



**SPECIFIC USE PERMIT (SUP) AMENDMENT
APPLICATION**

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Susan Brook Bullen
Street Address: 696 Pryor Ct N
City: Keller State: TX Zip: 76248
Telephone: 972 740 0900 Fax: _____ E-mail: brook@whitebride.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
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

S. Brook Bullen
Signature of Applicant Date: 4-26-21
Signature of Owner Printed Name of Owner Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 696 Pryor Ct. N
Legal Description:
Lot(s): _____ Block(s): _____ Subdivision Name: _____
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: _____ Proposed Zoning: _____
Current Use of Property: _____
Proposed Use of Property: _____
Justification for Specific Use Permit:

A detailed letter of justification and/or exhibits shall accompany this application.

White Bridle Learning and Therapy



696 Pryor Ct. N. Keller, TX. 76248 972-740-0900 www.whitebridle.com

April 26, 2021

Dear Keller City Council,

White Bridle Learning and Therapy has been in business providing autism therapy for 6 years in Keller, Texas. We began operating at Rocky Top Ranch in 2015 and moved to my homestead residence at 696 Pryor Court North in 2018 when Rocky Top Ranch became The Birch Tennis and Racquet Club.

Due to the use of my homestead, I need a SUP.

I work with children with autism from approximately 2 to 10 years old and provide 1:1 therapy for 5 children and 5 therapists in my 2730 square foot home. We also use The Sports Complex daily as part of our therapy program.

Our business is harmonious and compatible with the surrounding neighborhood; and most of our neighbors enjoy watching us take walks on the little cul-du-sacs near my home. We have numerous friends in the neighborhood who come out to see us when we're out walking, and numerous people in the neighborhood feel blessed to have us here.

Having a home location to provide therapy for children with autism is optimal from a therapy perspective. I believe that it is much better to provide therapy in a home location instead of a strip mall near a busy street.

All of the neighbors within 200' of my residence that I met when collecting signatures for the SUP are 100% supportive of us being here and want us to continue providing therapy at my homestead. There were 3 homes that had "no solicitor" signs on their doors that I was unable to meet those homeowners, but I will personally send them letters and ask for their support.

There were 2 residences located between 200' and 300' from my homestead who were not supportive. One listed objections with a woman who drives a red car; and I have remedied that complaint. The other one had to do with one person who parks on Pryor Ct. N. at a location where I have permission from the homeowner to park. I have remedied that issue also. That

Page 2 City Council April 26, 2021

same person also complained about a school bus that drops off one child. The neighbor believes that the school bus shouldn't be allowed on our street.

We have permission from neighbors on Bear Creek Parkway between Opelousas Court and Pryor Court to park in front of their homes; so we have parking handled.

The intent of the district is being upheld, because we operate as if a single family with little kiddos lived in my home.

The maximum number of children that we provide therapy is 5 at a time. I presently have 5 children and 4 employees. I plan to hire one more therapist. The clinician overseeing my therapy center will be coming to the center on occasion at some point in the future; she presently provides tele-health. So at our maximum, there will be 5 children, 5 therapists and a clinician.

I provide therapy from 8:30 AM to 5:30 PM.

Enclosed is the Support Petition with 38 signatures from my neighbors within 300' of my home.

Also attached is a Google map with my location and the parking areas that my neighbors have given me permission to use. All cars are parked in areas that my neighbors have given me permission to use.

Additionally, I have enclosed 8 pages of photos of my home and children doing therapy in my home and the community.

Thank you for your consideration of my request.

S. Brook Bullen

S. Brook Bullen

696 pryor

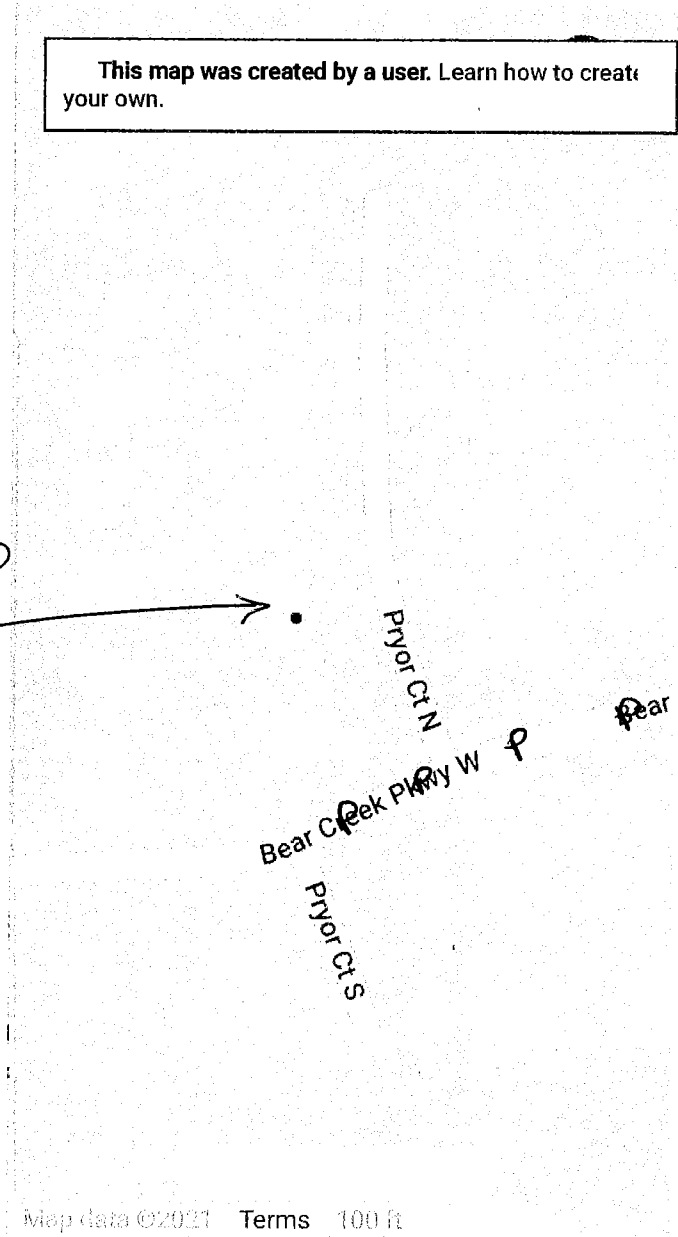
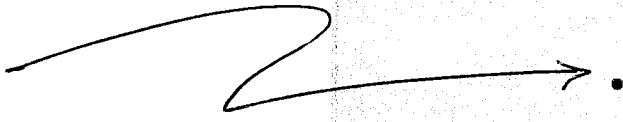
This map was created by a user. Learn how to create your own.

Move map to
696 Pryor Ct N, Keller, TX 76248, USA

From Google show all on map

696 Pryor Ct N

Our
House



P = approved parking by neighbors
on Bear Creek Parkway.

Map data ©2021 Terms 100 ft

My Home: 696 Pryor Ct. N.



We believe that providing a home-like atmosphere for children with autism is the best way to provide therapy. The house does this for us, and we maintain the integrity of the neighborhood by providing naturalistic therapy.

Our kids learn to play together like neuro-typical children; and they learn how to behave in the house and in public.

Play is work for children, and we're able to accomplish it very well in the house.



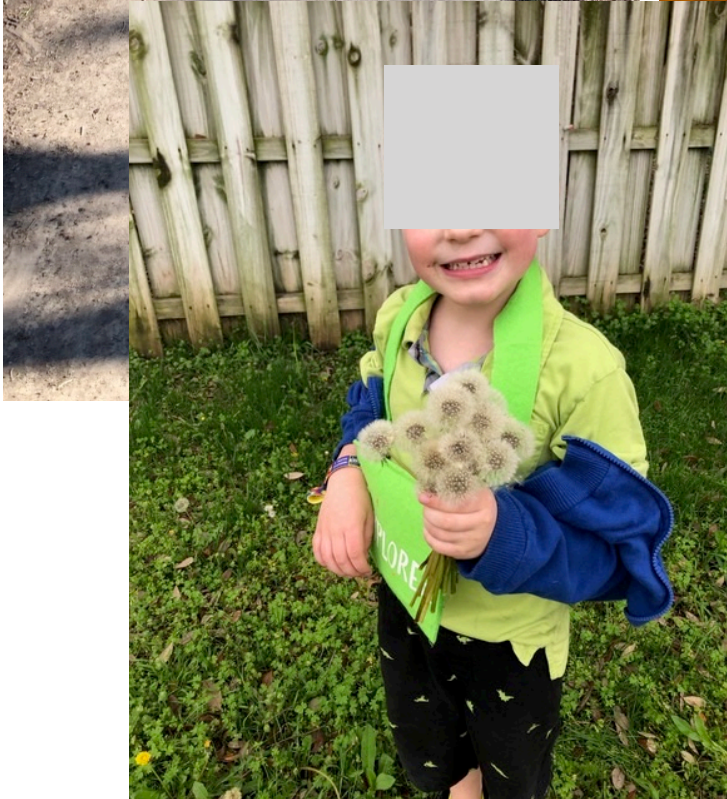




We are able to provide naturalistic therapy, because we are in a house on a small street.

We can teach kids to ride a bike or a scooter in a safe place.

It makes a huge difference in the life of our children; and we do things that maintain the integrity of our neighborhood.



Kids learn how to be a friend and how to play together.

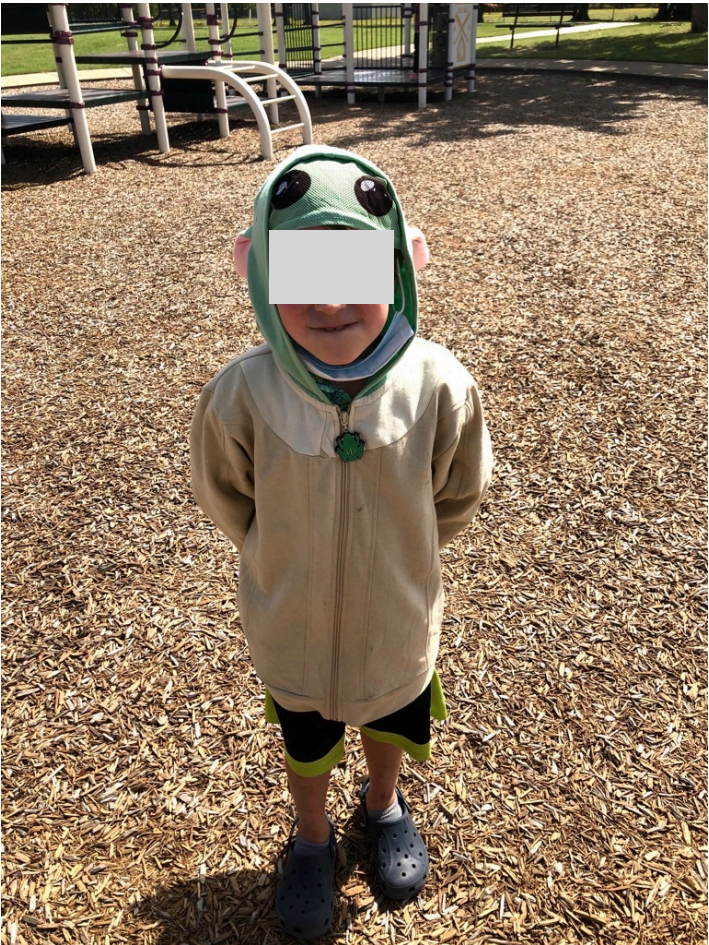
They also learn about science and have activities outside - like learning how to use 2 swings at once!



We utilize The Sports Complex and enjoy it when the Police stop by for a photo or a demonstration.

The Sports Complex is our favorite place to play.

We also go to the Library and get books about the Police and meet officers in person, so we can ask them questions and tell them what we know about their work.



We are good neighbors and have adopted a one mile long stretch of Chisholm Trail where we pick up trash four times annually.

Our children participate in this activity and wonder why so many people throw their "soda cans" on the road as shown below.

