



SPECIFIC USE PERMIT (SUP) APPLICATION

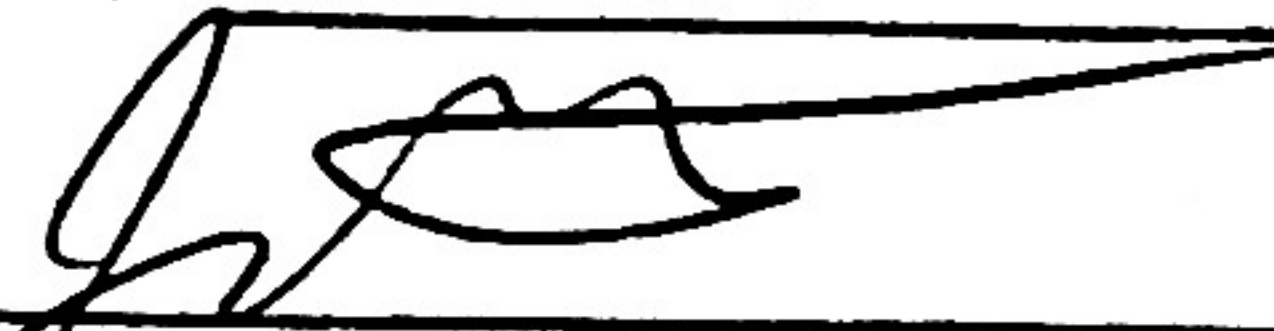
SECTION 1. APPLICANT/OWNER INFORMATION


Please Print or Type

Applicant/Developer: Jonathan Marcotte
Street Address: 1240 Keller Pkwy, Ste: 205
City: Keller State: TX Zip: 76248
Telephone: 480-290-2991 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: Keller 1240 Partners, LLC
Street Address: P.O. Box 466
City: Keller State: Texas Zip: 76244
Telephone: 817-991-2647 Fax: _____ E-mail: _____


Signature of Applicant
Date: 3/8/2024


Signature of Owner, Printed Name of Owner
Date: 3/8/2024 David Washington

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1240 Keller Parkway
Legal Description:
Lot(s): 2 Block(s): 2 Subdivision Name: Keller Town Center
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Town Center Proposed Zoning: Town Center
Current Use of Property: Mental Health Clinic
Proposed Use of Property: Mental Health Clinic

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

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

The application fee

Electronic submittal to communitydevelopment@cityofkeller.com

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.