

## **SPECIFIC USE PERMIT (SUP) APPLICATION**

### **SECTION 1. APPLICANT/OWNER INFORMATION**

**Please Print or Type**

Applicant/Developer: North Main Medical office LLC (VIJAY RANGANATHAN)

Street Address: 2140 E Southlake blvd #685

City: Southlake State: TX Zip: 76092

Telephone: 347-981-9019 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: North Main Medical office LLC

Street Address: 2140 E Southlake blvd #685 Southlake TX 76092

City: Southlake State: TX Zip: 76092

Telephone: 347-981-9019 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

  
Signature of Applicant  
Date: 4/18/24

  
Signature of Owner  
Date: 4/18/24 Printed Name of Owner \_\_\_\_\_

### **SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 950 N Main st Keller TX 76248

Legal Description:

Lot(s): 1 Block(s): A Subdivision Name: North Main Medical office

Unplatted Property Description:

Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*

Current Zoning: Commercial Proposed Zoning: Commercial

Current Use of Property: Shell space

Proposed Use of Property: Salon/Spa

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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"/> | Electronic submittal to <a href="mailto:communitydevelopment@cityofkeller.com">communitydevelopment@cityofkeller.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <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 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |