



Ruibal Properties, LLC
1823 Keller Parkway
Keller, TX 76248

October 31, 2022

TO: City of Keller
1100 Bear Creek Parkway
Keller, TX 76244

RE: SUP application Landscape Systems Garden Center

Dear City of Keller staff, P&Z Commission and City Council:

Please accept this application for a Specific Use Permit for Landscape Systems Garden Center. As part of the development process, corresponding applications have been submitted for a Future Land Use Plan Amendment, Zoning change, and Site Plan to be considered along with this request which details proposed paving and utility improvements, landscaping, lighting and other associated improvements on the site.

This request is for a special use permits for the following uses;

1. Greenhouses and nurseries (commercial retail)
2. Light Manufacturing wholly enclosed within a building
3. Outside storage and display

This request applies to the following properties;

1. Abstract 1153, Tract 1D01B (Instrument No. D221200491)
2. Abstract 1153, Tract 1D01A1 (Instrument No. D221200491)
3. Block A, Lot 1R Sutton's Nursery (1823 Keller Parkway)
4. Abstract 1153, Tract 1F (1863 Keller Parkway)
5. Portion of Block 1, Lot 7 Pearson Crossing (1908 Pearson Crossing)

Landscape Systems Garden Center has been a thriving business located at its current address of 1823 Keller Parkway since 2008. The existing site is approximately 5.3 acres. 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 construction of an equipment maintenance facility, outdoor help desk and more.

This SUP is required for "greenhouses and nurseries (commercial retail)" use under the zoning regulations for R-Retail. Landscape Systems currently has a SUP in place for its existing site, and this request, if approved, would permit the same use to the expanded area noted above. Since much of the area already operates as a commercial nursery, we believe this expansion is harmonious and compatible with surrounding existing uses, the activities being requested are normally associated with the base retail district, this request is reasonable and appropriate for the area, and negative impacts to the surrounding area have been mitigated as detailed in the corresponding site plan application.

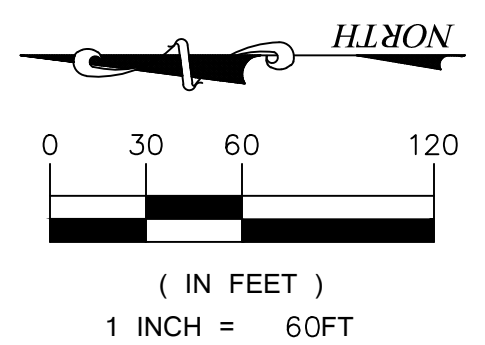


Additionally, there is an existing SUP in place which permits Live Edge Furniture manufacturing on site. This activity is currently located in the primary structure of the property. Landscape Systems requests to relocate this activity to the proposed shop building shown on associated Site Plan as shown on the attached exhibit. The new area dedicated to this function will be limited to 1,200 sf.

Lastly, like its current operation Landscape Systems will have outdoor storage and display of plant materials, pottery and other landscape products like hardscape stone, patio pavers, fountains, and other like products which requires an SUP.

On July 26, 2022, Landscape Systems invited all surrounding neighbors to a meeting on the existing site to discuss the proposed improvements. The meeting was well attended, and several concerns were heard by the Landscape Systems staff. Many of the specific details in the site plan submittal are intended to address the concerns expressed during the meeting.

We look forward to working with you and answering any questions you may have.



LEGEND

- EXISTING CONCRETE PAVEMENT TO REMAIN IN PLACE
- EXISTING PAVERS TO REMAIN IN PLACE
- PROPOSED FIRE LANE
7" 3,600 PSI CONCRETE W/ #4 BARS 18" O.C.E.W. ON 8" LIME OR CEMENT TREATED SUBGRADE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK

SITE DATA SUMMARY

TOTAL BUILDING AREA	17,147 SF
RETAIL AREA	13,647 SF
WAREHOUSE AREA	3,600 SF
REQUIRED PARKING SPACES	
RETAIL (1 SPACE / 200 SF BLDG AREA)	68 SPACES
WAREHOUSE (1 SPACE / 2,000 SF BLDG AREA)	2 SPACES
TOTAL REQUIRED	70 SPACES
PROVIDED PARKING SPACES	110 SPACES

REQUESTED VARIANCES

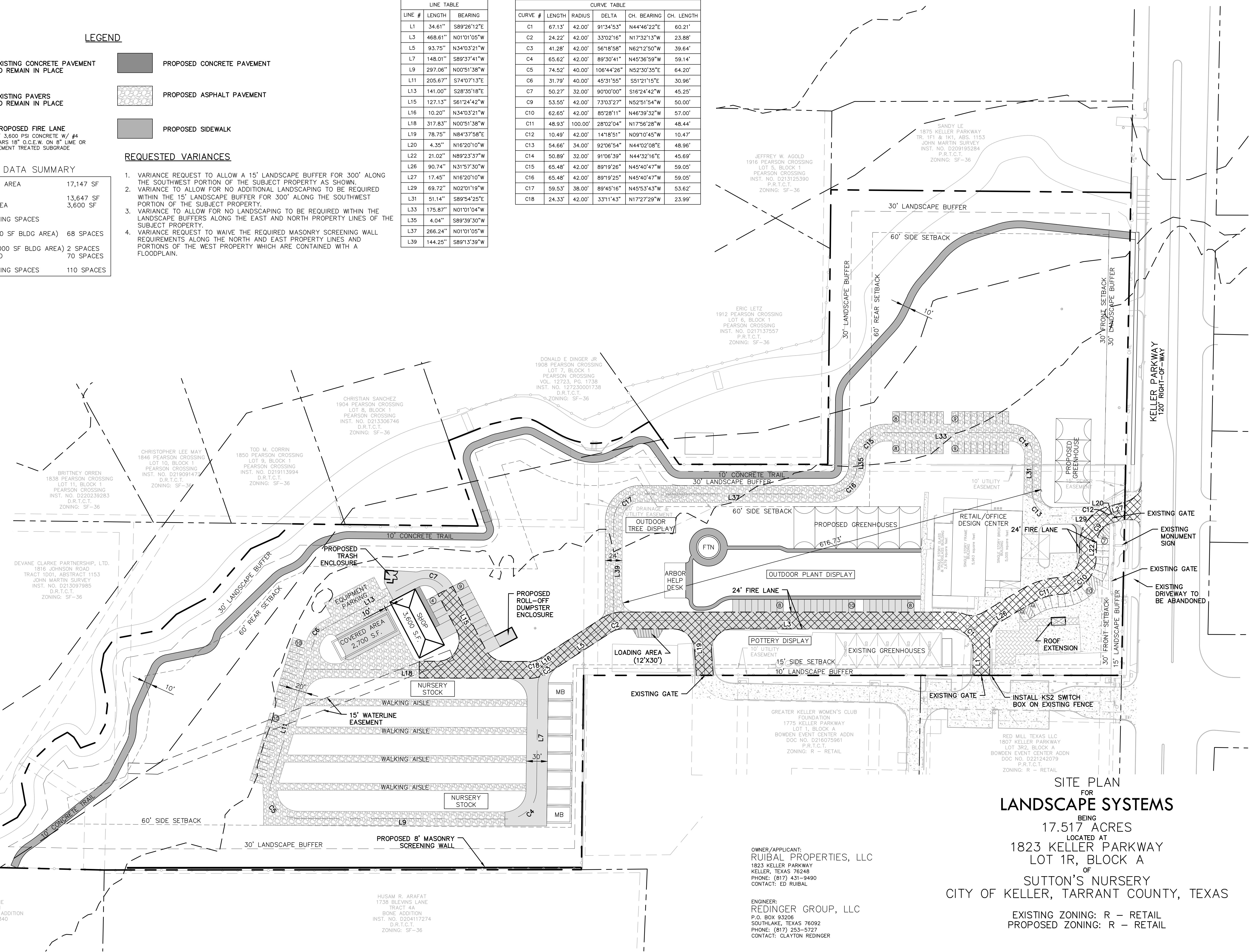
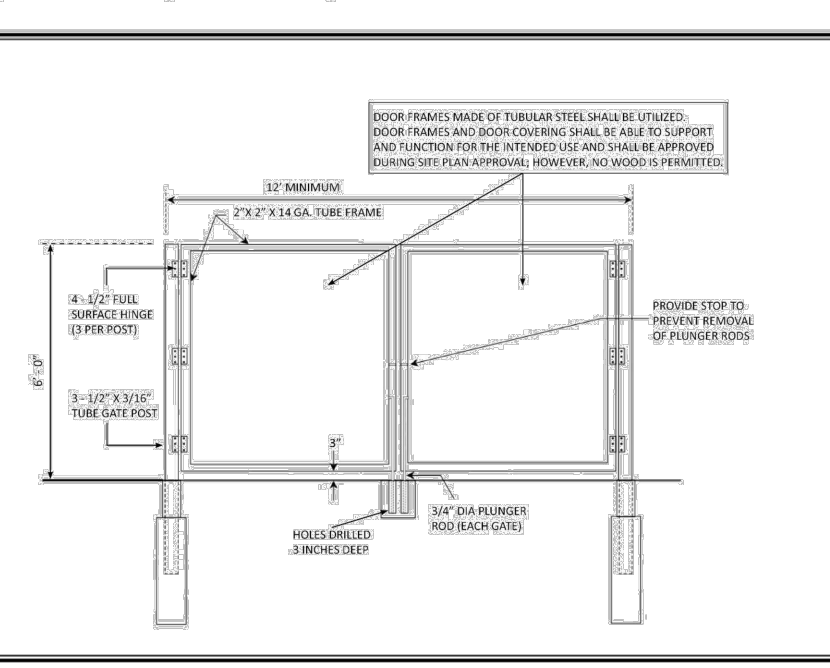
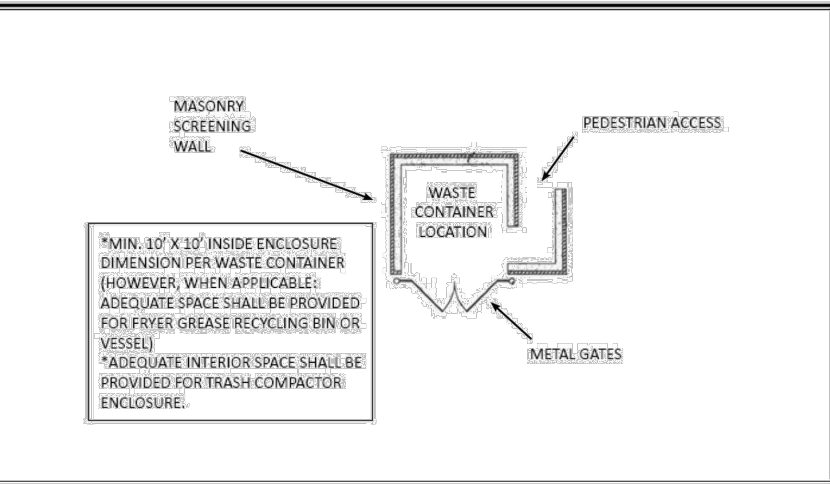
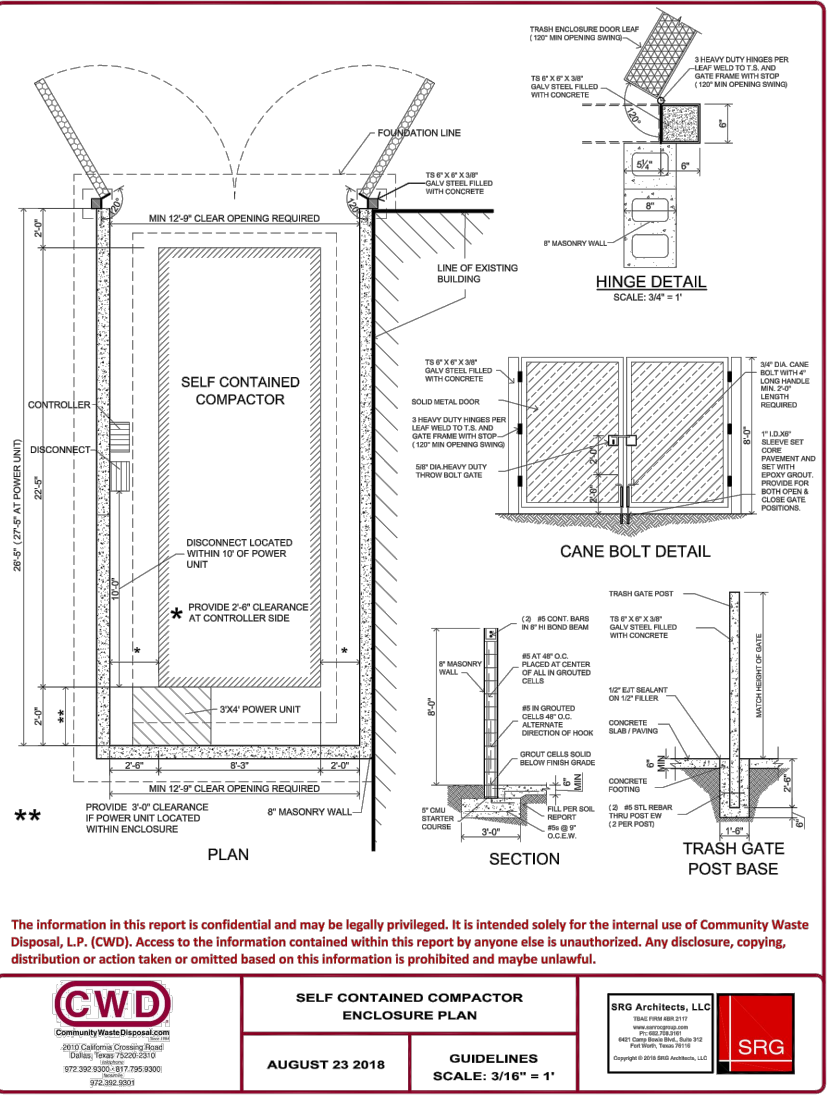
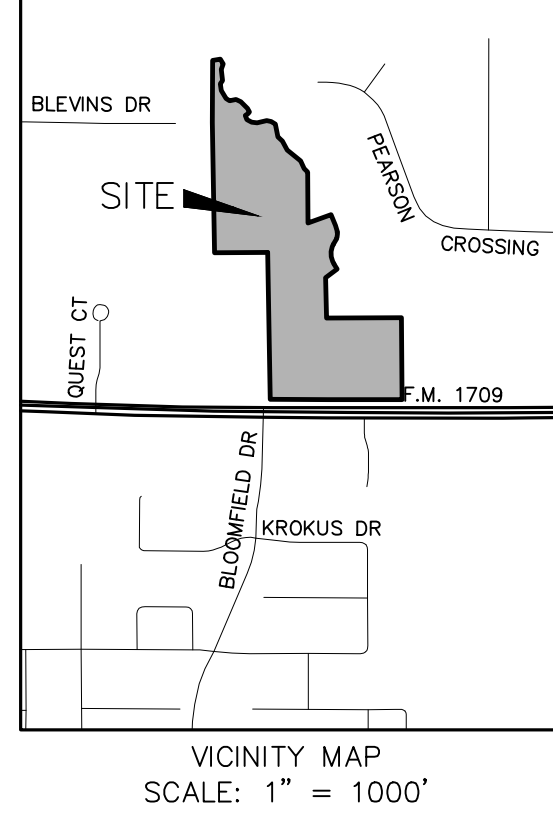
- VARIANCE REQUEST TO ALLOW A 15' LANDSCAPE BUFFER FOR 300' ALONG THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY AS SHOWN.
- VARIANCE TO ALLOW FOR NO ADDITIONAL LANDSCAPING TO BE REQUIRED WITHIN THE 15' LANDSCAPE BUFFER FOR 300' ALONG THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY.
- VARIANCE TO ALLOW FOR NO LANDSCAPING TO BE REQUIRED WITHIN THE LANDSCAPE BUFFERS ALONG THE EAST AND NORTH PROPERTY LINES OF THE SUBJECT PROPERTY.
- VARIANCE REQUEST TO WAIVE THE REQUIRED MASONRY SCREENING WALL REQUIREMENTS ALONG THE NORTH AND EAST PROPERTY LINES AND PORTIONS OF THE WEST PROPERTY WHICH ARE CONTAINED WITH A FLOODPLAIN.

LINE TABLE

LINE #	LENGTH	BEARING
L1	34.61"	S89°26'12"E
L3	468.61"	N01°01'05"W
L5	93.75"	N34°03'21"W
L7	148.01"	S89°37'41"W
L9	297.06"	N00°51'38"W
L11	205.67"	S74°07'13"E
L13	141.00"	S28°35'18"E
L15	127.13"	S61°24'42"W
L16	10.20"	N34°03'21"W
L18	317.83"	N00°51'38"W
L19	78.75"	N84°37'58"E
L20	4.35"	N16°20'10"W
L22	21.02"	N89°23'37"W
L26	90.74"	N31°57'30"W
L27	17.45"	N16°20'10"W
L29	69.72"	N02°01'19"W
L31	51.14"	S89°54'25"E
L33	175.87"	N01°01'04"W
L35	4.04"	S89°39'30"W
L37	266.24"	N01°01'05"W
L39	144.25"	S89°13'39"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	67.13'	42.00'	91°34'53"	N44°46'22"E	60.21'
C2	24.22'	42.00'	33°02'16"	N17°32'13"W	23.88'
C3	41.28'	42.00'	56°18'58"	N62°12'50"W	39.64'
C4	65.62'	42.00'	89°30'41"	N45°36'59"W	59.14'
C5	74.52'	40.00'	106°44'26"	N52°30'35"E	64.20'
C6	31.79'	40.00'	45°31'55"	S51°21'18"E	30.96'
C7	50.27'	32.00'	90°00'00"	S16°24'42"W	45.25'
C9	53.55'	42.00'	73°03'27"	N52°51'54"W	50.00'
C10	62.65'	42.00'	85°28'11"	N46°39'32"W	57.00'
C11	48.93'	100.00'	28°02'04"	N17°56'28"W	48.44'
C12	10.49'	42.00'	14°18'51"	N08°10'45"W	10.47'
C13	54.66'	42.00'	92°06'54"	N44°02'08"E	48.96'
C14	50.89'	32.00'	91°06'39"	N44°32'16"E	45.69'
C15	65.48'	42.00'	89°19'26"	N45°40'47"W	59.05'
C16	65.48'	42.00'	89°19'25"	N45°40'47"W	59.05'
C17	59.53'	38.00'	89°45'16"	N45°53'43"W	53.62'
C18	24.33'	42.00'	33°11'43"	N17°27'29"W	23.99'



OWNER/APPLICANT:
RUBAL PROPERTIES, LLC
 1823 KELLER PARKWAY
 KELLER, TEXAS 76248
 PHONE: (817) 431-9490
 CONTACT: ED RUBAL

ENGINEER:
REDINGER GROUP, LLC
 P.O. BOX 93208
 SOUTHLAKE, TEXAS 76092
 PHONE: (817) 253-5727
 CONTACT: CLAYTON REDINGER

SITE PLAN FOR LANDSCAPE SYSTEMS
 BEING 17.517 ACRES
 LOCATED AT 1823 KELLER PARKWAY LOT 1R, BLOCK A OF SUTTON'S NURSERY CITY OF KELLER, TARRANT COUNTY, TEXAS

EXISTING ZONING: R - RETAIL
 PROPOSED ZONING: R - RETAIL