



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Gary Cox/ Carlos Marroquin
Street Address: 5 Silver Rock Drive
City: Trophy Club State: Texas Zip: 76262
Telephone: 972-838-0677 Fax: _____ E-mail: armscoatcustomfinishes@gmail.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer Tenant

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

Owner: Bear Creek Plaza Associates, LTD
Street Address: 301 S. Sherman St. # 100
City: Richardson State: Texas Zip: 75081
Telephone: 972-669-8440 Fax: 972-783-8901 E-mail: mle@quine.com
Mark McDowell
Bear Creek Plaza General Partner, Inc.
Signature of Applicant _____ Signature of Owner _____ Printed Name of Owner
Date: _____ Date: 6/24/19

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 790 S. Main St/ # 400, Keller, Texas 76248
Legal Description:
Lot(s): 4 Block(s): A Subdivision Name: Bear Creek Plaza Addition
Unplatted Property Description:
Abstract Name & Number: 692 of the J. Edmonds Survey Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: _____ Proposed Zoning: _____
Current Use of Property: Retail
Proposed Use of Property: Entertainment

LOT 4

BEING a tract of land situated in the W. J. Holland Survey, Abstract No. 692 and the J. Edmonds Survey, Abstract No. 457, being all of Lot 4, Block A, Bear Creek Plaza Addition, an Addition in the City of Keller, Texas according to the Plat thereof recorded in Cabinet A, Page 10209, Plat Records, Tarrant County, Texas and being a portion of that certain tract of land conveyed to Bear Creek Plaza, Ltd by Deed recorded in Volume 16298, Page 240, Deed Records, Tarrant County, Texas and containing 2.995 acres of land.



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SECTION 3. CHECKLIST

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

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The application fee

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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.

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A legal description or meets and bounds description of the property.

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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.

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Evidence of communicating the proposal with the adjacent neighborhood

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Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis

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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.

Dear City Of Keller

We at Smoking Axes are looking to open one of the fastest growing sport/family entertainment venues in American at 790 S. Main St #400 Keller, TX 76248. Competition axe throwing facilities are fast becoming a destination for couples, families, groups and corporate events. This fast growing sport is now being televised on ESPN2 and soon to be seen in the Olympics worldwide.

Axe throwing venues across the country are typically in rustic warehouse buildings and are not looked at as an upscale venue. We at Smoking Axes are looking to take axe throwing to the next level by having our venue in a more urban, mainstream setting. Utilizing modern and rustic decor to make a family friendly venue for all ages. Our location will have a dedicated party room for birthday parties, corporate events, bachelor/bachelorette parties or any other group events along with our general public lanes. Our employees will be trained by WATL "World Axe Throwing League" in safety and axe throwing instruction. We will hold an official WATL insurance policy insuring coverage for all our participants, attendees and employees. Smoking Axes will open as a BYOB facility allowing beer and wine only until we obtain our beer and wine sales license. Our hours are undetermined at this time but expect hours of operation to be from 12noon to 11pm 7 days a week excluding Sunday closing at 6pm.

We attached an outside and inside picture of our building 790 S Main St. Suite 400 Keller, TX 76248 along with a couple inside pictures of other venues with similar concept. We also attached signed forms from other business owners in the Bear Creek Plaza III building showing support of business moving into this complex. We do not have any residential signatures of objection or approval for our venue as there is no residential structures within 300 feet of this property.

Sincerely,

Gary Cox / Carlos Marroquin

Smoking Axes

972-838-0677