



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Payco Southwest Realty - Jim Maibach for Bruce Moore of F5 Auto
Street Address: 1703 North Payco Drive & 2719 Explorer, Grand Prairie Tx 75051 Center, LLC.
City: Arlington State: Tx Zip: 76001
Telephone: 817-467-6803 Fax: 817-465-7464 E-mail: jmaibach@paycosouthwest.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Sami Habash of Magic Petroleum, LLC
Street Address: 4308 Glen Meadows Drive
City: Allen State: Tx Zip: 75002
Telephone: 214-228-2628 Fax: N/A E-mail: sami@v3lending.com

Signature of Applicant: [Signature]
Date: 12-7-2022

Signature of Owner: _____
Printed Name of Owner: _____
Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1661 South Main Street Keller Tx 76248
Legal Description: _____
Lot(s): 5R Block(s): _____ Subdivision Name: South Meadows Industrial District

Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.

Current Zoning: "C" Commercial Proposed Zoning: LI plus SUP for only Major Auto Repair
Current Use of Property: a former Goodyear Tire Store for Sale & Service

Proposed Use of Property: ONLY Major Auto Repair to include Paint or Body Work

Use of the Existing Building with no site changes, willing to update building with painting, signs, and landscaping.

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SECTION 3. CHECKLIST

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

The application fee

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.

A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:

- 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.
 - 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.

A legal description or meets and bounds description of the property.

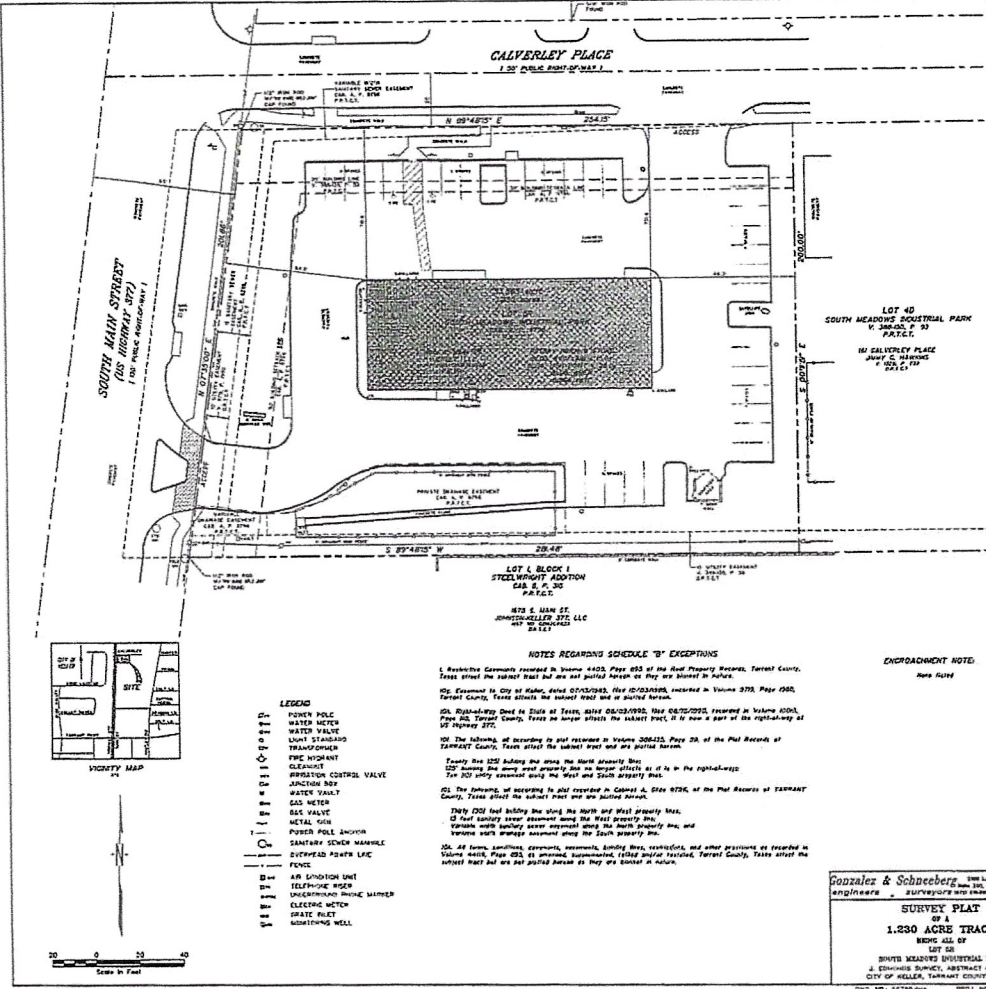
Concept Plan. The plan shall be to scale and show the following:

- 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.

Evidence of communicating the proposal with the adjacent neighborhood

Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis

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.



PROPERTY DESCRIPTION
 BEING Lot 40 of SOUTH MEADOWS INDUSTRIAL PARK, being a portion of Lot 40 of South Meadows Industrial Park, as shown on the plat of said Park, Town of Keller, Tarrant County, Texas, prepared by the Plat Surveyors in Volume 378, Page 157, of the Plat Records, Tarrant County, Texas.

SURVEYOR'S CERTIFICATION
 I, the undersigned, being duly sworn, certify that the above is a true and correct copy of the original survey as shown to me by the owner of the same, and that the same is a true and correct copy of the original survey as shown to me by the owner of the same, and that the same is a true and correct copy of the original survey as shown to me by the owner of the same.

Date of Plat as Made: July 23, 2016

David W. Lyle
 David W. Lyle, Surveyor, No. 10000
 10000 L. S. Street, Suite 1000
 Dallas, Texas 75244
 Phone (972) 258-8000
 Email: david@dwlsurvey.com
 State License No. 10000
 Date of Last Renewal: August 22, 2014

GENERAL NOTES

- Survey system for this survey was based upon the most authoritative line of latitude bearing 835, bearing north 09 degrees 26 minutes 03 seconds West, according to the plat referenced herein.
- This survey is based on survey monuments, reference points and other markers furnished by the owner of the property represented by and as indicated on the plat. However, this survey shall not be construed as a warranty of title or guarantee of accuracy. The surveyor shall not be held liable for any errors or omissions.
- All utility lines are shown as they appear on the plat. The surveyor is not responsible for the accuracy of utility lines shown on the plat.
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NOTES REGARDING SCHEDULE "D" EXEMPTIONS

- Respective Covenants recorded in Volume 4425, Page 655 of the Plat Records, Tarrant County, Texas affect the subject tract but are not pertinent to this survey.
- Covenant to City of Keller, dated 07/25/2016, filed 08/02/2016, recorded in Volume 378, Page 158, Tarrant County, Texas affect the subject tract but are not pertinent to this survey.
- Right-of-Way Deed in State of Texas, dated 08/03/2016, filed 08/22/2016, recorded in Volume 4000, Page 101, Tarrant County, Texas affect the subject tract. It is a part of the right-of-way of Highway 377.
- The following, all recorded in and returned in Volume 38622, Page 26 of the Plat Records of Tarrant County, Texas affect the subject tract and are pertinent to this survey.
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- All laws, ordinances, covenants, easements, zoning laws, restrictions, and other provisions as recorded in Volume 4425, Page 655 of the Plat Records, Tarrant County, Texas affect the subject tract but are not pertinent to this survey.

ENCROACHMENT NOTE
 None noted

ZONING NOTES

ZONED "C" - Commercial District

SETBACKS:
 FRONT YARD 30'
 SIDE YARD 5'
 REAR YARD 20'

HEIGHTS: HEIGHTS 2 stories or 20'

PARKING REQUIRED: 1 space per 200 sq ft of floor area

PARKING PROVIDED: 27 individual spaces

33 TRIP SPACES

Source of Information: www.cityofkeller.com

SHEET 1 OF 1
 "ALTARISPS LAND TITLE SURVEY"
 PREPARED FOR:
 THE MATTHEWS COMPANY

Gonzalez & Schaeberg 1900 Leavelle Boulevard
 engineers - surveyors 214-350-1000
 SURVEY PLAT
 OF A
 1.230 ACRE TRACT
 BEING ALL OF
 LOT 40
 SOUTH MEADOWS INDUSTRIAL PARK
 A DIVISION SURVEY, ABSTRACT NO. 487
 CITY OF KELLER, TARRANT COUNTY, TEXAS

US Restaurant Properties

1861 S Main Street
 Keller, TX
 (Goodyear)

SCALE: 1" = 20'
 DATE: July 23, 2016
 DRAWN BY: DWS
 CHECKED BY: DWS

17120 Neanderthal Drive, Suite 1000, Keller, Texas 75424 Tel: 214-350-1000 Fax: 214-350-1001																
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>7/23/16</td> <td>PREPARED</td> <td>DWS</td> </tr> <tr> <td>2</td> <td>7/23/16</td> <td>CHECKED</td> <td>DWS</td> </tr> <tr> <td>3</td> <td>7/23/16</td> <td>APPROVED</td> <td>DWS</td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1	7/23/16	PREPARED	DWS	2	7/23/16	CHECKED	DWS	3	7/23/16	APPROVED	DWS
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2	7/23/16	CHECKED	DWS													
3	7/23/16	APPROVED	DWS													

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1965, AS AMENDED.



Real Estate Brokerage ♦ Development ♦ Appraisals ♦ Property Tax Consulting

December 12, 2022,

To: City of Keller:

Planning Staff for the Zoning Change and SUP Request: for 1661 South Main Street Keller Texas on Lot 5r South Meadows Industrial Park

Answers to Section 3 Narrative Statement

- The current Zoning of the site “C” Commercial for heavy commercial/retail land use that allows for auto tire sales and service store, it was Goodyear Tire Store originally. The most recent tenant was “Next Tire Store”.
- The need for a zoning change for an SUP use in “LI” is to allow a new tenant to occupy a vacant automotive-type building that does mostly minor auto repair but does major engine work and transmissions and other services to vehicles. The new business DOES NOT perform any bodywork, frame straightening, or body painting. Therefore, NO paint booth is needed. The zoning change is intended for major auto repair only, with No Paint No Body services. This tenant has a proven track record in 5 cities around the DFW area. Information attached.
- The use will not change the existing building site or structure. The new tenant is willing to add more landscaping if needed or required, will install a new sign that meets all ordinances, and partially paint the exterior of the building to dress up as needed or requested by the City of Keller.
- The new use is a high-end auto service operator that does work on very nice high-end vehicles. They offer concierge drop-off and pick-up services and have a nice waiting room planned for customers.
- The proposed use is very similar to the existing use, does not need any structural changes to the building will offer services needed for nearby residents.
- The new use is compatible with the surrounding business uses that are all commercial along South Main Street and similar to the area. They comply in our opinion with the City of Keller’s “Future” Land use goals as shown in the adopted comprehensive plan.
- This zoning change and SUP will consistent with all existing uses, streets, entrances, and utilities to the site. No new building development is needed. This change allows a vacant building to be leased and serviced to the community by offering a needed service business for automobile repair and homeowners in the area.
- It will add to the tax base of Keller through additional Business Personal Property, being added to the tax rolls in addition to the existing building value.

Sincerely,

James L. Maibach & Brian Cotter
Zoning Consultants for Applicant.

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF VIGNETTE DESIGN L.L.C. TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY

F5 AUTO CENTER

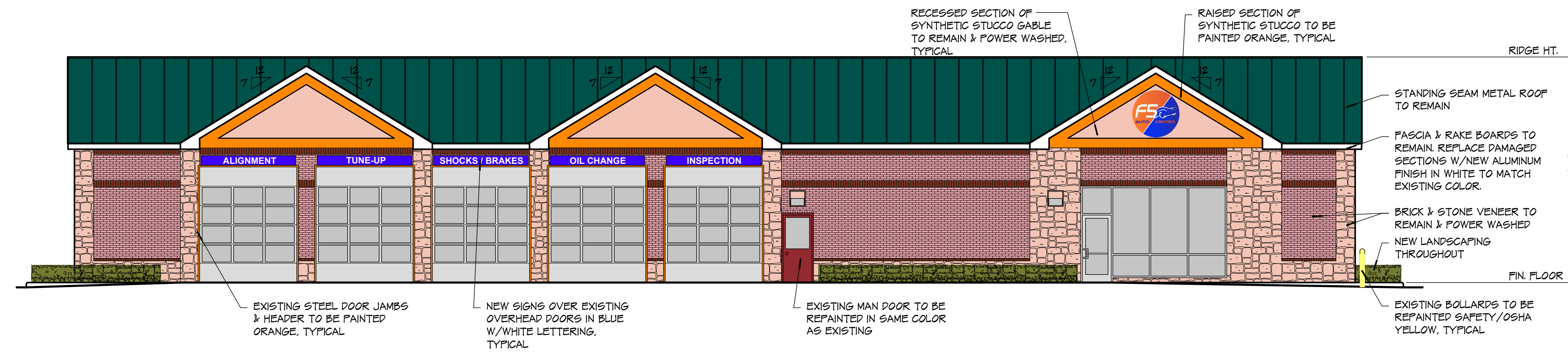
1661 S. MAIN STREET
KELLER, TEXAS 76248

SHEET INDEX

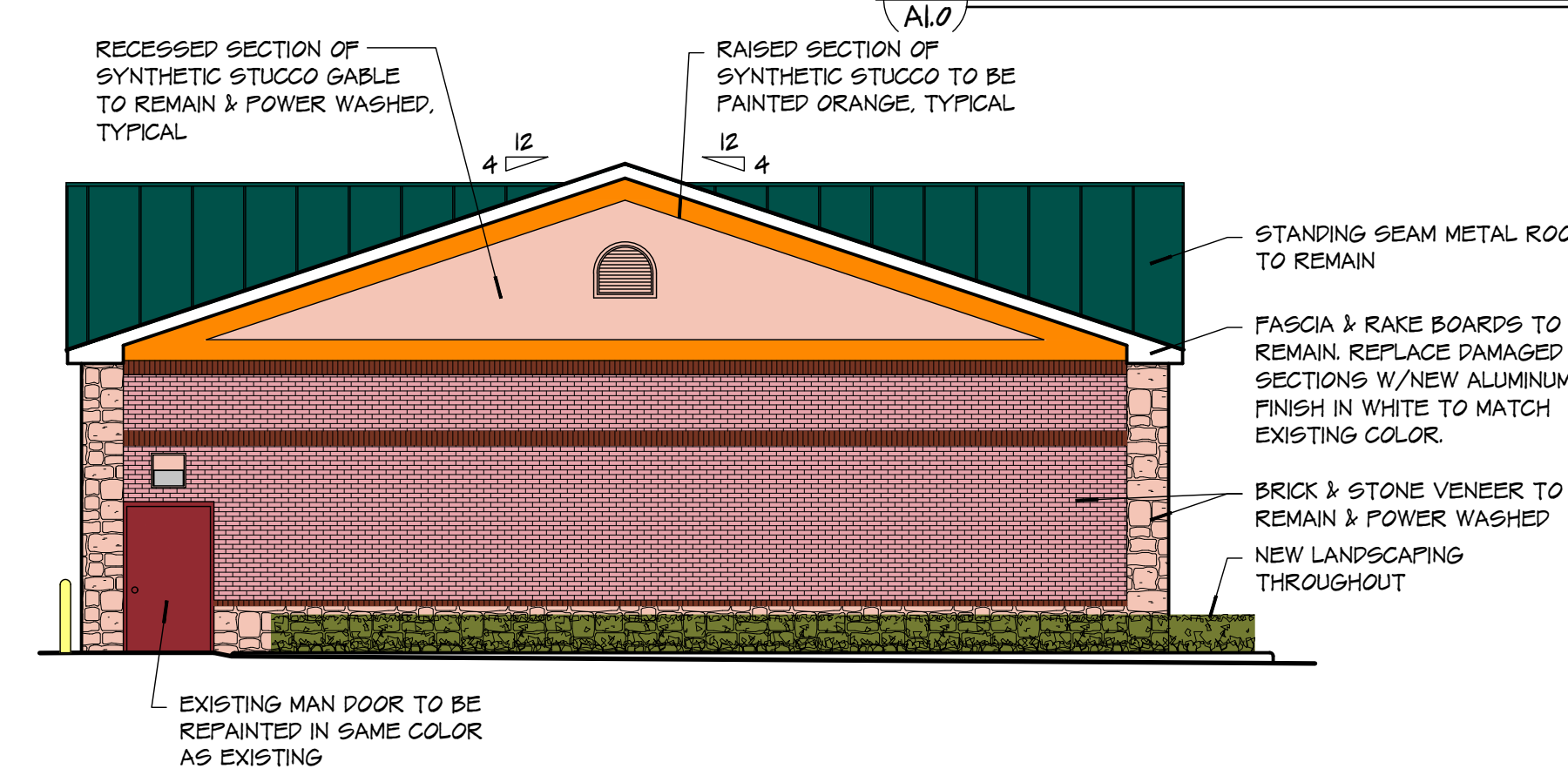
A1.0 - TITLE SHEET
COLORED ELEVATIONS
A2.0 - BLACK & WHITE ELEVATIONS



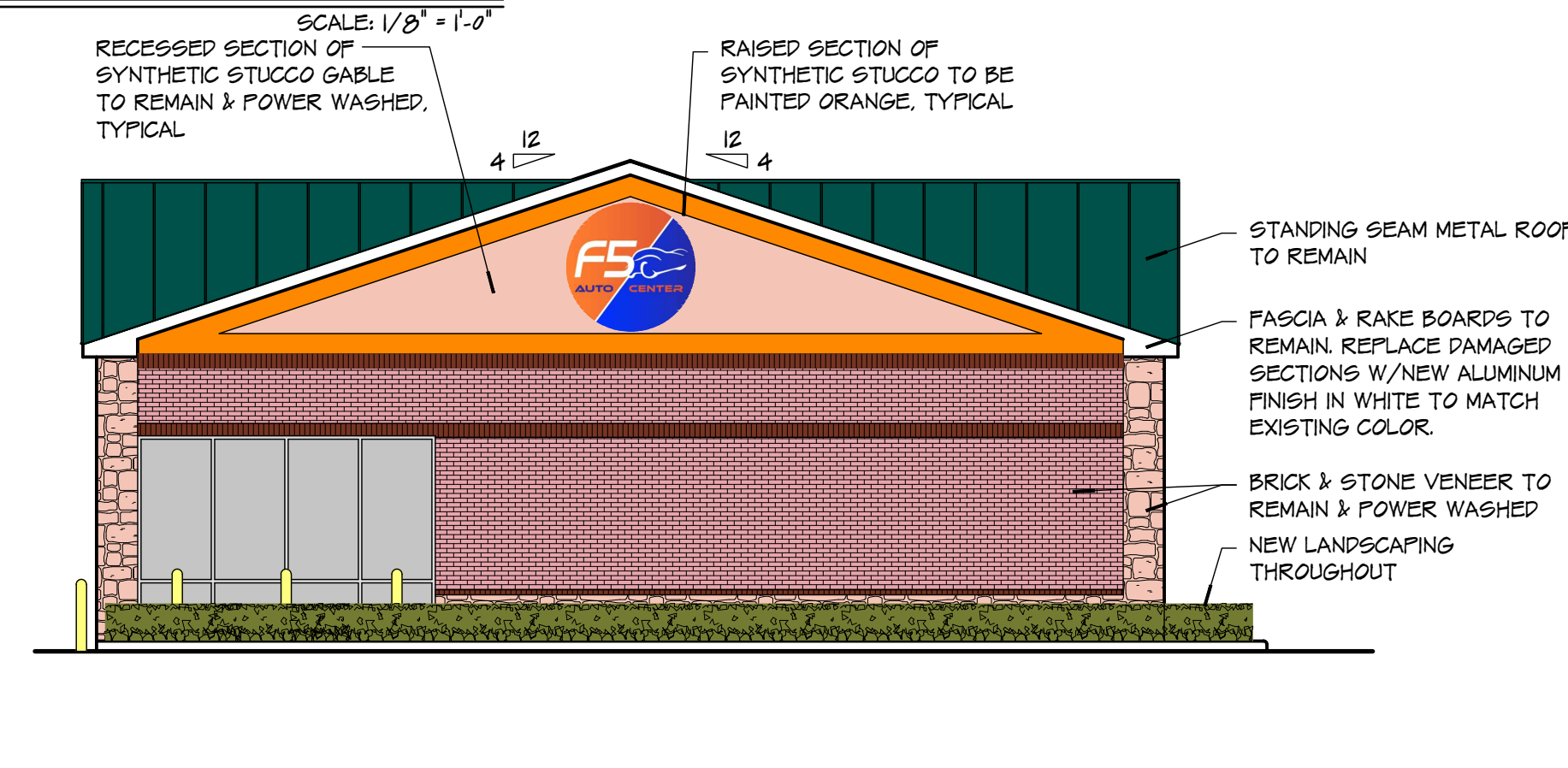
VIGNETTE DESIGN, L.L.C.
Haslet, Texas 76052
Cell: 940.594.3384
vignettedesignllc@gmail.com



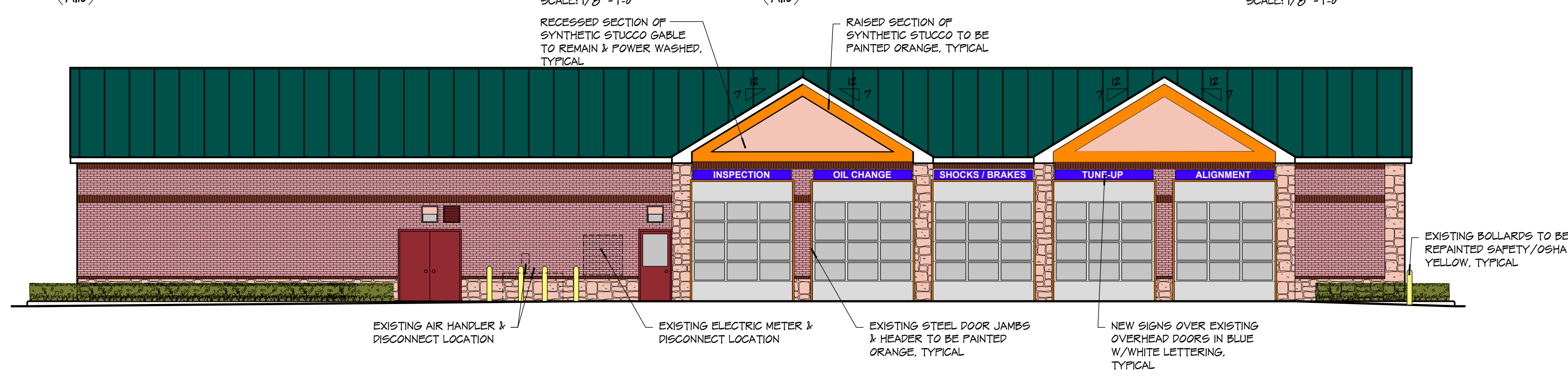
1 NORTH SIDE ELEVATION



3 EAST SIDE ELEVATION

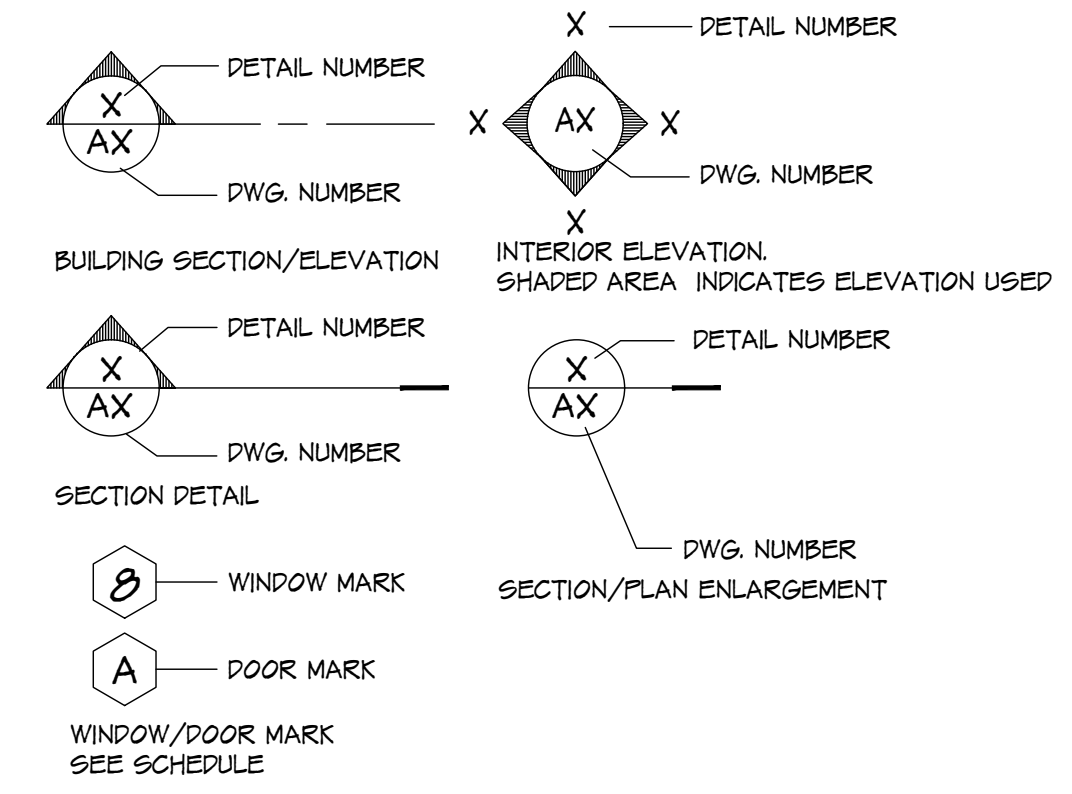


2 WEST SIDE ELEVATION

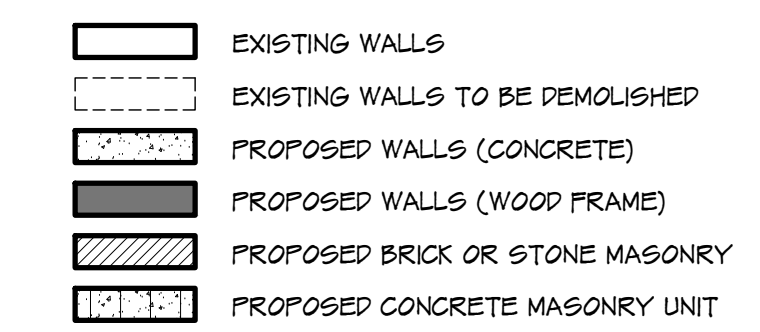


4 SOUTH SIDE ELEVATION

SYMBOLS LIST



LEGEND



ABBREVIATIONS

ADPL.	ADDITIONAL	HORIZ.	HORIZONTAL
ALLOW.	ALLOWABLE	HT.	HEIGHT
ALUM.	ALUMINUM	JSTS.	JOISTS
A.F.F.	ABOVE FINISH FLOOR	LVL	LAMINATED VENEER LUMBER
BARR.	BARRIER	MANUF.	MANUFACTURER
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	ML	MICROLAM
BTHRM.	BATHROOM	MW	MICROWAVE
CLG.	CEILING	NOM.	NOMINAL
CLO.	CLOSET	O.C.	ON CENTER
CONT.	CONTINUOUS	OP'G.	OPENING
CONC.	CONCRETE	PLYWD.	PLYWOOD
CORR.	CORRIDOR	PROP.	PROPOSED
DIM.	DIMENSION	P.T.	PRESSURE TREATED
D.W.	DISH WASHER	FTD.	PAINTED
DWG.	DRAWING	RD.	ROUND
EA.	EACH	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EXIST.	EXISTING	REQD.	REQUIRED
EXT.	EXTERIOR	STL.	STEEL
F.A.I.	FRESH AIR INTAKE	ST. STL.	STAINLESS STEEL
FLOOR	FLOOR	THK.	THICK
FOUND.	FOUNDATION	TYP.	TYPICAL
FT.	FOOT/FEET	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	VERT.	VERTICALLY
GYP. BD.	GYPSPUM BOARD	V.T.R.	VENT TO ROOF
IN.	INCH(ES)	W/	WITH
INFO.	INFORMATION		

1661 S. Main Street
Keller, Texas 76248

Project: F5 AUTO CENTER

Date: 12-31-2022

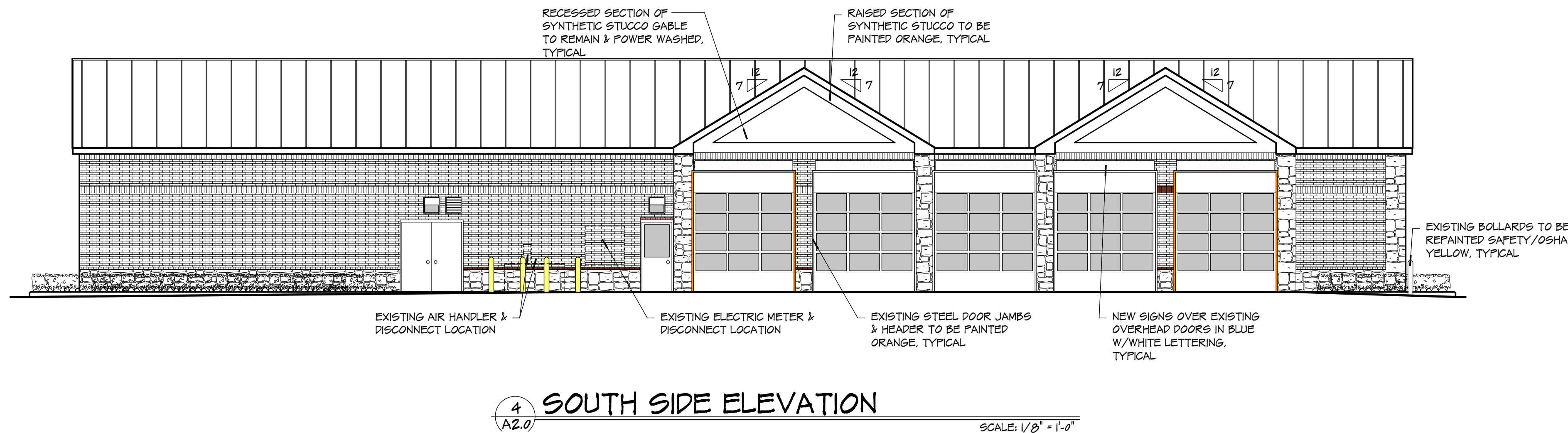
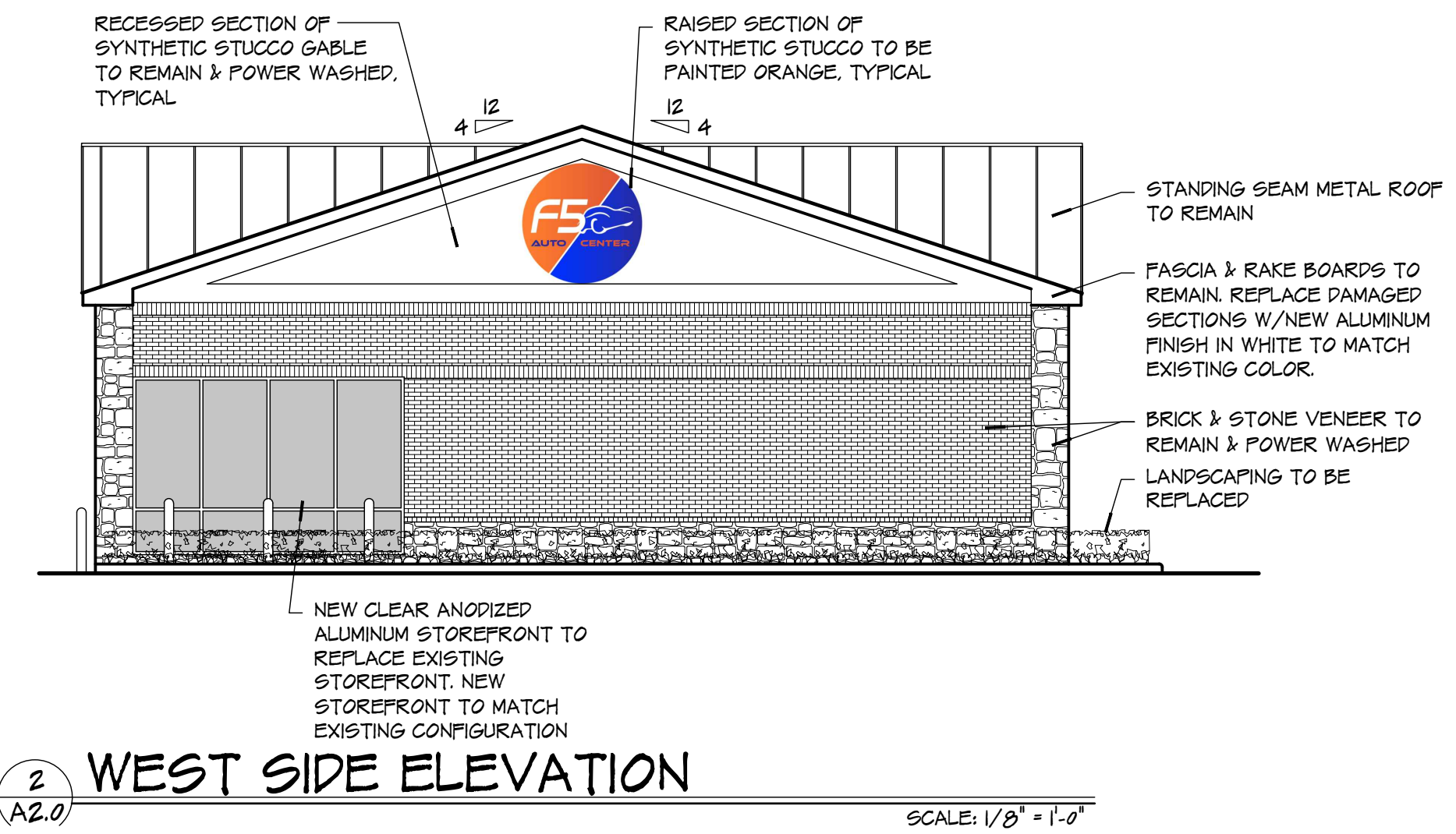
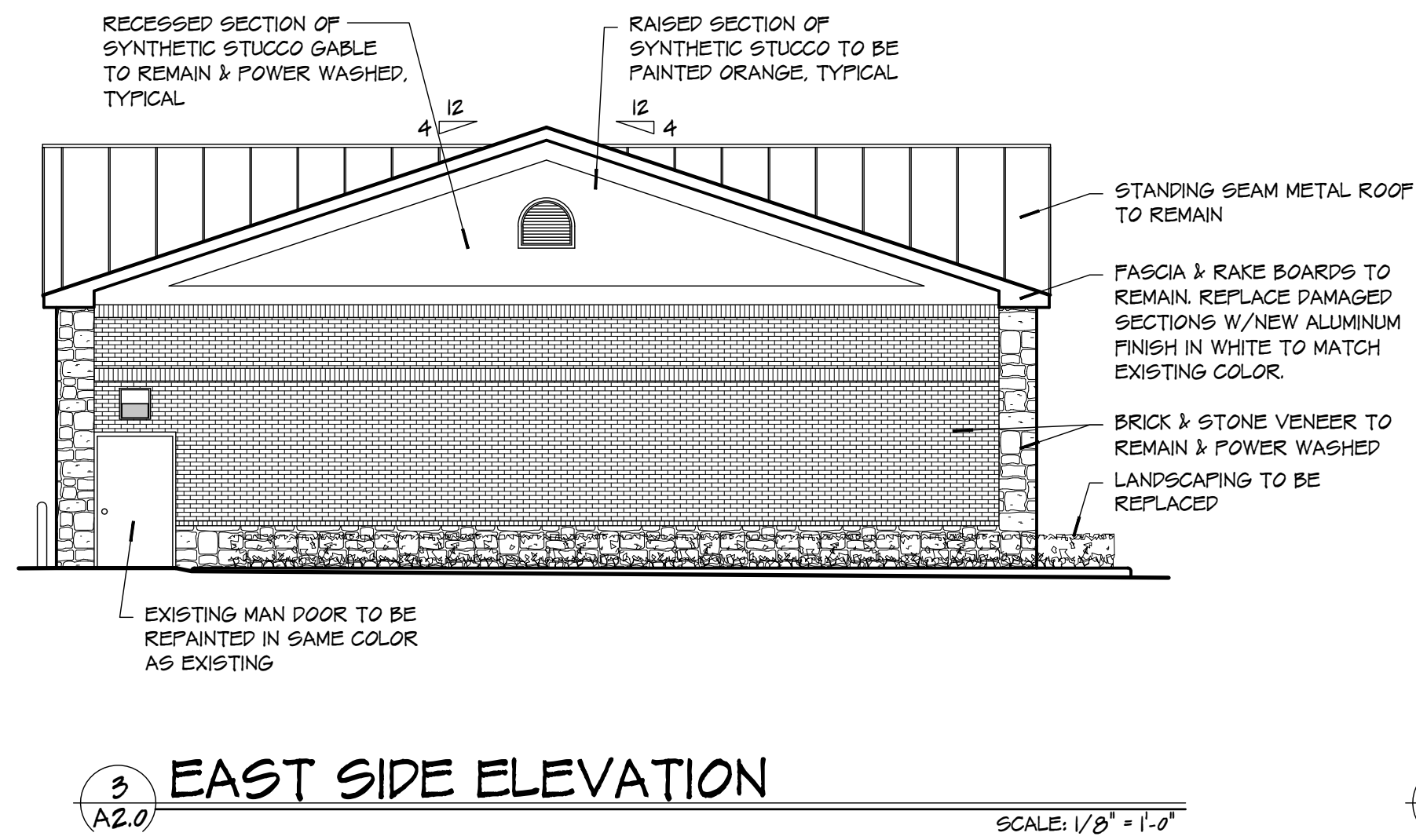
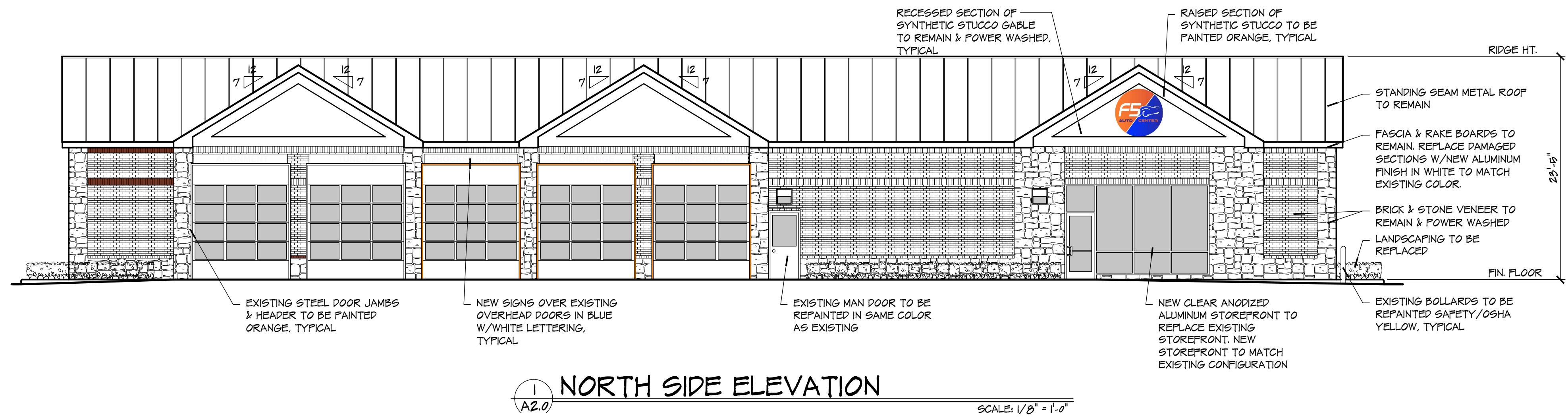
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Drawn By: vmb3

REV DATE DESCRIPTION

Drawing No: A1.0

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F5 AUTO CENTER

1661 S. Main Street
Keller, Texas 76248

Project:

Date:
12-31-2022

Project Number:
22079VIG

Drawn By:
vmb3

REV DATE DESCRIPTION

Drawing No:
A2.0