



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Magnolia Property Company
Street Address: 2435 E Southlake Blvd. Ste 150, Southlake, TX 76092
City: Southlake State: TX Zip: 76092
Telephone: (817) 769-2580 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: 346 South Main-Keller
Street Address: 346 South Main St.
City: Keller State: TX Zip: 76244
Telephone: 214-502-6058 Fax: _____ E-mail: _____

Randy Rinne
Signature of Applicant
Date: 8/15/2023

Sam Dalton SAM DALTON
Signature of Owner Printed Name of Owner
Date: 8-29-2023

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 346 South Main Street
Legal Description:
Lot(s): 1 Block(s): A 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: SUP for Mixed Use
Current Use of Property: Raw Land
Proposed Use of Property: Mixed Use

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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.
<input checked="" 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. • 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"> 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 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"> • 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 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 type="checkbox"/> n/a	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.



August 28, 2023

City of Keller
Planning Department
1100 Bear Creek Pkwy
Keller TX 76244

Re: SUP Request – Mixed-Use Residential – 346 S Main Street

Planning Department:

Please let this letter serve as a request for a Specific Use permit for Mixed-Use Residential for the property located at 346 S Main Street in Old Town Keller.

Summary of Project:

We are requesting approval to develop 60 Class A residential units in addition to approximately 2,600 square feet of non-residential space that and approximately 1,200 square feet for 2 live/work units on the ground floor to fulfill the City's mixed-use requirement of 60% non-residential use along Main Street. The live/work units allow for flexibility to adapt with market demands providing residential use, commercial use, or a combination of each. The proposed development is comprised of a total of 1.37 acres and is known as Lot 1 Block A of Old Town Keller and is currently a vacant lot. The proposed development provides 1 point of access off Pecan Street. The proposed development is harmonious with the area and will provide residential use to complement the surrounding retail in Old Town Keller. This site occupies an important location in this district and will serve as a gateway entry point into Old Town Keller.

Adjacent Business-Owners

The applicant contacted surrounding businesses and owners to discuss the proposed project of which all were in support of the project.

SUP Criteria

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
The proposed use of the project fits into the surrounding settings and will bring redevelopment that is contextually appropriate to the area and implements pedestrian synergist land uses along Main Street. The proposed site is located within Old Town Keller and will provide a mixed-use of residential with a high walkability and retail compatible with the area.
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
The use is in line as a complementary use to the Old Town Keller zoning district with existing retail. The proposed use is in line with this commercial corridor along Main Street in Old Town Keller.
3. The nature of the use is reasonable and appropriate in the immediate area;
The proposed project offers a great opportunity for additional retail, and residential use in Old Town Keller along Main St. The use of the proposed development is appropriate for the area.
4. Any negative impact on the surrounding area has been mitigated; and
Our perception of the proposed development's impact to the area will not create a negative impact to the surrounding areas. The use is compatible with the adjacent uses and will be harmonious with the current development.



5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
There are not any additional special conditions requested at this time.

Magnolia is delighted to bring their development into the Town of Keller. Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 214-500-6763.

Sincerely,

A handwritten signature in black ink that reads "Randy Primrose".

Randy Primrose
Principal

Outreach

City Council	Contact	Meeting Date
City Council	Armin Mizani - Mayor	6/13/23
City Council	Ross McMullin - Mayor Pro Tem	6/13/23
City Council	Sean Hicks	7/12/23
City Council	Tag Green	6/15/23
City Council	Shannon Dubberly	Requested
City Council	Chris Whatley	Requested
City Council	Jessica Juarez	Requested
Community Groups/Members	Contact	Meeting Date
Old Town Keller Foundation	Debby Spitzer - president	6/30/23
OTK Property Owner	Cary Moon	6/30/23
Neighbor/Community Resident	Michelle Donato	7/14/23
Keller ISD	Dustin Blank	8/25/23
OTK Merchant's Assoc	Paul Sewell - President	Requested