



### SPECIFIC USE PERMIT (SUP) APPLICATION

#### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: SRINEVAS CHIGULLAPALLI  
Street Address: 12860 Steadman Farms Dr  
City: Keller State: ~~76248~~ TX Zip: 76244  
Telephone: 669-237-8514 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: VC KELLER PKWY LLC  
Street Address: 908 CHIMNEY HILL TRL  
City: SOUTHLAKE State: TX Zip: 76092  
Telephone: 661-645-7932 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

[Signature]  
Signature of Applicant  
Date: 10/13/2022

[Signature] RAMESH TINNANORU  
Signature of Owner Printed Name of Owner  
Date: 10/13/2022

#### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1110 KELLER PKWY, KELLER TX-76248  
Legal Description:  
Lot(s): 3 Block(s): B Subdivision Name: KELLER TOWN CENTER  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: RETAIL RESTAURANT Proposed Zoning: RETAIL GROCERY & RESTAURANT  
Current Use of Property: Restaurant  
Proposed Use of Property: GROCERY and self service Restaurant



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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 checked="" type="checkbox"/>	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.
<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"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> <li>• A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.             <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol> </li> </ul>
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• topography,</li> <li>• and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• 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;</li> <li>• other information to adequately describe the proposed development and to provide data for approval.</li> </ul>
<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.



Business Name: Desi Adda

Business Address: 1110 Keller Pkwy, Keller, TX 76248

Business Name Meaning: location where friend and family comes together to talk and share their happiness and joy

**About Us:** Desi Adda is a modern and urban Indian food eatery and your neighborhood market combined in one fabulous place! Desi Adda is all about bringing fresh groceries and delicious Indian food one step closer to home. We are planning to bring high quality and authentic, mouthwatering Indian dishes to the local community.

AT DESI ADDA, OUR PASSION IS TO CELEBRATE CULTURE AND HERITAGE THROUGH GREAT FOOD WITH DELICACIES THAT TANTALIZE YOUR TASTEBUDS.

Our mission is to bring the best ingredients from around the world, right to your doorstep. With a wide variety of authentic regional grocery and spice products, we strive to reconnect people with the familiar flavors of India.

We are very excited to be coming to the City of Keller. The location we have selected is the perfect fit for our concept as there is no other similar business of this size within 20 miles radius.

**Project Renovation Overview:** This building was vacant for a longtime. Being in an excellent location, we want to bring the building back to life with our concept and serve the local community.

-only indoor seating.

- limited self service dine in, majority take out and catering for restaurant

-absolutely zero exterior structural changes to building

-interior remodeling only

**Hours:** 10 AM to 10 PM ; 7 days a week