

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Technical Service Solutions IIc
Street Address: 820 Helen St.
City: Keller State: TX Zip: 76748
Telephone: 817-219-0969 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: Suzan & Ricky Lear
Street Address: 837 Helen St
City: Keller State: TX Zip: 76248
Telephone: 817-723-9108 Fax: _____ E-mail: _____
Signature of Applicant: Stuart Inkhat Signature of Owner: Suzan & Ricky Lear
Date: 1-24-24 Date: 1-26-24 Printed Name of Owner: _____

SECTION 2. PERMIT REQUEST INFORMATION

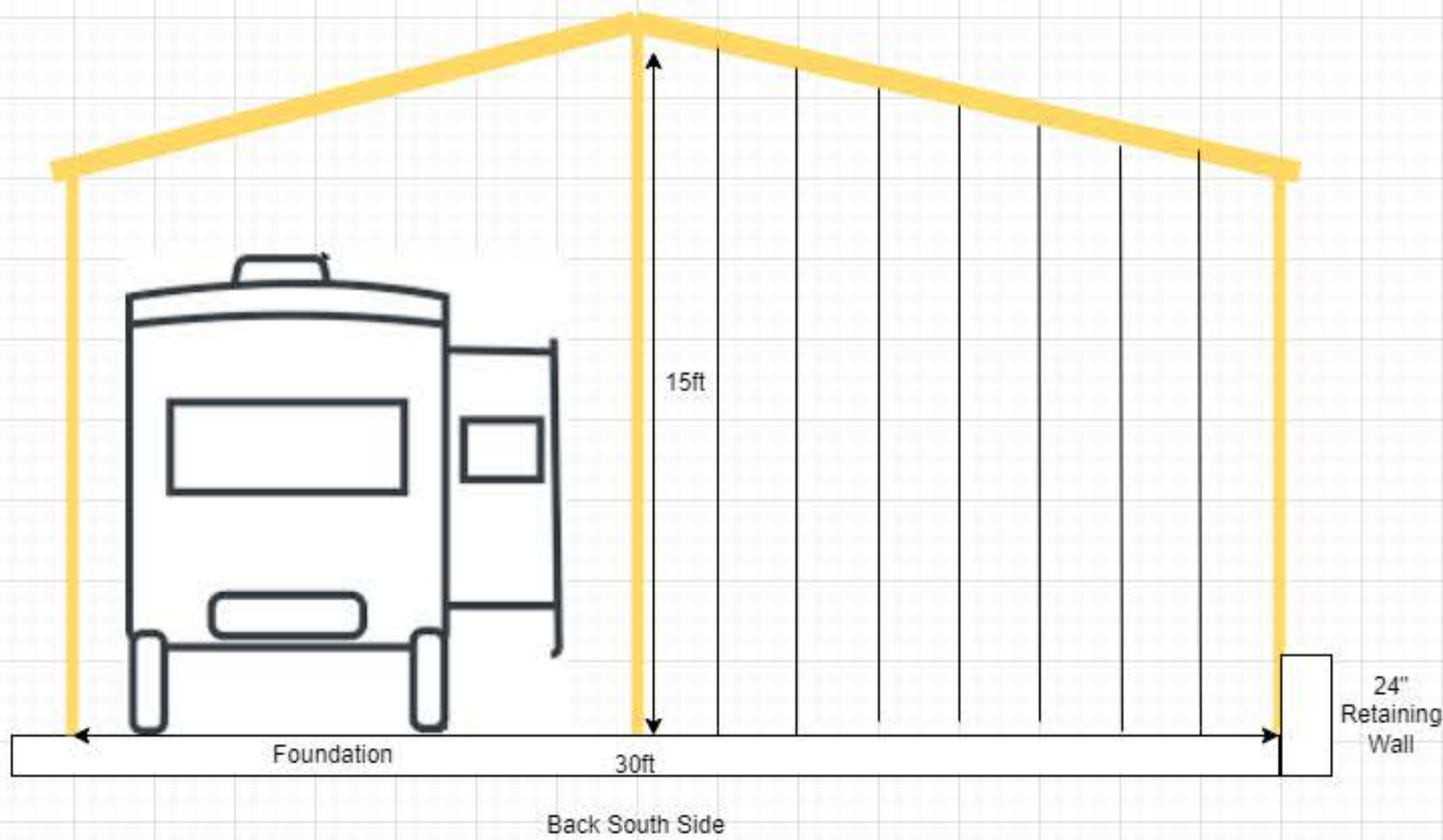
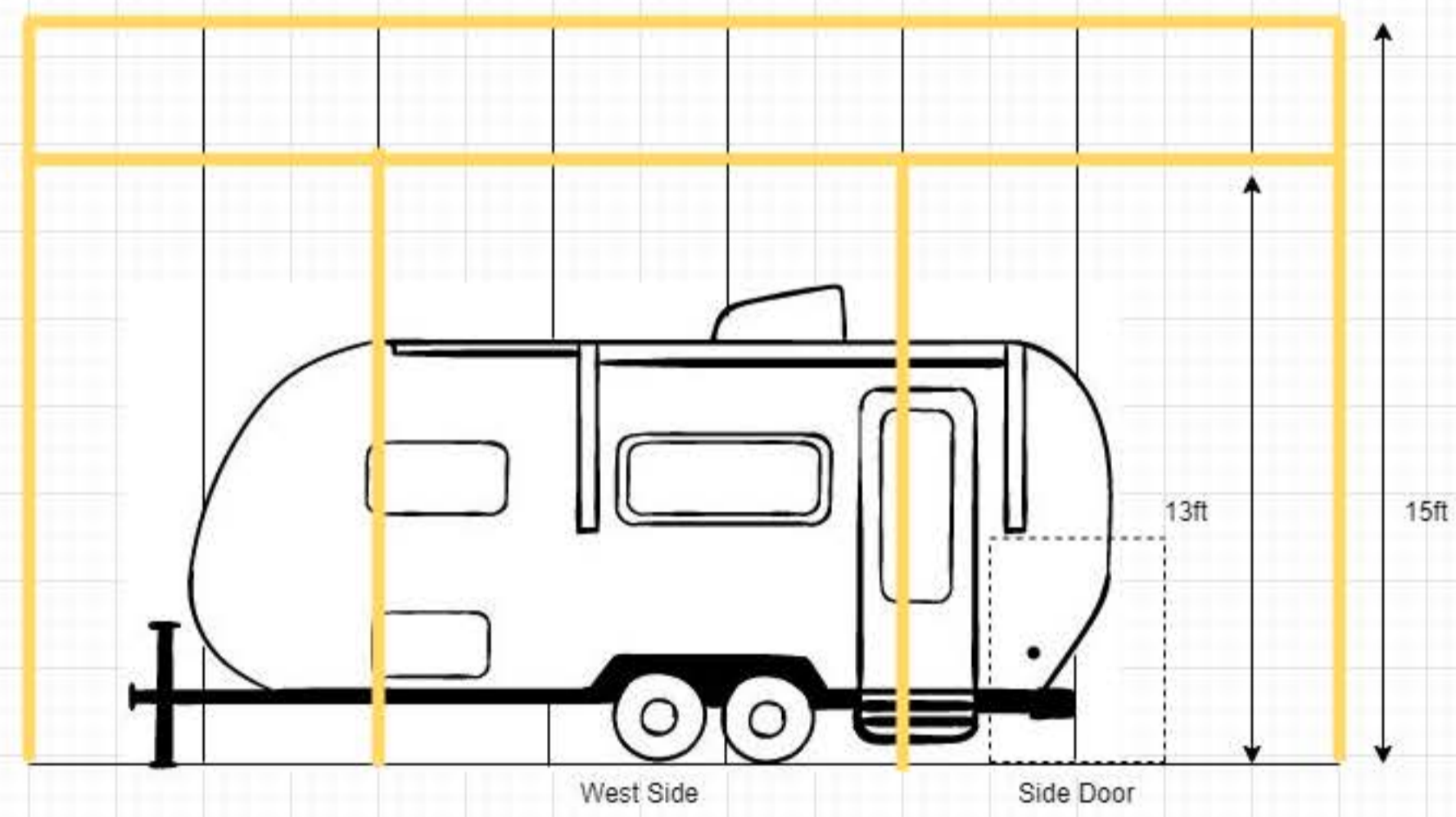
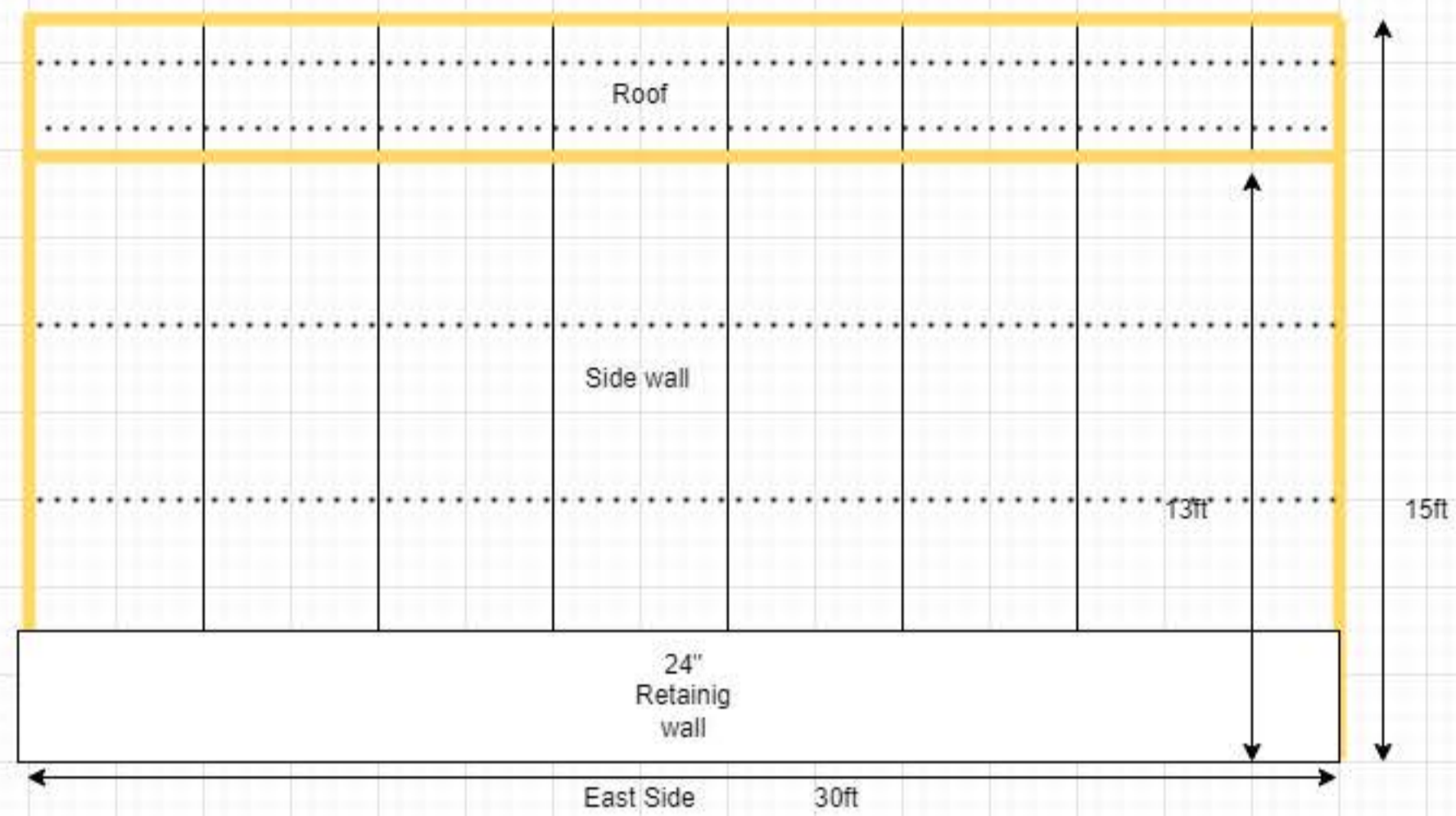
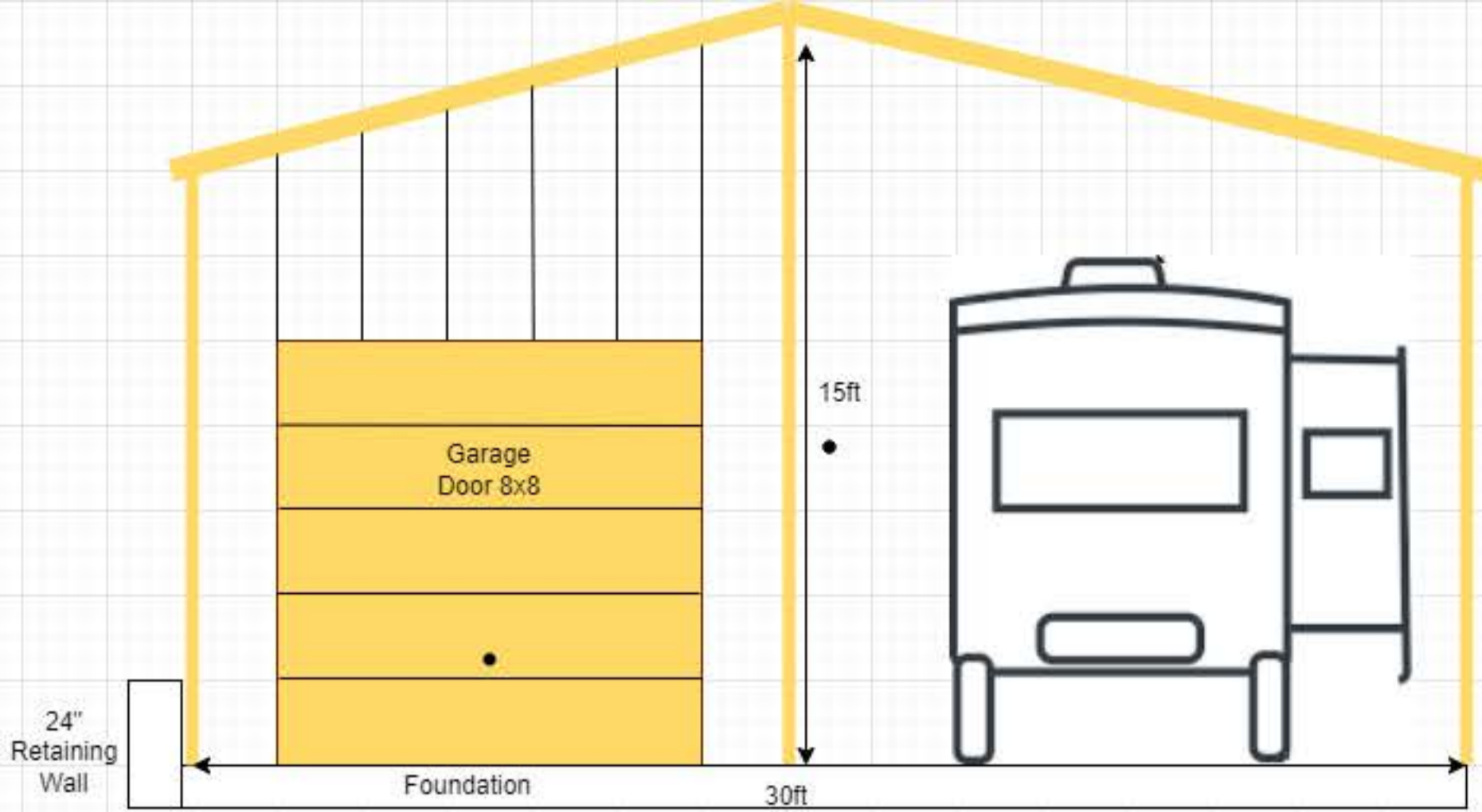
Property Location: 837 Helen St Keller, TX
Legal Description:
Lot(s): 1 Block(s): 1 Subdivision Name: Lipsy, Herbert Addition
Unplatted Property Description:
Abstract Name & Number: metes & bounds Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-36 Proposed Zoning: _____
Current Use of Property: Residence
Proposed Use of Property: Residence

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SECTION 3. CHECKLIST

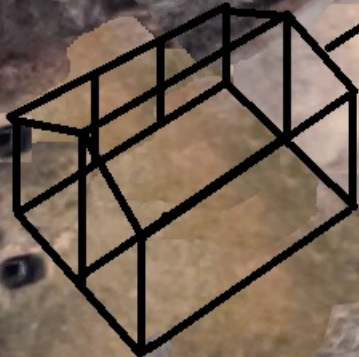
(Please provide each of the items below & initial next to each item)

<input type="checkbox"/>	The application fee
<input type="checkbox"/>	Electronic submittal to communitydevelopment@cityofkeller.com
<input type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> • the paving of streets, alleys and sidewalks, • means of ingress and egress to public streets, • provisions for drainage, • adequate off-street parking, • screening and open space, • heights of structures, • compatibility of buildings, • hours of operation, and • time limits. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> 1) The use is harmonious and compatible with surrounding existing uses or proposed uses; 2) The activities requested by the applicant are normally associated with the permitted uses in the base district; 3) The nature of the use is reasonable and appropriate in the immediate area; 4) Any negative impact on the surrounding area has been mitigated; and 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
<input type="checkbox"/>	A legal description or meets and bounds description of the property.
<input type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> • topography, • and boundary of SUP area; • physical features of the site; • existing streets, alleys and easements; • location of future public facilities; • parking ratios, the final Detailed Site Plan; • building height and location, elevations; • site landscaping; • off-street parking facilities; • size, height, construction materials, and locations of buildings and the uses to be permitted; • location and instruction of signs; • means of ingress and egress to public streets; • the type of visual screening such as walls, plantings and fences; • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and; • other information to adequately describe the proposed development and to provide data for approval.
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	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.





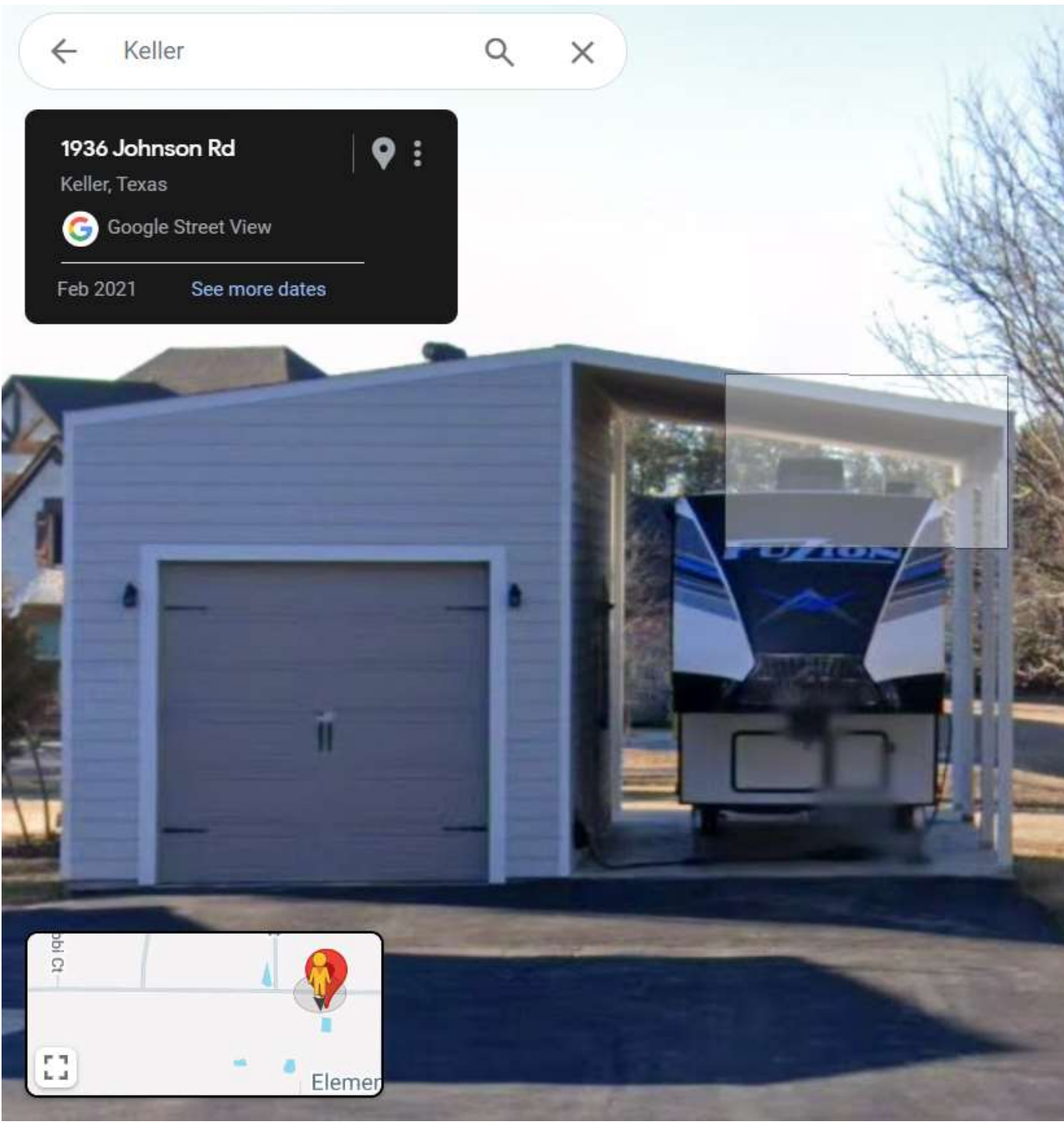
197lf away from street



30x30ft



Example exterior



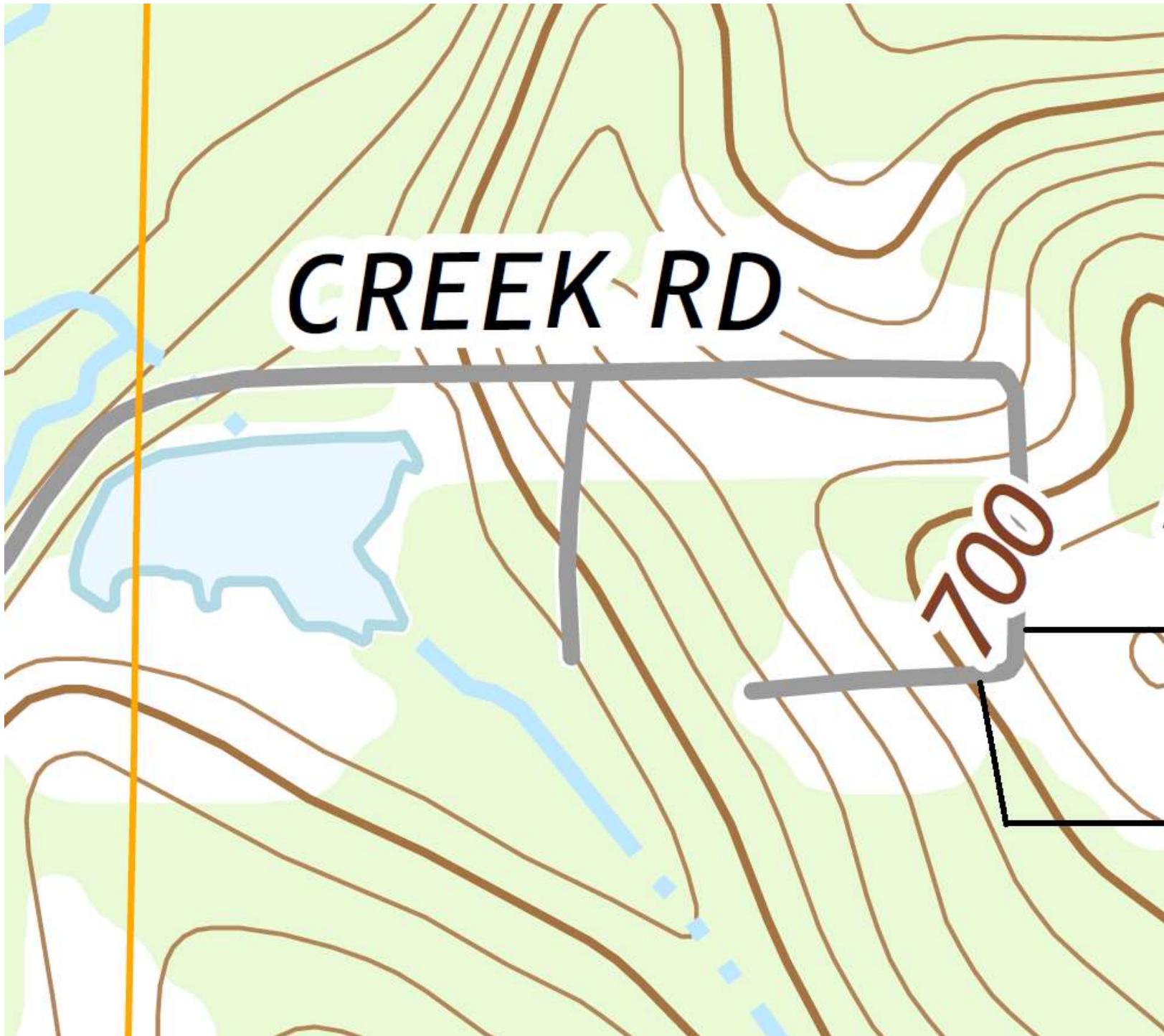


EXHIBIT "A"

A PARCEL OF LAND OUT OF THE T. J. THOMPSON SURVEY, ABSTRACT NO. 1506, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT CONVEYED BY DEED TO P. A. WHITE AND RECORDED IN VOLUME 1673, PAGE 25, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL ROD, THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING LOCATED ON THE WEST LINE OF BLOCK 4, WESTERN TRAILS ADDITION;

THENCE SOUTH 88 DEGREES 46 MINUTES WEST ALONG THE SOUTH FENCE LINE OF SAID WHITE TRACT 251.9 FEET TO A STEEL ROD FOR CORNER;

THENCE NORTH 00 DEGREES 07 MINUTES EAST 205.4 FEET TO A STEEL ROD FOR CORNER;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 60 FEET TO A STEEL ROD FOR CORNER;

THENCE NORTH 00 DEGREES 07 MINUTES EAST 23.4 FEET TO A STEEL ROD FOR CORNER;

THENCE NORTH 89 DEGREES 00 MINUTES EAST 191.9 FEET TO A STEEL ROD LOCATED ON THE EAST LINE OF SAID TRACT;

THENCE SOUTH 00 DEGREES 07 MINUTES WEST ALONG SAID EAST LINE 227.8 FEET TO THE POINT OF BEGINNING, AN CONTAINING APPROXIMATELY 1.288 ACRES OF LAND.