

**SPECIFIC USE PERMIT (SUP) ~~AMENDMENT~~**  
**APPLICATION**

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

Applicant/Developer: The Nostalgic Nerd - Patrick Gonzales  
Street Address: 121 Olive St  
City: Keller State: TX Zip: 76248  
Telephone: 817-925-8806 Fax: \_\_\_\_\_ E-mail: whoisnostalgic@gmail.com  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

**Property Owner must sign the application or submit a notarized letter of authorization.**

Owner: Kopin Bay Properties  
Street Address: 121 Olive St  
City: Keller State: TX Zip: 76248  
Telephone: 806-217-0218 Fax: \_\_\_\_\_ E-mail: Brittany@BakeologyDiva.com  
[Signature] Brittany Williams  
Signature of Applicant Signature of Owner Printed Name of Owner  
Date: 3/17/2020 Date: 03/17/20

**SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: \_\_\_\_\_  
Legal Description:  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_

Justification for Specific Use Permit:

**A detailed letter of justification and/or exhibits shall accompany this application.**

**SPECIFIC USE PERMIT (SUP) ~~AMENDMENT~~ APPLICATION**

**SECTION 3. CHECKLIST**

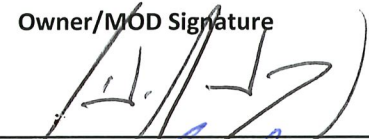

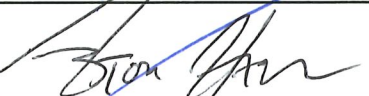
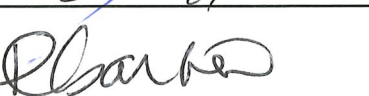
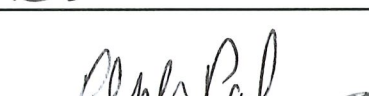



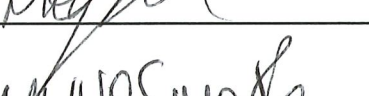






**(Please provide each of the items below & initial next to each item)**

- |                                     |  |
|-------------------------------------|--|
| <input checked="" 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. <i>narrative + product</i>   |
| <input checked="" type="checkbox"/> | A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to: <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"/> | Concept Plan. The plan shall be to scale and show the following: <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 checked="" type="checkbox"/> | Evidence of communicating the proposal with the adjacent neighborhood  |
| <input checked="" type="checkbox"/> | Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis  |
| <input checked="" 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.  |



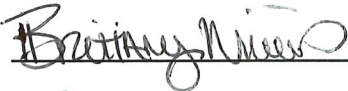

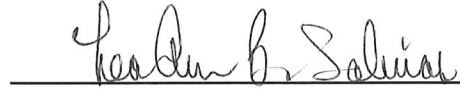







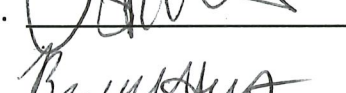


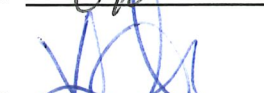

## Neighboring Community Support

As an Owner/Proprietor/Manager of a business in Old Town Keller, I have spoken to Patrick Gonzales about The Nostalgic Nerd. I support The Nostalgic Nerd in opening a retro game retail shop in Old Town Keller.

Owner/MOD Signature	Print Name	Business Name
1. 	CHUCK MAHONEY	CAPITAL TIME CONSULTANTS
2. 	RUBEN REYNOSO	2EL WINE CHATEAU
3. 	ASTON HASWELL	VELO CAFE, LLC
4. 	LAKESHA BARNES	Cajun 2 Geaux LLC
5. 	<sup>Ralph Paul</sup> Natures Gift	Natures Gift
6. 	Terry Thomas	Memories n. Travels
7. 	Kayla Jones	Christy's Corner
8. 	Megan Cobb	Jackalope
9. 	Mavis Mouton	CFO MED
10. 	CATHERINE J. JACKSON	CATHERINE ANNE'S BOOKS
11. 	Nathan Anderson	Seven Mile Cafe
12. 	Brenda Mann	BiB LAUNDRY MAT
13. 	EDWARD KIRKWOOD	TWO BROTHERS WINERY
14. 	Donna Kirkwood	Farmers Insurance
15. 	Shannon Fomby	Pickled Pink
		BOUTIQUE.

## Neighboring Community Support

As an Owner/Proprietor/Manager of a business in Old Town Keller, I have spoken to Patrick Gonzales about The Nostalgic Nerd. I support The Nostalgic Nerd in opening a retro game retail shop in Old Town Keller.

Owner/MOD Signature	Print Name	Business Name
1. 	BRITTANY WILLIAMS	TRAVELOLOGY OFC
2. 	SUE HARBERT	The Polkadot Giraffe
3. 	LEANN BARTSCH	Texas Lawett Poles
4. 	Jamie Wheeler	The Niche
5. 	Olga Rodriguez	Special Money Pawn.
6. 	Paul Sewell	The Lucky Acorn
7. 	Season Lambert	Life is Sweet
8. 	Kasey Jackson	Turquoise gypsy
9. 	Matt Houk	Empire Toys!
10. 	Luz Ortiz	ROSCOE'S Smokehouse
11. 	Shelby Pate	Keller Tavern
12. 	Brittany Mast	OLD Town ice House
13. 	Jakobus	STATION
14. 	Guardo Reyes	Reyes Multiservices
15. 	Christina Gardner	The Poor Shack

# The Nostalgic Nerd

*A Retro Video Game Store*

**Nostalgia** – a sentimental longing or wistful affection for the past, typically for a period or place with happy personal associations.

Greetings All,

My name is Patrick Gonzales and I am the owner and proprietor of The Nostalgic Nerd. I have lived in the Keller and surrounding area for over 20 years. During that time, I have watched Old Town Keller grow, change and prosper. But even with the growth and changes the City of Keller and its council have helped keep and preserve the past while bringing up to date for new generations to enjoy.

5 years ago, I started The Nostalgic Nerd with the same vision and concept in mind. I wanted to preserve the past and help bring it into a new generation for adults and children to enjoy. My intention is to not only be a trusted retailer where patrons can purchase a clean, tested product with great customer service. But to also have a family friendly environment that is fun, nostalgic and open to all. For 5 years I have worked on building my company and with the support of family, friends and customers I now have an opportunity to share my vision and passion on a wider scale.

For your consideration I submit my company The Nostalgic Nerd for retail approval in Old Town Keller. I look forward to the possibility of becoming apart of the Old Town Keller family and I would like to thank you in advance for your time.

Best Regards,

Patrick Gonzales







