTION**
Resolution # 4915
Date: 4/15/2025

SECTION 02910 - SOIL PREPARATION

- PART 1 - GENERAL**
A. **DESCRIPTION**
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING ALL NECESSARY WORK AS SPECIFIED HEREIN.
B. **EXAMINATION**
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
C. **APPROVALS**
1. ALL APPROVED OULS/ MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 - PRODUCTS**
A. **MATERIALS**
1. COMPOST
a. COTTON BURF COMPOST
1. SHALL BE SUPPLIED BY: GREENSCAPE COMPOST, CARLAND, TX, OR EQUIVALENT FIBRIC MATERIAL, ALEDO, TX, OR EQUIVALENT.
2. FERTILIZERS AND SUPPLEMENTS
a. 20-10-10 CRANIAL FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSCAPE, OR SUSTAIN, OR APPROVED EQUIV.
3. MULCH
1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATHAL MULCH, OR APPROVED EQUIV.
- PART 3 - EXECUTION**
A. **BED PREPARATION AND PREPARATION FOR SOO INSTALLATION**
1. **GENERAL**
a. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED COMPLETELY.
b. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
c. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. **SHRUB BEDS:**
a. BUILD UP AND TILL EXISTING SOIL TO A DEPTH OF 8 INCHES.
b. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
c. ALL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
d. RAKE THE BEDS TO A FINISH GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
e. TOP-DRESSED BED WITH A CLODS LAYER OF MULCH AFTER PLANTING.
3. **LIGHTLY CULTIVATED COMPACTED SOIL AND RAKE THE SOO SMOOTH.**
a. ADD COMPOST TO ALL AREAS
b. FINISH GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES

- GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL).
 5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14" GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

- PART 1 - GENERAL
- 1.1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL ORDINANCES, RULES, REGULATIONS, LAWS, ORDINANCES AND WORK PERMITS.
- 1.2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE TRAINING TO ALL PERSONNEL TO MAINTAIN A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
- 1.3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS IF REQUIRED MATERIAL IS NOT OBTAINABLE. SUEMIT PROOF OF OBTAINABILITY TO OWNER.
- 1.4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETIES OF TREES AND SHRUBS AND GRASS PLANTS TO BE PLANTED TO THE OWNER FOR APPROVAL. COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR THE PROPAGATION AND TESTING OF PLANTS" AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- 1.5. REFERENCE STANDARDS
- 1.5.1. LANDSCAPE DESIGN FOR NURSERY STOCK, ANSI Z601.2, 2014 BY AMERICAN STANDARD INSTITUTE, INC.
- 1.5.2. HANDBOOK OF LANDSCAPE ARCHITECTURE, NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS.
- 1.5.3. SHORTRUS THIRD, CORNELL UNIVERSITY, 1967.
- 1.6. PREPARATION
- 1.6.1. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
- 1.6.2. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EXISTING UTILITIES LOCATED IN THE PROJECT AREA.
- 1.6.3. COORDINATION WITH IRRIGATION SYSTEM.
- 1.6.4. COORDINATION WITH LIGHTING SYSTEM.
- 1.6.5. THE PLANTING SYSTEM SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
- 1.6.6. DATE OF INSTALLATION SHALL BE THE OPERATIONAL DATE THE TIME THAT PLANTING OPERATIONS COMMENCE.
- 1.6.7. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- 1.6.8. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING:
- 1.6.8.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPIED-UP" AS NEARLY AS PRACTICABLE TO THE PROJECT SITE.
- 1.6.8.2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
- 1.6.8.3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH ANY TYPE OF FLECK OR OTHER MATERIAL.
- 1.6.8.4. FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
- 1.6.8.4.1. DO NOT FLECK OR COVER THE TRUNK OF ANY TREE. LEAVE THE BRANCH COLLAR INTACT.
- 1.6.8.4.2. DO NOT USE ANY TYPE OF TRUNK PAINT OR WRAPPING.
- 1.6.8.4.3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT TRUNKS MAY BE WRAPPED WITH BURLAP OR OTHER MATERIALS TO PROTECT FROM DAMAGE.
- 1.6.8.4.4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN ESTABLISHED.
- 1.6.8.4.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ANNUAL MAINTENANCE OF THE TREES FOR THE FIRST YEAR AFTER ANNUALISING OF PLANTING.
- 1.6.8.4.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST YEAR AFTER ANNUALISING OF PLANTING BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- 1.6.8.4.7. WARRANTY
- 1.6.8.4.7.1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY ACCEPTANCE, REFUSE, REJECTION, MATERIALS NOT IN SPECIFICATION OR POOR CONDITION OR SUCH AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE BEEN DAMAGED OR DESTROYED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 1.6.8.4.7.2. WARRANTY FOR PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
- 1.6.8.4.7.3. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY ANIMALS OR OTHER PLANTS OR WEATHER.
- 1.6.8.4.7.4. REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THAT THE DAMAGE WAS INCURRED AFTER THE CONTRACTOR'S OBLIGATION.

PART 3 – EXECUTION

- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
 - 1. THE SEED BED SURFACE SHALL BE TO BE PERFORMED. VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE A SLOPE OF NOT LESS THAN 1% TO THE DOWNHILL SIDE. VERIFY THAT THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
 - 1. SEEDS SHALL BE PLANTED SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL AREAS WITH STOCKPOILS OF SEEDS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING
 - 1. STOCKPOILS ARE FOR TREES PRIOR TO DIGGING HOLES.
 - 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS. A MINIMUM OF TWO TIMES THE DEPTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 - 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL. PLANT VERTICAL AND AT SUCH A DEPTH THAT THE CROWN OF THE PLANT WILL BE LEVEL WITH THE SURFACE OF THE SOIL.
 - 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINEST GRADE OF SOIL AS BEING THE SAME THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 - 5. BACKFILL WITH EXISTING TOPSOIL, AND WATER IMMEDIATELY. FOR SMALLER PLANTS, COVER WITH MULCH TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 - 6. FOR TREES, COVER TREE BALLS WITH 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE PIT, BUT KEEP AWAY FROM TRUNKS.
- D. ALL EXCESS MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- E. WALL GRASSES
 - 1. REMOVE CEMENT AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 - 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE EXCEEDED PRIOR TO THE FINISHED GRADE.
 - 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH. SOIL PLANTING.
- F. SOIL PLANTING
 - 1. COVER WITH AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 - 2. WATER ALL AREAS OF THE SOIL UNTIL THOROUGHLY WET.
 - 3. ROLL WITH A SOIL ROLLER TO COMPACT THE SOIL LAYING AND WATERING SO TO OBTAIN A UNIFORM, SMOOTH FINISH.
 - 4. PLANTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM CRASS LAYER.
- G. KEEP SOIL ADEQUATELY WATERED UNTIL SOIL MAKES A FIRM CONNECTION TO THE SOIL.
- H. SEED PLANTING
 - 1. AREAS SHALL BE RAKED TO A DEPTH OF 3". SMOOTH AND FREE OF STONES AND DEBRIS.
 - 2. APPLY SEED EVENLY, AT THE RATE RECOMMENDED.
 - 3. RAKE THE WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 - 4. COVER AREAS WITH MULCH (NOT NEEDED) UNTIL SEED GERMINATES AND GRASS IS APPROX. 3" IN HEIGHT.
 - 5. KEEP AREAS ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 - 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

SHEET NO.

L1.02

LANDSCAPE DETAILS

FELDMAN DESIGN		DATE: 5/10/2025	
NO.	TEXT DESCRIPTION	DATE:	
1.	SITE PLAN SUBMITTAL	1/16/25	
2.	ADDED TOWN CENTER REQUIREMENTS	2/27/25	
3.	ADDED FOUNDATION PLANTINGS & ITEMS TO TABLE	3/10/25	
4.	FOUNDATION PLANTING CHANGES, ITEMS TO TABLE	3/20/25	
5.	FOUNDATION PLANTING TO ARTIFICIAL TURF	3/24/25	
6.	FOUNDATION PLANTING BACK TO PLANTS	4/4/25	
7.			



These drawings have been prepared by me or under my direct supervision of Gary Feldman, Registered Professional Landscape Architect #2080, State of Florida. Licensed architect.

P.O. Box 925-46, Palmdale, Texas 76068
 Office 972 860-1750 Mobile 972 925-4944
gary@feldmandesign.com



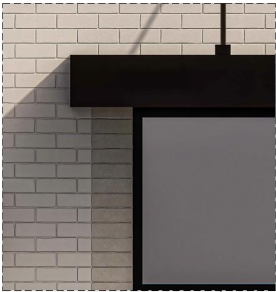
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator #20245.

RETAIL DEVELOPMENT
241 & 1301 KELLER PARKWAY, KELLER, TX
REMAINDER OF CALLED: GREENWAY-KELLER, L.P.

APPROVED BY CITY
COUNCIL ACTION
Resolution # 4915
Date: 4/15/2025



FLEMISH BOND COURSING BAND



ROWLOCK COURSING AT SF WINDOWS



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

EAST ELEVATION		
BRICK	706 SF	40%
D/S	1,056 SF	60%
TOTAL AREA	1,762 SF	100%



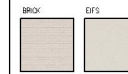
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION		
BRICK	2,392 SF	95%
D/S	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 PREFINISHED METAL CANOPY	MED BRONZE	ARCHITECTURAL FABRICATION	FACTORY APPLIED FINISH
STOREFRONT FRAMES	DARK BRONZE ANODIZED	KANNEP	REFER TO WINDOW AND DOOR SCHEDULE
DOWN SPOUTS	MATCH COLOR, P-1	LOCAL SOURCE	PREFINISHED
D/S	-	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
7708 KELLER ROAD, SUITE 201
KELLER, TEXAS 76248
www.franzarchitects.com

SHELL BUILDING
FM 1708 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions

File Name: 1152 - 24102
Project No: 24102
Date: 01/10/25
Drawn By: A.B.
Checked By: T.

SHEET
A2.0a
RENDERED
ELEVATIONS

APPROVED BY CITY
COUNCIL ACTION
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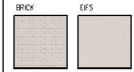


FLEMISH BOND COURSING BAND

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
(F-4) PAINT FINISH	MATCH BRICK COLOR, F-1	SHERWIN WILLIAMS	FIELD COLOR
(M-1) PREFINISHED METAL CORING	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	LOCAL SOURCE	LOCAL SOURCE	PREFINISHED
EFS	-	PARTEX OR EQUAL	SANDBLAST FINISH

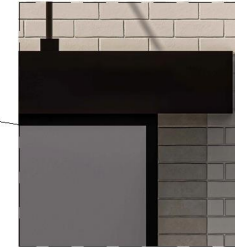
**COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL. BRICK TO BE ORDERED FROM BLACKSON BRICK (NO SUBSTITUTIONS) CONTACT: BRIAN BARTON 817.874.3194 BRIAN@BLACKSONBRICK.COM

FINISH LEGEND



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

WEST ELEVATION			
BRICK	1,056 SF	58%	
EFS	767 SF	42%	
TOTAL AREA	1,823 SF	100%	



BOWLOCK COURSING AT SF WINDOWS



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

NORTH ELEVATION			
BRICK	435 SF	15%	
EFS	2,458 SF	85%	
TOTAL AREA	2,893 SF	100%	

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



SHELL BUILDING
FM 1708 KELLER-SMITHFIELD ROAD
KELLER, TX

Revisions

File Name: 1152- 24162	Project No:	Date:	Drawn By:	Checked By:
	01/10/25			

SHEET
A2.1a
EXTERIOR
ELEVATIONS