

Narrative Statement – 1661 Main Street, Keller, Texas

Current and Proposed Zoning / Use

The subject property at 1661 Main Street is presently zoned C – Commercial District and this request aims to rezone the property to a Planned Development (PD) District with an LI – Light Industrial base district (PD-LI), limited to Automobile Repair, Minor and removal of other LI uses not otherwise permitted in Commercial zoning.

The City’s development code currently defines “Automobile Repair, Sales and Service” as repair uses that include light servicing of vehicles in a fully enclosed structure without noise or excess vapors. Examples listed include technology upgrades, windshield or electronic replacement, accessories, spark plugs, and fluid changes. While this definition appears to capture a category of uses, in practice there are no businesses that operate exclusively within this limited framework.

By contrast, the proposed use is more appropriately classified as “Automobile Repair, Minor” — defined as routine, neighborhood-serving repair and maintenance that may generate mild noise and some vapors but is essential for daily vehicle upkeep. Examples include tire and tube replacement, tune-ups, inspections, oil and filter changes, alternator and brake part replacement, A/C servicing, and state inspection-related repairs. This category reflects actual, viable businesses in the marketplace and represents the services Integrity 1st Automotive will provide.

Statement of Need for the Proposed Zoning Change

The request for a PD is not merely a preference, but a necessity given both the property’s history and the City’s future vision for this corridor. A straight zoning or an SUP under the City’s current Automobile Repair, Sales and Service definition would be unworkable, because the definition does not align with real-world business models.

- Attempting to classify this property under the “Sales and Service” definition would either impose impractical, artificial limitations on operations or force reliance on straight Light Industrial zoning without safeguards. The PD-LI approach resolves this issue by specifically permitting Automobile Repair, Minor while expressly removing incompatible LI uses, ensuring alignment with the Master Plan and Future Land Use Plan.
- The PD mechanism provides the only viable path forward, by expressly recognizing “Automobile Repair, Minor” as the operative use and tailoring standards to ensure compatibility with the community and corridor.

This approach balances operational feasibility with staff oversight and long-range planning goals. While Keller’s ordinance envisions PDs for innovative projects, it also acknowledges their use in addressing unique site-specific situations where existing zoning tools are inadequate. Here, the PD is essential to reconcile the gap between the code’s current definitions, the subject property as it exists, and the realities of the automotive service marketplace.

Compatibility with Surrounding Zoning and Land Uses

The property sits along Main Street, an established commercial corridor with a mix of service-oriented, auto-oriented, retail, and office uses. Minor automotive repair is compatible with these surrounding uses, meeting everyday community needs without adding undue intensity. Importantly, the site already contains landscaped areas that exceed current zoning requirements and a building that meets or surpasses applicable design standards. The PD framework will formalize these existing strengths and ensure they are preserved going forward, providing a level of certainty and long-term compatibility that even straight C zoning would not guarantee.

Consistency with the City’s Master Plan

The Keller Master Plan envisions Main Street as a mixed commercial and service corridor providing diverse, community-serving uses in an attractive, well-designed setting. The PD request is consistent with this vision because it:

- Ensures that Light Industrial zoning is tailored through a PD (PD-LI) to remove incompatible industrial uses, preserving the commercial-service character of the corridor while allowing Automobile Repair, Minor.
- Facilitates reinvestment in an existing property with higher-quality site and design standards;
- Supports a minor automotive repair business providing essential services to Keller residents in a central, accessible location; and
- Aligns with the City’s goal of promoting reinvestment while raising the bar on aesthetics, landscaping, and compatibility.

Conclusion

Planned Developments in Keller are not only for large-scale or innovative projects but also for site-specific solutions where existing zoning definitions create impractical outcomes. Without a PD, the only options would be an SUP under an inapplicable “Sales and Service” use or a down-zoning to industrial—neither of which supports the City’s land use vision.

This PD request strikes the right balance: enabling the property to be productively reused for a real-world, viable minor automotive repair business while ensuring higher standards and neighborhood compatibility are legally required and enforceable.

Comparison of Definitions: Automobile Repair, Sales & Service vs. Automobile Repair, Minor

Category	Automobile Repair, Sales & Service	Automobile Repair, Minor
Code Definition	Light servicing or repair of automobiles, boats, motorcycles, and light load vehicles; no noise or excess vapors; performed entirely within an enclosed structure. May incorporate retail sales.	Automotive repair uses for automobiles, boats, motorcycles, and light load vehicles that generate mild noise and some vapors but generally support regularly required vehicle maintenance.
Examples Provided by Code	Technology upgrades, windshield repairs/replacement, radio/electronics, accessories, battery or spark plug replacement, diagnostics, adding fluids.	Tires/tubes, tune-ups, oil and filter changes, alternator/starter/brake replacement, A/C service, emergency road service, state inspections and related minor repairs, automobile washing/polishing.
Real-World Business Fit	No existing businesses fit this category exclusively.	Directly aligns with existing and successful businesses in the marketplace (e.g., neighborhood auto shops, tire and brake centers, inspection stations).
Operational Impact	Impractical to enforce as a standalone use; too narrow to sustain a viable business model.	Represents everyday vehicle upkeep services; practical, viable, and community-serving.
Noise / Vapors	None permitted; activities limited to “clean” retail-adjacent services.	Mild and incidental noise/vapors associated with normal vehicle maintenance.
Zoning Implication	Could only be pursued via SUP under an ill-fitting definition. Risks forcing property toward industrial classification if actual operations exceed the definition.	Best addressed through a PD rezoning that formally adopts the “Minor” definition, with formalized standards ensuring compatibility with the corridor.

PROPOSED PD STANDARDS

SECTION 1. PURPOSE AND INTENT

The purpose of this Planned Development (PD) District is to allow continued commercial use of the subject property at 1661 Main Street while permitting Automobile Repair, Minor as the primary use. The PD ensures site-specific standards for building design, landscaping, parking, screening, and operations that maintain compatibility with the Main Street corridor and surrounding uses.

SECTION 2. BASE ZONING

The base zoning for this PD shall be LI – Light Industrial District (PD-LI), limited to Automobile Repair, Minor and removal of other LI uses not otherwise permitted in Commercial zoning.

SECTION 3. USES PERMITTED

The following uses shall be permitted within this PD:

1. All LI uses permitted only to the extent they are also allowed in Commercial zoning, with all other LI uses expressly removed. Automobile Repair, Minor shall be permitted as defined by the Keller Code of Ordinances.
2. Automobile Repair, Minor as defined by the Keller Code of Ordinances: automotive repair uses for automobiles, boats, motorcycles, and light load vehicles that generate mild noise and some vapors but generally support regularly required vehicle maintenance, including tires, diagnostics, oil and filter changes, tune-ups, battery replacement, alternators, hoses, brake parts, state inspections, and air-conditioning service.

SECTION 4. DEVELOPMENT STANDARDS

A. Building Design

1. The existing building shall maintain its consistency with the architectural Sec. 9.01 (Building Design Standards).
2. Any future building expansions or modifications shall conform to these same standards.

B. Parking

1. Parking shall be provided as shown on the associated PD site plan.

C. Landscaping and Screening

1. Landscaping shall be provided in substantial conformance with Exhibit A.
2. A minimum 25% of the site shall be landscaped.
3. Outdoor storage shall be prohibited.

D. Dedicated Open Space

1. A minimum area of 15% of the overall property area shall be dedicated as open space.

E. Operational Standards

1. All repair work shall occur within enclosed bays.
2. Noise, odor, and lighting shall be controlled in compliance with City & TCEQ standards to ensure compatibility with surrounding uses.
3. Hours of operation shall be consistent with typical neighborhood-serving businesses.

Field:AT&RR
Drafter:ML-DFW6704
Revision:
Revision:

LEGEND OF SYMBOLS

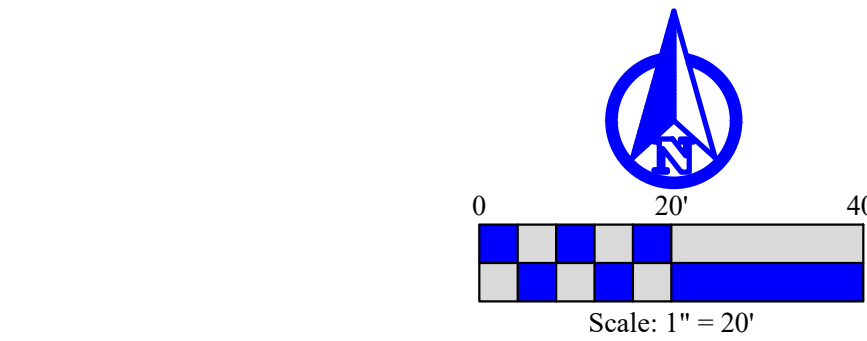
- air conditioner
- borehole
- cable tv
- electric meter
- fence or handrail
- fire dept. connection
- fire hydrant
- fire lane
- guard rail
- grease trap
- bollard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitoring well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- telephone manhole
- tank fill lid
- telephone riser
- traffic signal pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water manhole
- water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy)
- caliper inches at breast height
- ornamental tree
- multiple trunks
- Google 360 Hyperlink

UTILITY WARNING
Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0070K, dated 2009/09/25, via sealed map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬢ Site benchmark (see vicinity map for general location)
"4" ○ "4" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are U.S. S.F. / TxC.S. / 83.NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxC.S. / 83.NCZ
Distances & areas shown are represented in surface values
TYPE I ○ TxDOT Right of Way tapered concrete monument.
TYPE II ○ TxDOT Right of Way bronze cap in concrete.
TYPE III ○ TxDOT Right of Way aluminum cap.

LEGEND OF ABBREVIATIONS
US S.Ft. United States Survey Feet
TxC.S./83.NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL./PG./INST.# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
PVC/RCP Polyvinyl Chloride Pipe/Reinforced Concrete Pipe



TEXAS811 MARKED UTILITY LEGEND	
ELECTRIC	
GAS-OIL-STEAM	
COMMUNICATION-CATV	
WATER	
SEWER	

RECORD DESCRIPTION:

Lot 5R, South Meadows Industrial Park, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9796, Plat Records, Tarrant County, Texas.

SURVEYED DESCRIPTION: 2

Written to correctly establish the west line of the lot, being the east line of the tract described in the deed to The State of Texas recorded in Volume 100010, Page 1115, Deed Records, Tarrant County, Texas.

FIELD NOTES to that certain tract being that portion of Lot 5R, South Meadows Industrial Park, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9796, Plat Records, Tarrant County, Texas, located east of the tract described in the deed to The State of Texas recorded in Volume 100010, Page 1115, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING at a 1/2 inch capped rebar stamped "WW WARD RPLS 2014" found at the northeast corner of said Lot 5R;

THENCE SOUTH 00°32'04" EAST, with the east line of Lot 5R, a distance of 200.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the base of the north face of a concrete wall, at the southeast corner of Lot 5R;

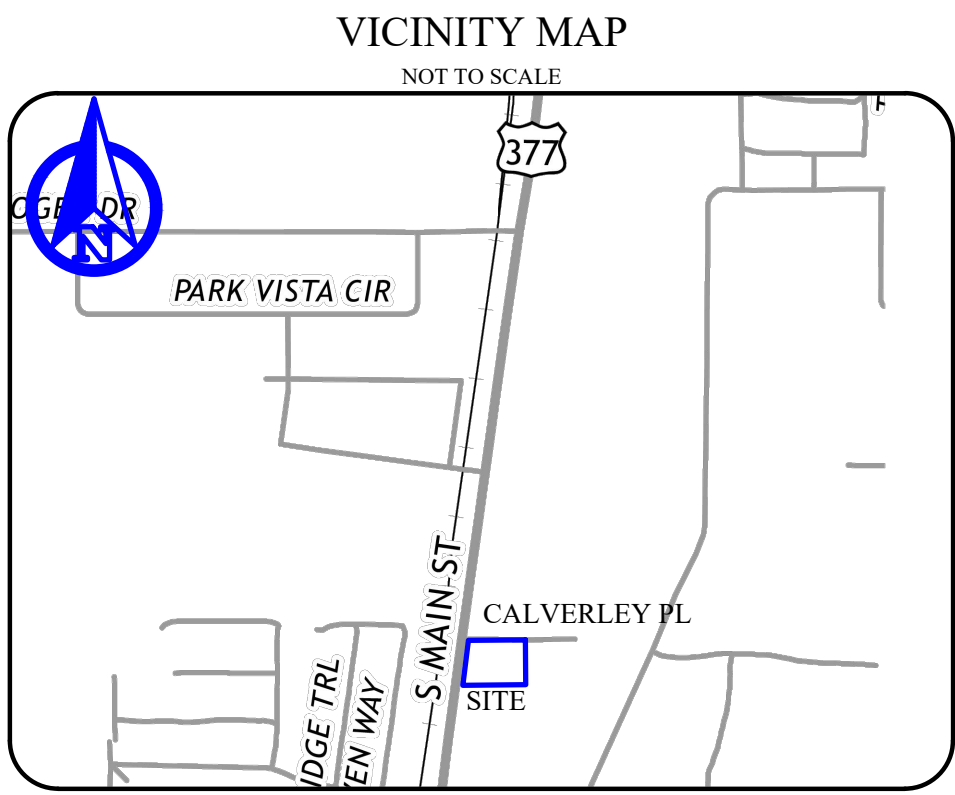
THENCE SOUTH 89°28'02" WEST, with the south line of Lot 5R, passing at a distance of 100.00 feet the southeast corner of Lot 6, South Meadows Industrial Park, an addition recorded in Volume 388-135, Page 59, Plat Records, Tarrant County, Texas, and continuing on said course, in all, a total distance of 280.18 feet to the southeast corner of the said State of Texas tract, from which two found monuments bear [1st] 1/2 inch capped rebar stamped "WW WARD RPLS 2014" bears NORTH 60° WEST, a distance of 0.50 feet & [2nd] 5/8 inch rebar bears SOUTH 77° WEST, a distance of 1.11 feet, the said State of Texas tract's southeast corner is called to be on the south line of Lot 6, a distance of 180.18 feet from the southeast corner of Lot 6;

THENCE NORTH 07°07'02" EAST, with the east line of the State of Texas tract, a distance of 201.80 feet to the northeast corner of the State of Texas tract, from which a 1/2 inch capped rebar stamped "WW WARD RPLS 2014" found on the south right of way of Calverley Place (50-foot-wide right of way dedicated by the said plat recorded in Volume 388-135, Page 59), being the north line of the State of Texas tract bears SOUTH 89°28'02" WEST, a distance of 0.88 feet;

THENCE NORTH 89°28'02" EAST, with the south line of said Calverley Place, a distance of 253.31 feet (plat call 254.15 feet) returning to the **POINT OF BEGINNING** and enclosing 1.2247 acres (53,350 square feet ±).



SITE DATA TABLE	
Lot 5R	
Lot Area	Approx. 53,350 SF
Total Building Area	Approx. 7,300 SF
Lot Coverage %	14%
Existing Zoning	C
Proposed Zoning	PD-LI
Proposed Land Use	Automobile Repair, Minor
Current Land Use	Vacant
Parking Provided	21 Spaces
Dedicated Open Space	Approx. 8,140 SF (15.3%)
Impervious Coverage	Approx. 70%
Pervious Coverage	Approx. 30%
Building Height	25 FT (MAX)



PD Site Plan
1.225 ACRES
BEING
LOT 5R
SOUTH MEADOWS INDUSTRIAL PARK
CITY OF KELLER
TARRANT COUNTY, TEXAS

ADDRESS: 1661 SOUTH MAIN STREET(POSTED & CENTRAL APPRAISAL DISTRICT)

LEGEND OF SYMBOLS	
	air conditioner
	borehole
	cable tv
	electric meter
	fence or handrail
	fire dept. connection
	fire hydrant
	fire lane
	guard rail
	grease trap
	bollard
	grate inlet
	gas meter
	gas line
	utility pole anchor
	irrigation valve
	landscape or tree line
	landscape electric box
	landscape light
	light pole
	mailbox

ELECTRIC
GAS-OIL-STEAM
COMMUNICATION-CATV
WATER
SEWER

- air conditioner
- borehole
- cable tv
- electronic meter
- vent or handrail
- fire dept. connection
- fire hydrant
- fire line
- guard rail
- grease trap
- billboard
- grate inlet
- gas meter
- gas line
- utility pole anchor
- irrigation valve
- landscape or tree line
- landscape electric box
- landscape light
- light pole
- mailbox
- monitors well
- overhead utility lines
- pool equipment
- road sign
- roof drain
- silt fence
- spot elevation
- sanitary sewer manhole
- sanitary sewer pipe
- storm water manhole
- storm water pipe
- tank fill line
- telephone manhole
- telephone signal
- traffic riser pole
- unknown manhole
- utility clean out
- utility cabinet
- utility vault
- utility pole
- utility pole with riser
- utility sign
- water shutoff
- water valve
- water meter
- water meter well
- well
- water line
- one-foot contour lines
- tree trunk (with canopy caliper inches at breast height)
- ornamental tree
- multiple trucks

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

Regarding Table A items 11(a) & 11(b), once otherwise stated, the client or client's representative did not provide JPH with plans and/or reports, and JPH did not coordinate a private utility locate request. These Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed that these Table A items) to be the best combination of all GIS and other data available to the client request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this map. The client is aware that the use of a private utility locate company or exact location of underground features cannot be accurately, completely, and reliably depicted.

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0070K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
- MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
- TBM ✱ Set benchmark (see vicinity map for general location)
- +₄ ○ "4" cut in concrete
- V₄ or concrete point (not a monument)
- Coordinate values, if shown, are USYSUTXCS,83,NZC Elevations, if shown, are NAVD83 (Geoid 18)

Bearings are based on the TCS,83,NZC.

Distances & areas shown are represented in surface values

TYPE I ○ Tx/Dt Right of Way tapered concrete monument.

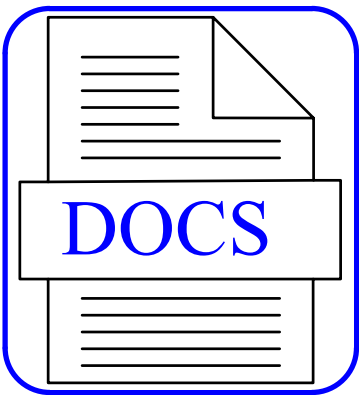
TYPE II ○ Tx/Dt Right of Way bronze cap in concrete.

TYPE III ○ Tx/Dt Right of Way aluminum cap.

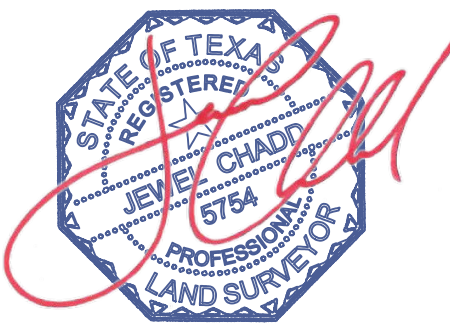
US.SyFl	United States Survey Feet
TxCS,83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAV'D88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
PVC/RCP	Polyvinyl Chloride Pipe/Reinforced Concrete Pipe



JPH Job/Drawing No. (see below)
2023.376.003 1661 S. Main, Keller, Tarrant Co., TX - ALTA.dwg
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7b1, 8, 9, & 15 of Table A thereof. The fieldwork was completed on May 23, 2023.



1. Subject property's record description's error of closure, 0.00'.
2. The improvements shown hereon were derived from rectified orthophotography having a root mean square error of 0.09 of a foot. The aerial photography was performed by JPH on May 23, 2023.
3. There are a total of 33 parking spaces from which 2 are marked handicapped.

This survey was performed with the benefit of a title commitment provided by Chicago Title Insurance Company, GTH CTH43-8003222300012-KS, Commitment # 8003222300012, effective March 28, 2023, and issued April 7, 2023. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference are available for review at the Chicago Title Insurance Company, 1000 North Dearborn Street, Chicago, Illinois 60610. **Schedule B of said commitment.** Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

Schedule B Exception #		If more than one tract is being addressed, the chart below will use the tract designators used in the title commitment.									
Recording Information (may include grantee and exception type)		Label Grid Location (see edge of sheet for grid values)	Is location shown	Is within, crosses, or touches the indicated tract	It is not on, does not touch, and/or - based on its land description - does not directly affect the indicated tracts	Is a blanket in nature	Is location of a right to be determined from the record	There was no observed evidence at the time of the fieldwork	It limits access to an otherwise abutting right of way	Documents are flagable	May have been released or otherwise terminated
1	Warranty Deed with Vendor's Lien Vol. 4409, Page 895, D.R.T.C.T.					X					
10.e.i*	Twenty foot building line South Meadows Industrial Park Vol. 388-135, Pg. 59, P.R.T.C.T.	F3	X	X							
10.e.ii	Ten foot utility easement(s) South Meadows Industrial Park Vol. 388-135, Pg. 59, P.R.T.C.T.	G6 & 15	X	X							
10.f.i	Thirty foot building line(s) South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	G3	X	X							
10.f.ii	Fifteen foot sanitary sewer easement South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	F3	X	X							
10.f.iii	Variable width sanitary sewer easement South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	I2	X	X							
10.f.iv	Variable width drainage easement South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	E6	X	X							
10.g	City of Keller Utility Easement Vol. 9719, Pg. 1980, D.R.T.C.T.	E4	X								
10.g*	City of Keller Utility Easement Vol. 9719, Pg. 1980, D.R.T.C.T. as shown on South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	E4	X								
10.h	Special Warranty Deed Inst.# D205260366, O.P.R.T.C.T.			X							
10.i	Release of Lien Inst.# D21324389, O.P.R.T.C.T.					X					

10.g.*: The easement recorded in Vol. 9719, Pg. 1980 is shown on the plat recorded in Cabinet A, Slide 9796 but is called to be 10 foot. The easement as recorded is 30 foot.

NOT TO SCALE

377

PARK VISTA CIR

EDGE TRL

GLEN WAY

S MAIN ST

CALVERLEY PL

SITE

ALTA / NSPS LAND TITLE SURVEY
1.225 ACRES
BEING
LOT 5R
SOUTH MEADOWS INDUSTRIAL PARK
CITY OF KELLER
TARRANT COUNTY, TEXAS

ADDRESS: 1661 SOUTH MAIN STREET(POSTED & CENTRAL APPRAISAL DISTRICT)

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	borehole
CATV	cable tv
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	fence or handrail
FDC	fire dept. connection
FH	fire hydrant
	fire lane
	guard rail
	grease trap
GP	bollard
GI	grate inlet
GM	gas meter
GS	gas line
GLY	utility pole anchor
IV	irrigation valve
	landscape or tree line
LER	landscape electric box
LSL	landscape light
LP	light pole
MB	mailbox
MW	monitoring wall

	overhead utility lines
	power equipment
	road sign
	roof drain
	soil fence
	spot elevation
	sanitary sewer manhole
	sanitary sewer pipe
	storm manhole
	storm water pipe
	telephone manhole
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	utility cabinet
	utility vault
	utility pole
	utility pole with storm water pipe
	water shutoff
	water valve
	water manhole
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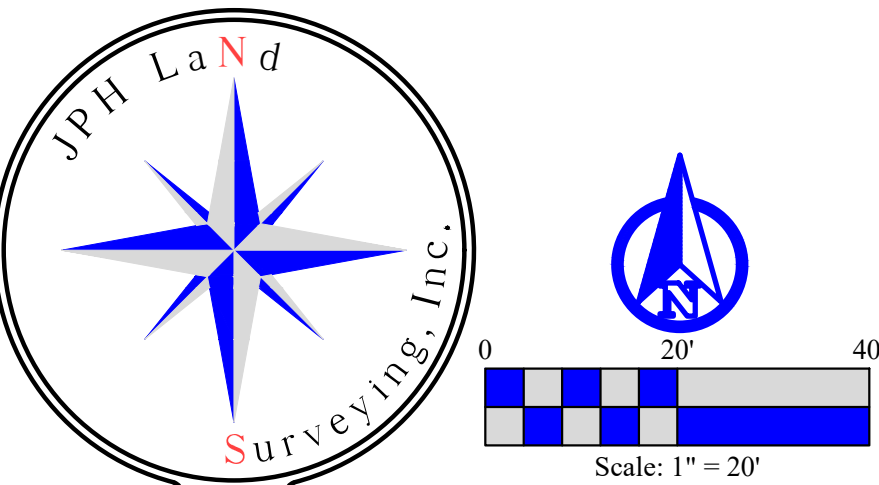
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- +₄ ○ "x" cut in concrete
- Vetric or concrete point (not a monument)
- Coordinate values, if shown, are US, NAD83, TXCS, 83, NCZ Elevations, if shown, are NAD83, TXCS, 83, NCZ (18)
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- Distances & areas shown are represented in surface values
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785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
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GAS-OIL-STEAM
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WATER
SEWER

Lot 5R, South Meadows Industrial Park, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9796, Plat Records, Tarrant County, Texas.

Written to correctly establish the west line of the lot, being the east line of the tract described in the deed to The State of Texas recorded in Volume 100010, Page 1115, Deed Records, Tarrant County, Texas.

FIELD NOTES to that certain tract being that portion of Lot 5R, South Meadows Industrial Park, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9796, Plat Records, Tarrant County, Texas, located east of the tract described in the deed to The State of Texas recorded in Volume 100010, Page 1115, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (hearings are based on the Texas Coordinate System of 1983, North Central Zone):

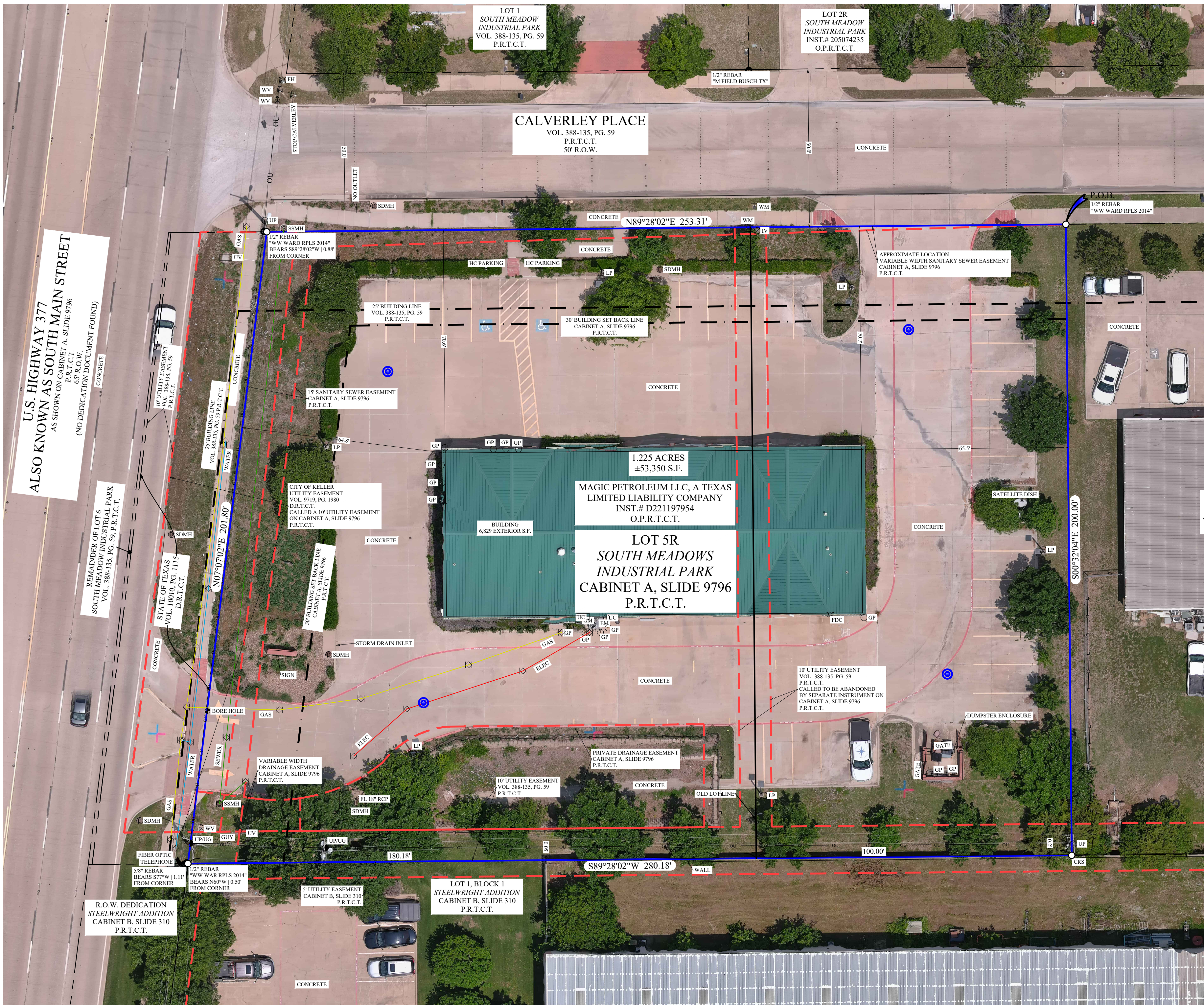
BEGINNING at a 1/2 inch capped rebar stamped "WW WARD RPLS 2014" found at the northeast corner of said Lot 5R;

THENCE SOUTH 00°32'04" EAST, with the east line of Lot 5R, a distance of 200.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the base of the north face of a concrete wall, at the southeast corner of Lot 5R;

THENCE SOUTH 89°28'02" WEST, with the south line of Lot 5R, passing at a distance of 100.00 feet the southeast corner of Lot 6, South Meadow Industrial Park, an addition recorded in Volume 388-135, Page 59, Plat Records, Tarrant County, Texas, and continuing on said course, in all, a total distance of 280.18 feet to the southeast corner of the said State of Texas tract, from which two found monuments bear [1st] 1/2 inch capped rebar stamped "WW WARD R.P.L.S. 2014" bears NORTH 60° WEST, a distance of 0.50 feet & [2nd] 5/8 inch rebar bears SOUTH 77° WEST, a distance of 1.11 feet, the said State of Texas tract's southeast corner is called to be on the south line of Lot 6, a distance of 180.18 feet from the southeast corner of Lot 6;

THENCE NORTH 07°07'02" EAST, with the east line of the State of Texas tract, a distance of 201.80 feet to the northeast corner of the State of Texas tract, from which a 1/2 inch capped rebar stamped "WW WARD RPLS 2014" found on the south right of way of Calverley Place (50-foot-wide right of way dedicated by the said plat recorded in Volume 388-135, Page 59), being the north line of the State of Texas tract bears SOUTH 89°28'02" WEST, a distance of 0.88 feet;

THENCE NORTH 89°28'02" EAST, with the south line of said Calverley Place, a distance of 253.31 feet (plat call 254.15 feet) returning to the **POINT OF BEGINNING** and enclosing 1.2247 acres (53,350 square feet ±).

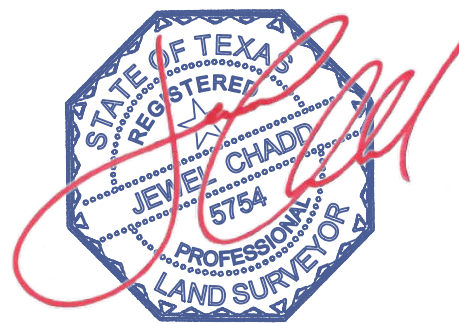


To: Chicago Title Insurance Company
Chicago Title of Texas, LLC
The International Bank of Commerce
SSA-Keller, LLC.
Sanford P. Aron:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7b1, 8, 9, & 15 of Table A thereof. The fieldwork was completed on May 23, 2023.

1. Subject property's record description's error of closure, 0.00'.
2. The improvements shown hereon were derived from rectified orthophotography having a root mean square error of 0.09 of a foot. The aerial photography was performed by JPH on May 23, 2023.
3. There are a total of 33 parking spaces from which 2 are marked handicapped.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
June 1, 2023



This survey was performed by the K-S. Commitment provided by Chicago Title Insurance Company, GTH CTFW43-800322300012-KS, Commitment # 800322300012, effective March 28, 2023, and issued April 7, 2023. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing information that may be relevant to the survey are provided to the surveyor. The survey shall not be a reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title commitment.

Schedule B Exception #		If more than one tract is being addressed, the chart below will use the tract designers used in the title commitment.									
	Recording Information (may include grantee and exception type)	Sheet/Grd Location (see edge of sheet for grid values)	its location is shown	lines within, crosses, or touches the indicated tract	it is not on, does not touch, and/or - based on its land description - does not directly affect the indicated tract	it is blanket in nature	its location could not be determined from the record document	there was no observed evidence at the time of the fieldwork	it limits access to an otherwise abutting right of way	documents are illegible	may have been released or otherwise terminated
1	Warranty Deed with Vendor's Lien Vol. 4409, Page 895, D.R.T.C.T.				X						
10.c.i.*	Twenty foot building line South Meadows Industrial Park Vol. 388-135, Pg. 59, P.R.T.C.T.	F3	X	X							
10.c.ii	Ten foot utility easement(s) South Meadows Industrial Park Vol. 388-135, Pg. 59, P.R.T.C.T.	G6 & 15	X	X							
10.f.i	Thirty foot building line(s) South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	G3	X	X							
10.f.ii	Fifteen foot sanitary sewer easement South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	F3	X	X							
10.f.iii	Variable width sanitary sewer easement South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	I2	X	X							
10.f.iv	Variable width drainage easement South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	E6	X	X							
10.g	City of Keller Utility Easement Vol. 9719, Pg. 1980, D.R.T.C.T.	E4	X								
10.g*	City of Keller Utility Easement Vol. 9719, Pg. 1980, D.R.T.C.T. as shown on South Meadows Industrial Park Cabinet A, Slide 9796, P.R.T.C.T.	E4	X								
10.h	Special Warranty Deed Inst.# D205260366, O.P.R.T.C.T.			X							
10.i	Release of Lien Inst.# D221324389, O.P.R.T.C.T.				X						

10.e.i.*: Vol. 388-135, Pg. 59 shows a Twenty Five foot building line

10.g.*: The easement recorded in Vol. 9719, Pg. 1980 is shown on the plat recorded in Cabinet A, Slide 9796 but is called to be 10 foot. The easement as recorded is 30 foot.

NOT TO SCALE

377

PARK VISTA CIR

EDGE TRL

S MAIN ST

CALVERLEY PL

SITE

ALTA / NSPS LAND TITLE SURVEY
1.225 ACRES

BEING
LOT 5R
SOUTH MEADOWS INDUSTRIAL PARK
CITY OF KELLER
TARRANT COUNTY, TEXAS

ADDRESS: 1661 SOUTH MAIN STREET(POSTED & CENTRAL APPRAISAL DISTRICT)

DECISION CRITERIA SUPPORT STATEMENT

Proposed Change: From C – Commercial District to PD – Planned Development District with LI base district (PD-LI), limited to Automobile Repair, Minor and removal of other LI uses not otherwise permitted in Commercial zoning.

1. Appropriateness of Use and Relationship to Area / Citywide Plans

The proposed PD zoning to allow Automobile Repair, Minor is appropriate for the subject property and consistent with its historical use as an automotive-related site. The property lies along Main Street, a mixed commercial corridor hosting service, retail, and office uses. Minor automotive repair is a community-serving, neighborhood-scale use that complements existing businesses by meeting everyday vehicle maintenance needs.

Further, the Keller Future Land Use Plan designates Main Street as a mixed commercial and service corridor, with an emphasis on reinvestment and corridor enhancement. The PD request aligns with this vision by allowing reuse of an existing site with tailored standards for landscaping, screening, and building design that formalize the property's elevated appearance and ensure long-term compatibility.

2. Accord with Infrastructure and Utility Plans

The subject property is already served by existing streets, water, sanitary sewer, and utilities along Main Street. No additional off-site utility extensions are required. The proposed use represents a low to moderate demand on public infrastructure compared to more intensive commercial or industrial uses. Accordingly, the change is in full accord with existing utility planning and does not necessitate extraordinary public investment.

3. Availability of Similar Classified Land

While other commercially zoned properties exist along Main Street and throughout Keller, few sites are both available and suitable for small-scale, service-oriented automotive businesses. Many are either:

- already occupied by retail or office users,
- constrained by site layout, or
- lacking visibility and accessibility for automotive service.

The unique characteristics of 1661 Main Street — existing auto-related improvements, corridor location, and site access — make it one of the few viable candidates for this type of business.

4. Development Rate of Similar Classifications

Recent development along Main Street has been primarily retail, dining, and office-oriented, with limited reinvestment in automotive services. At the same time, regional demand for convenient, neighborhood-level auto maintenance has increased. Approval of this request allows the City to rebalance corridor services by providing residents with nearby options for vehicle upkeep. Especially considering the limits of existing and future industrial zoning.

5. Effect on Other Areas Designated for Similar Development

Approval of this PD will have no adverse impact on other areas designated for commercial development. Because the PD specifically tailors Automobile Repair, Minor standards to this property, it avoids creating a precedent for incompatible auto uses in inappropriate locations. Instead, it demonstrates how this existing automotive site can be reinvested in responsibly under a PD framework, while raising standards for corridor redevelopment.

6. Other Factors Affecting Health, Safety, Morals, or General Welfare

The PD ensures higher standards than would otherwise apply under straight commercial zoning:

- Noise and vapor controls to ensure compatibility.
- Upgraded landscaping and screening to improve corridor aesthetics.
- Enclosed service operations consistent with City expectations.
- Enhanced building design requirements to strengthen Main Street's visual quality.

By securing enforceable commitments through PD zoning, the City protects the health, safety, and welfare of surrounding neighborhoods while also encouraging economic reinvestment and small-business vitality.

Conclusion

Planned Development District with a Light Industrial base district (PD-LI), limited to Automobile Repair, Minor and removal of other LI uses not permitted in Commercial zoning. This approach avoids the impractical limitations of classifying the site under 'Sales and Service' while ensuring corridor compatibility and alignment with the Future Land Use Plan.

LEGAL DESCRIPTION – 1661 S MAIN ST, KELLER, TX

RECORD DESCRIPTION:

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SURVEYED DESCRIPTION: 2

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