

SPECIFIC USE PERMIT (SUP) APPLICATION

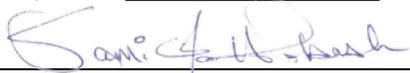
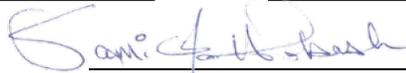
SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Magic Petroleum, LLC
Street Address: 4308 Glen Meadows Dr
City: Allen State: TX Zip: 75002
Telephone: 214-228-2628 Fax: _____ E-mail: sami@v3lending.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Magic Petroleum, LLC
Street Address: 4308 Glen Meadows Dr
City: Allen State: TX Zip: 75002
Telephone: 214-228-2628 Fax: _____ E-mail: sami@v3lending.com

  Sami Habash
Signature of Applicant Date: 4-11-2023 Signature of Owner Date: 4-11-2023 Printed Name of Owner

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1661 S. Main St. Keller, TX 76248
Legal Description:
Lot(s): 5R Block(s): _____ Subdivision Name: South Meadows Industrial Park
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: "C" Commercial - SUP -Automobile Repair, Sales, and Service
Current Use of Property: Former Goodyear Tire Service Sale and Repair
Proposed Use of Property: Automobile Maintenance and Sales

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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 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. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <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 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.

Sami Habash
9991 Carriage Hill Lane
Frisco, TX 75035
214-228-2628

Letter of Application for Special Use Permit

Property: 1661 S. Main St. Keller, TX 75035

Zoned: "C" Commercial

Lot Size: 59,620 SQ FT or 1.3686 Acres

Building Size: 7,131 SQ FT

Special Use Permit Requested: Automobile Repair, Sales, and Service (amended by Ord. No. 1828 On January 17, 2017)

We are applying for an SUP to open the property located on 1661 S MAIN ST., Keller, TX 76248 for business under the name of "MAIN-TENANCE PLUS +". Goodyear corporate operated this property for 18 years selling tires and providing minor automotive repair services. We will only need some landscaping work, minor paint, and signage to repurpose this property from "Minor Automotive Repair" to "Automobile Repair, Sales, and Service" under commercial zoning.

Below is a list of services that we will be providing at this location:

- Accessory Sales & Installation- Chrome Parts, Cameras, Electronics
- Battery Sales & Installation
- Windshield repair and installation
- Wiper Blades
- Spark Plug Replacement
- Fluid Flush and change
- Car Diagnostics and inspections

Hours of Operation:

M-F: 8 A.M. – 6 P.M.

Saturday 8 A.M. – 5 P.M.

Sunday 10 A.M. – 4 P.M.

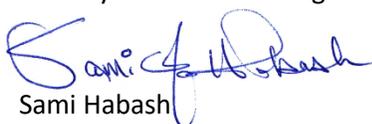
All services will be done with the bay doors closed. Since each bay has its own door, it allows us to easily get automobiles in/out without creating a bottleneck.

All of our services are done the same day so there will not be any overnight parking of client or employee vehicles except where in rare occasions, a client wants to pick up their car the next day. Automobiles that require more than one day of service will be parked inside the building.

Based on our projections, we anticipate achieving \$1.65M of revenue annually after stabilization.

Our property has a sign company (Signarama) to the north, Air Conditioning Company (Hawk Air) to the east, and an equipment and tool rental company (EquipmentShare) to the south. None of them have objected to our plans.

Thank you for considering this Request for a Special Use Permit.


Sami Habash

04-17-2023

PROPERTY DESCRIPTION

BEING Lot 5R of SOUTH MEADOW INDUSTRIAL PARK, being a replat of Lot 5 and a portion of Lot 6 of South Meadows Industrial Park, an addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9796, of the Plat Records, Tarrant County, Texas.

SURVEYOR'S CERTIFICATION

To: Micromont Holdings I2, LLC; Chicago Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(i), 7(c), 8, 9, 10(a), 13, 14, 16, 17, and 20 of Table A thereof. The fieldwork was completed on July 21, 2018.

Date of Plat or Map: July 25, 2018

Robert W. Schneeberg, Texas R.P.L.S. No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone (972) 516-8855
email: robert.schneeberg@gs-engineers.com
GSES 6788-18-07-04
Date: July 25, 2018
Date of Last Revision: August 22, 2018

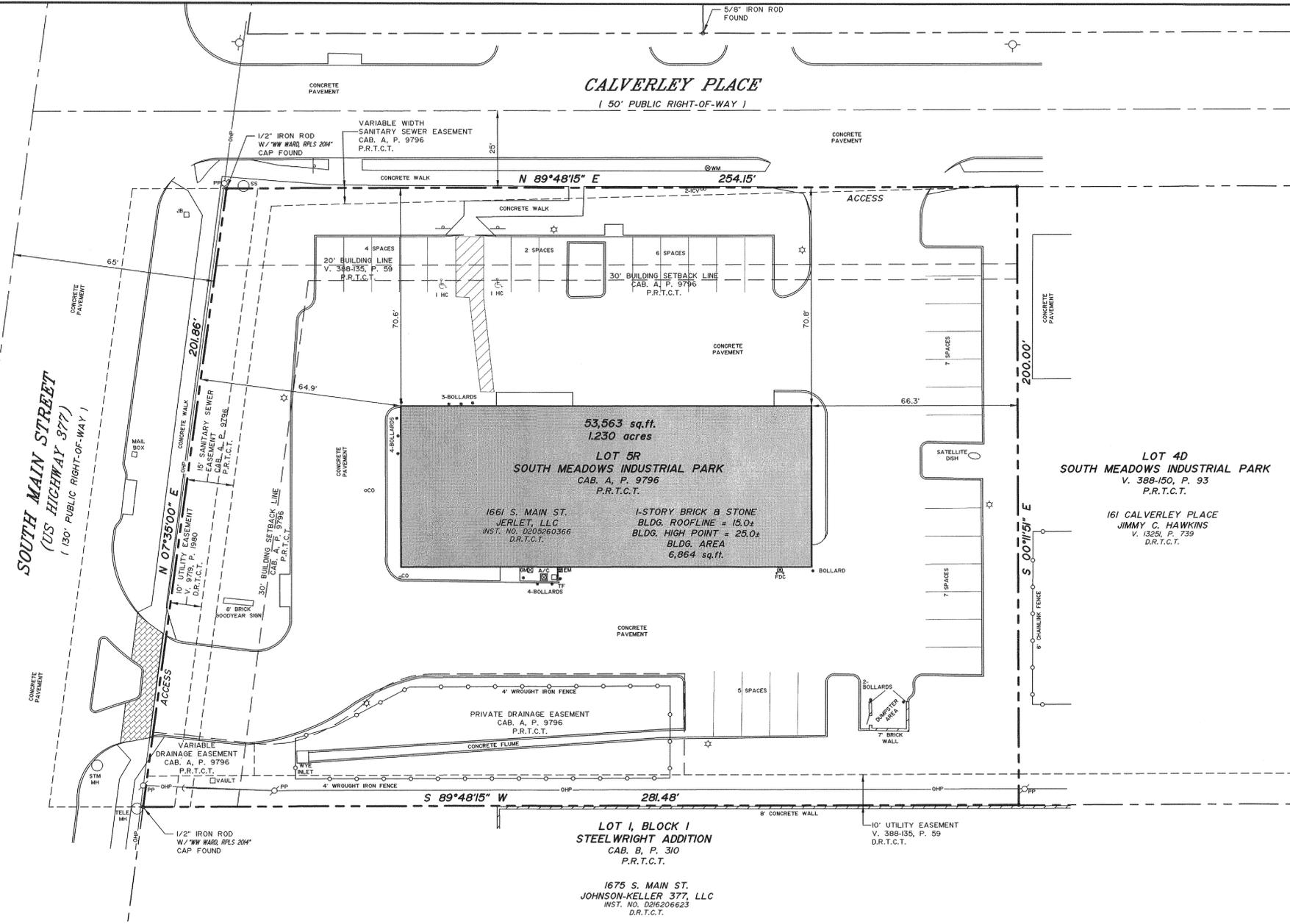


The property described and shown hereon is the same property described in Chicago Title Insurance Company Title Commitment 6F No. 14701-18-02458, effective date June 17, 2018 issued June 25, 2018.

GENERAL NOTES

- 1. Bearing system for this survey are based upon the east right-of-way line of Interstate Highway 635, bearing North 09 degrees 56 minutes 00 seconds West, according to the plat referenced hereon.
2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was prepared with the benefit of a current title policy provided by Chicago Title Insurance Company Title Commitment 6F No. 14701-18-02458, effective date June 17, 2018 issued June 25, 2018.
3. Subject tract has direct access to S. Main St. and Calverley Place, both public rights-of-way.
4. All utilities appear to enter subject tract via public right-of-way.
5. By graphic plotting only subject tract is located in Zone "X", areas outside of a flood hazard area, according to the Flood Insurance Rate Map Community Panel Map No. 48439C0070 K, dated September 25, 2009.
6. There is no observable evidence of earth moving work, building construction or building additions within recent months.
7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
8. There is no observable evidence of recent street or sidewalk construction or repairs.
9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Subject tract appears to drain into a public right-of-way.
11. No evidence of cemeteries, burial grounds or isolated gravesites.
12. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were found at the time of the survey. No observed evidence of waterways on the property.
13. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.
14. There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
15. The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot.
16. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record.
17. Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

CALVERLEY PLACE
(50' PUBLIC RIGHT-OF-WAY)



53,563 sq.ft.
1.230 acres
LOT 5R
SOUTH MEADOWS INDUSTRIAL PARK
CAB. A, P. 9796
P.R.T.C.T.
1-STOREY BRICK & STONE
BLDG. ROOFLINE = 15.0±
BLDG. HIGH POINT = 25.0±
BLDG. AREA
6,864 sq.ft.

LOT 4D
SOUTH MEADOWS INDUSTRIAL PARK
V. 388-150, P. 93
P.R.T.C.T.
161 CALVERLEY PLACE
JIMMY C. HAWKINS
V. 1323, P. 739
D.R.T.C.T.

LOT 1, BLOCK 1
STEELWRIGHT ADDITION
CAB. B, P. 310
P.R.T.C.T.
1675 S. MAIN ST.
JOHNSON-KELLER 377, LLC
INST. NO. D216206623
D.R.T.C.T.

NOTES REGARDING SCHEDULE "B" EXCEPTIONS

- 1. Restrictive Covenants recorded in Volume 4409, Page 895 of the Real Property Records, Tarrant County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature.
10g. Easement to City of Keller, dated 07/13/1989, filed 10/03/1989, recorded in Volume 9719, Page 1980, Tarrant County, Texas affects the subject tract and is plotted hereon.
10h. Right-of-Way Deed to State of Texas, dated 08/09/1990, filed 08/10/1990, recorded in Volume 10010, Page 1115, Tarrant County, Texas no longer affects the subject tract, it is now a part of the right-of-way of US Highway 377.
10i. The following, all according to plat recorded in Volume 388-135, Page 59, of the Plat Records of TARRANT County, Texas affect the subject tract and are plotted hereon.
Twenty five (25) building line along the North property line;
15' foot sanitary sewer easement along the West property line;
Variable width sanitary sewer easement along the North property line; and
Variable width drainage easement along the South property line.
10j. The following, all according to plat recorded in Cabinet A, Slide 9796, of the Plat Records of TARRANT County, Texas affect the subject tract and are plotted hereon.
Thirty (30) foot building line along the North and West property lines;
15' foot sanitary sewer easement along the West property line;
Variable width sanitary sewer easement along the North property line; and
Variable width drainage easement along the South property line.
10k. All terms, conditions, covenants, easements, building lines, restrictions, and other provisions as recorded in Volume 4409, Page 895, as amended, supplemented, refilled and/or restated, Tarrant County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature.

ENCROACHMENT NOTE:
None Noted

ZONING NOTES:

ZONED: "C" - Commercial District
SETBACKS:
FRONT YARD: 30'
SIDE YARD: 0'
REAR YARD: 20'
BUILDING HEIGHT: 2 stories or 35'
PARKING REQUIRED: 1 space per 500 sf floor area
PARKING PROVIDED: 31 regular spaces
2 handicap space
33 Total spaces

SHEET 1 OF 1
"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.

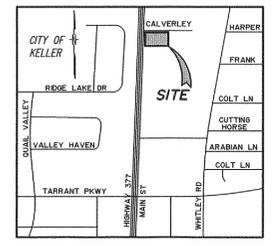
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themattthewscompany.com

Table with columns: MARK, DATE, REVISION, RWS, BY, AP'VD. Row 1: 1, 8/22/18, CHANGED NAME OF ENTITY, RWS, BY, AP'VD.

US Restaurant Properties

1661 S Main Street
Keller, Tx
(Goodyear)

Table with columns: SCALE, DATE, DWN. BY, CHKD. BY, CHKD., APPROVED. Row 1: SCALE: 1"=20', DATE: July 25, 2018, DWN. BY: GSES, CHKD. BY: RWS, CHKD., APPROVED.



- LEGEND
POWER POLE
WATER METER
WATER VALVE
LIGHT STANDARD
TRANSFORMER
FIRE HYDRANT
CLEANOUT
IRRIGATION CONTROL VALVE
JUNCTION BOX
WATER VAULT
GAS METER
GAS VALVE
METAL SIGN
POWER POLE ANCHOR
SANITARY SEWER MANHOLE
OVERHEAD POWER LINE
FENCE
AIR CONDITION UNIT
TELEPHONE RISER
UNDERGROUND PHONE MARKER
ELECTRIC METER
GRATE INLET
MONITORING WELL



Gonzalez & Schneeberg engineers - surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855 Fax: (972) 516-8901
SURVEY PLAT
OF A
1.230 ACRE TRACT
BEING ALL OF
LOT 5R
SOUTH MEADOWS INDUSTRIAL PARK
J. EDMONDS SURVEY, ABSTRACT NO. 457
CITY OF KELLER, TARRANT COUNTY, TEXAS

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc.'s prior written consent. The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification. Please be advised that The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. will not include the provisions of any third party reports in the Surveyor's Certification.









EXIT

EMERGENCY
EYE WASH
FIRST AID KIT
+ LOCATIONS

Emergency
Eye Wash

6





1661



1661

1661

1661







NO PARKING
IN FRONT OF
BUS STOP

Signarama
OPEN, BATTER,
NOW OPEN



ACCESSIBLE
PARKING

