

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: BEN Investments LLC

Street Address: 504 Pin Oak Trail

City: Keller State: TX Zip: 76248

Telephone: 817-312-3706

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: Kara Elizabeth Jones Trust

Street Address: 1629 Roanoke Road

City: Keller State: TX Zip: 76262

Telephone:

Fax:

E-mail:

DocuSigned by:

 Signature of Applicant
 Date: 9/27/2023

Kara Jones
 Signature of Owner
 Date: Sep 27, 2023
 Printed Name of Owner

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 147 S. Elm Street, Keller TX 76248

Legal Description:

Lot(s): 1 Block(s): A Subdivision Name: Jones Addition

Unplatted Property Description:

Abstract Name & Number: Tract Number(s):
 If property is not platted, please attach a metes and bounds description.

Current Zoning: OTK Neighborhood Subdistrict Proposed Zoning: OTK Neighborhood Subdistrict SUP for office

Current Use of Property: Currently Vacant / Previously - Office for Accounting \ Massage Therapy

Proposed Use of Property: Headquarter Office for ServeVita Group of Companies

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SECTION 3. CHECKLIST

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

☒	The application fee
☐	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.
☒	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.