

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Cary Stillwell Real Estate (Property owner David Simmons)

Street Address: 5555 Edwards Ranch Rd.

City: Fort Worth State: TX Zip: 76109

Telephone: 310.460.9209 Fax: _____ E-mail: [REDACTED]

Applicant's Status: (Check One) Owner Tenant Prospective Buyer
X General Contractor

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

Owner: David Simmons

Street Address: 4828 Exposition Way

City: Fort Worth State: TX Zip: 76244

Telephone: (817) 800-5500 Fax: _____ E-mail: [REDACTED]


Signature of Applicant
Date: October 31, 2023

David Simmons
Signature of Owner Printed Name of Owner
Date: 11/15/2023

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 110 Taylor St. Keller, TX 76248

Legal Description:
Lot(s): 2a Block(s): 11 Subdivision Name: City of Keller

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: Vacant

Proposed Use of Property: Office



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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 communitydevelopment@cityofkeller.com
<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 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 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.

Friday, September 29, 2023

Dear Neighbor —

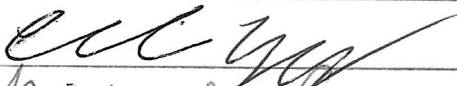

Cary Stillwell Real Estate is applying for a permit to the City of Keller to finish out the property located at 110 Taylor St. Keller, TX 76248.

It will become an office space. The nature of this business is personal growth consulting and life coaching. There will be one tenant who is also the property owner.

It is required by the City of Keller that we show "evidence of communicating the proposal with the adjacent neighborhood."

Thank you!

Please sign below.

NAME	ADDRESS
Sacha Peters	123 S. Main St Keller
Heidi Mash	128 Taylor St. Keller
Rebecca Morin	130 FA HILL ST Keller
Betty Bullagh	120 E Hill St Keller
Rebb Williamson	149 S. MAIN ST FA Keller
	107 E Hill St Keller
Nicholas Green	119 E. Hill St. Keller, TX 76248
	168 E Hill St Keller, 76248
R. Nolden	148 S Elm Keller 76248
empchel	131 E. Hill st Keller 76248

SUP Proposal

For the Property Located at:

CITY OF KELLER ADDITION

BLOCK 1 1 LOT 2A PLAT D218027641

110 TAYLOR ST. KELLER, TX 76248

To whom it may concern:

This Special Use Permit is being requested for the property stated above. The previous use was a residence. As such, it had approximately 1260 square feet of usable interior space, a two car garage, and a driveway that accommodated 4-5 cars in tandem. This property easily housed a family of four.

The request is to change the use from residential to an office space. The footprint of the 1260 square feet will not be changed. The two car garage will remain, as well as the driveway. The maximum number of people within the office space at any given time will be three.

The property is on a two lane paved city street with paved shared parking directly across the street. There is no alleyway. Per the new plans, in addition to the existing driveway a sidewalk will be added that will connect the front porch and the public street for the purpose of ingress and egress.

The terrain and/or land grading will not be changed as it has provided accurate and sufficient drainage for sixty-eight years.

There are five shared parking spaces directly across the street, which provide ample off-street parking. Additionally, there are three shared parking spaces to the west and nine shared parking spaces to the east. Allowing for a total of seventeen shared parking spaces within approximately 120 ft.

The property is one-story and will remain one-story. The height will not change.

There are six improved lots on the south side of Taylor Street between S. Main Street and S. Elm Street. All six are of similar style, age, and size. The proposed remodel of the subject not only conforms to the block but refreshes and improves the appeal of the neighborhood.

The hours of operation are: Tues-9-5, Wed-9-3, Thur-9-4

There is a consensus between neighboring property owners that the proposed use is harmonious and compatible. This is evidenced by their signatures attached in this proposal.

The activity with the property is normal office use, similar to other neighboring property and is part of the permitted uses for the zoning.

There are no negative impacts from the proposed use that can be determined.