



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: ERIC HOWE.
Street Address: 812 GENTLE WIND DRIVE
City: KELLER State: TX Zip: 76248
Telephone: 469-486-4870 Fax: 817-887-4824 E-mail: OPTICKLEER AUTOGLASS @ GMAIL.COM
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: ERIC HOWE
Street Address: 812 GENTLE WIND DRIVE
City: KELLER State: TX Zip: 76248
Telephone: 469-486-4870 Fax: 817-887-4824 E-mail: OPTICKLEER AUTOGLASS @ GMAIL.COM

[Signature] Signature of Applicant
Date: 02-13-17
[Signature] Signature of Owner Printed Name of Owner: ERIC HOWE
Date: 02.13.17

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1625 S MAIN ST, KELLER, 76248, TX.
Legal Description:
Lot(s): 1 Block(s): _____ Subdivision Name: SOUTH MEADOW INDUSTRIAL PARK
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: C Proposed Zoning: C
Current Use of Property: BEER BARN
Proposed Use of Property: AUTO GLASS CENTER

REC'D FEB 13 2017

Eric Howe

812 Gentle Wind Drive, Keller, TX, 76248

469-486-4870

optickleerautoglass@gmail.com



SPECIFIC USE PERMIT (SUP) APPLICATION WRITTEN PROPOSAL

This is an application for the building situated at 1625 S Main Street, Keller, Texas, 76248. The original location was recorded as Lot 1, South Meadow Industrial Park Addition.

Specifics of business.

We intend to open an Auto Glass business within the above building. We will be replacing, repairing and calibrating windshields on automotive vehicles in addition to offering headlight restoration services. Our hours of operation will be 08:30-18:00 Monday-Saturday. We will not be open on Sundays.

Externally we intend to tidy up and clean the exterior of the building, fit quality signage, maintain the trees, shrubbery and grassed areas and overall to create a very nice professional looking building that will not only provide the services we offer but compliment the already trading automotive businesses in close proximity to the location while creating jobs within the City.

We have instructed architects to design an upscale interior for the building to include a medical office style reception area. The intention is to utilize the North part of the building as the work area and the South part as the offices, reception area and waiting room.

Parking will remain as is now as we feel it to more than adequate for the anticipated number of customers we expect.

Should you have any questions or need further information, please don't hesitate to call or e-mail.

Kind regards.

Eric Howe. 469-486-4870



Google Maps 1625 S Main St



Imagery ©2017 Google, Map data ©2017 Google 20 ft



Optic-Kleer Auto Glass

1625 S Main St
Keller, TX 76248



Field Notes

Description for a portion of Lot 1, of South Meadow Industrial Park Addition, an Addition to the City of Keller, Tarrant County, Texas, according to the plat recorded in Volume 388-135, Page 59, Plat Records, Tarrant County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron found with yellow cap stamped, "FELD BUSCH TX LS 5218" for southeast corner of Lot 1, in the north line of Calverly Place;

THENCE South 89 degrees 23 minutes 24 seconds West a distance of 146.59 feet along the north line of Calverly Place to an "X" cut in concrete in the east line of South Main Street (U.S. Highway 377) for the southeast corner of a tract of land described in a deed to The State of Texas, recorded in Volume 10010, Page 1109, Deed Records, Tarrant County, Texas;

THENCE North 07 degrees 10 minutes 00 seconds East a distance of 202.63 feet along the east line of South Main Street to a 1/2" iron pin set with yellow cap stamped, "AREA SURVEYING" in the north line of Lot 1, for the northeast corner of said State of Texas tract;

THENCE North 89 degrees 21 minutes 09 seconds East a distance of 119.17 feet to a 3/8" iron pin found for the northeast corner of Lot 1;

THENCE South 00 degree 36 minutes 37 seconds East a distance of 200.84 feet along the east line of Lot 1 to the Point of Beginning, said described tract containing 0.613 of an acre of land.

Title Commitment Notes:

The following refers to Item 10, Schedule B, of the Commitment for Title Insurance issued by Chicago Title Insurance Company, GF Number: CTCPI5-81512003685:

4. The following items as shown on plat recorded in Volume 388-135, Page 59, Plat Records, Tarrant County, Texas:
 - i. Twenty-five (25) foot building setback line(s). This item affects this lot and is shown on this survey.
 - ii. Five (5) foot and ten (10) foot utility easement(s). These easements affect this lot and are shown on this survey.
- c. Electric and telephone line easement as granted to TEXAS POWER & LIGHT COMPANY, dated June 27, 1980, filed September 24, 1980, recorded in Volume 7002, Page 23, Deed Records, TARRANT County, Texas. This easement affect this lot and is shown on this survey.

General Notes:

1. Bearings based on the Texas State Plane Coordinate System, North Central Zone, and were obtained by GPS observations using the Texas Real Time Kinetic Network.
2. Abbreviations:
 - IPF = Iron Pin Found
 - IPS = 1/2" Iron Pin Set with yellow cap stamped, "AREA SURVEYING"
 - PRCTCT = Plat Records, Tarrant County, Texas
 - DRITCT = Deed Records, Tarrant County, Texas
 - Esmt. = Easement
 - TP&L = Texas Power & Light Company

Surveyor's Certificate

This is to certify that I have surveyed on the ground, the above described property and find the buildings wholly within the bounds of said property, and so encroachment thereon, except as shown.

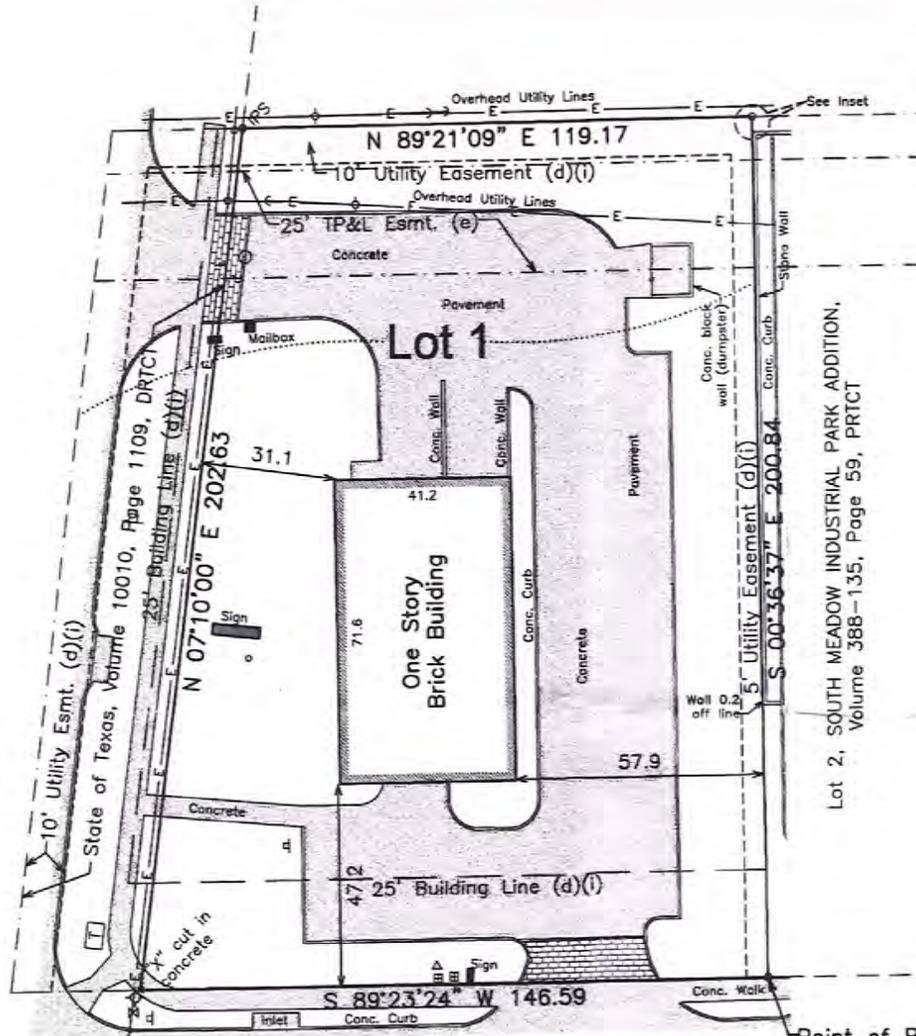
By 
 Roger W. Hart, EPLS 4484

Date: 08/27/12

An original survey will contain a seal and signature in blue ink.

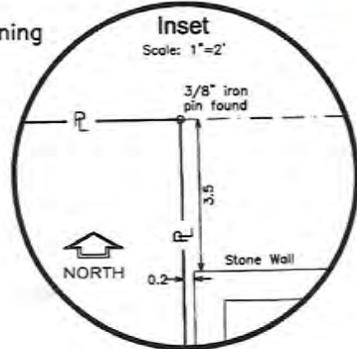


1625 South Main Street
 (U.S. Highway 377)



Lot 2, SOUTH MEADOW INDUSTRIAL PARK ADDITION,
 Volume 388-135, Page 59, PRCTCT

Calverly Place



Legend	
	1/2" Iron Pin Found (Except as noted)
	Benchmark
	Survey Control Point
	Utility Pole
	Guy Wire
	Electric Transformer
	Light Pole
	Power Vault
	Street Light
	Sanitary Sewer Manhole
	Sanitary Sewer Cleanout
	Water Valve
	Water Meter
	Sprinkler Box
	Fire Hydrant
	Telephone Pedestal
	Telephone Vault
	Storm Drain Manhole
	Grate Inlet



Exhibit "A"



Exhibit "A"



Exhibit "A"



Exhibit "A"



Exhibit "A"





SUP Application Letter

January 27, 2017

Optic-Kleer
1625 S Main Street
Keller,
TX
76248

Dear Sir/Madam,

Recently we purchased the Beer Barn on the 377 and are in the process of converting it to a windshield replacement and repair center.

Part of this process is obtaining an SUP from the City of Keller which requires us to approach local businesses to make sure no objections are raised.

We will create little to no noise, no emissions and are planning on greatly improving the building and surrounds to improve the area.

If you, as a local business owner have no objection to our plans, please sign and date below along with any comments you may have.

Thank you.

Eric Howe.
Optic-Kleer

I have no objection to the Beer Barn being developed as an AutoGlass facility.

Name:

Jimmy Hutto II

Jimmy Hutto II

Company and Address:

*Traffic Jamz
1495 S. Main St. Ste 105*



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Thank you,
Eric Howe.
Optic-Kleer

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Name:

Company and Address:

Fenders CAR WASH
1757 S. MAIN Keller



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Eric Howe.

Optic-Kleer

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Name: Discount Fire Co.

Company and Address:

Marble Hill St



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Eric Howe.

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Name:

David J. Reed 1/27/17

Company and Address:

FRONTIER



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TX
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Eric Howe.
Optic-Kleer

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Greg Rice
Name: *Morgan Electric, Inc. + Imperial Fire Protection*

Company and Address: *116 Calverley Pl
Keller, TX 76248*



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Eric Howe.
Optic-Kleer

I have no objection to the Beer Barn being developed as an AutoGlass facility.

Name:

Tammy Hawkins
Tammy Hawkins

Company and Address:

Hawk Air
161 Calverley Pl.
Keller, Tx. 76248



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Keller,
TX
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Name:

Company and Address:

GOODYEAR TIRE



SUP Application Letter

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Optic-Kleer

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Name:



Company and Address:

LUCAS F. HOWE HOME