



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION


Please Print or Type

Applicant/Developer: CHAPPS INVESTMENTS KELLER LLC
Street Address: 6 JERIMIAH LANE
City: LADERA RANCH State: CA Zip: 92694
Telephone: 305-610-4392 Fax: _____ E-mail: todd.ruppenthal@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: ~SAME as ABOVE~
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant _____
Date: _____


Signature of Owner _____ Printed Name of Owner TODD RUPPENTHAL
Date: 1-3-2020

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1000ft West of Keller-Smithfield, North of Keller Pkwy
Legal Description: (proposed)
Lot(s): 6 Block(s): G Subdivision Name: KELLER TOWN CENTER ADDN
Unplatted Property Description:
Abstract Name & Number: Pamelia Allen #28 Tract Number(s): #D207093496
If property is not platted, please attach a metes and bounds description.
Current Zoning: Town Center Proposed Zoning: Town Center
Current Use of Property: Undeveloped
Proposed Use of Property: Retail



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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"/>	<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 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.



DR RANKIN, PLLC
TBPE Firm #8838
January 8th, 2020
Via Hand Delivery

City of Keller Planning & Zoning
1100 Bear Creek Parkway
Keller, TX 76244

**RE: Keller Town Center Addition
Proposed Lot 6, Block G
Specific Use Permit Request**

To Whom It May Concern:

Per the City's Unified Development Code for the Town Center zoning district, building design and construction must provide two story structures. Our Specific Use Permit application is our formal request to allow single story building construction for the referenced project.

The basis for our request is our immediate adjacency to the Saddlebrook residential subdivision. Our proposed single story building construction is also consistent with all existing developments in the Keller Town Center subdivision on the north side of Keller Parkway, from Keller-Smithfield to the recently constructed Braum's.

Please consider this letter as our formal request for a Specific Use Permit to construct a single story structure in your Town Center zoning district.

Respectfully,

Donald R. Rankin, P.E.
DR RANKIN, PLLC

FIELD NOTE DESCRIPTION

BEING a 1.491 acre tract of land situated in the PAMELIA ALLEN SURVEY, ABSTRACT NO. 28 in the City of Keller, Tarrant County, Texas and being part of a 8.110 acre tract "Tract 1" to GREENWAY-KELLER, L.P. recorded in clerk file #D207093496 of the Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at an "x" in concrete set for the southwest corner of *LOT 5, BLOCK G of KELLER TOWN CENTER* recorded in document D216120748 of the Official Public Records of Tarrant County, Texas and being located in the north line of F.M. Road 1709 (Keller Parkway);

THENCE along the north line of said Keller Parkway, *SOUTH 88°30'34" WEST* a distance of 66.71 feet to a concrete monument found for corner;

THENCE continuing with the north line of said Keller Parkway, *SOUTH 85°47'01" WEST* a distance of 118.22 feet to a 5/8 inch iron rod set for corner;

THENCE departing the north line of said Keller Parkway, *NORTH 01°29'33" WEST* a distance of 358.50 feet to a 5/8 inch iron rod set for corner in the south line of *SADDLE BROOK ESTATES, PHASE ONE* recorded in Cabinet A, Slide 4425;

THENCE along the south line of said *SADDLE BROOK ESTATES, PHASE ONE*, *SOUTH 89°28'30" EAST* a distance of 184.91 feet to a 5/8 inch iron rod set for corner;

THENCE departing the south line of said *SADDLE BROOK ESTATES, PHASE ONE*, *SOUTH 01°29'33" EAST* a distance of 346.38 feet to the *POINT OF BEGINNING*;

CONTAINING within these metes and bounds 1.491 acres or 64,942 square feet of land more or less.

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