



## SPECIFIC USE PERMIT (SUP) APPLICATION

### SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Jennifer Randklev/Penguin Patch  
Street Address: 3553 Loddick Lane  
City: Fort Worth State: TX Zip: 76244  
Telephone: 817-337-5335 Fax: 817-380-6126 E-mail: jennifer.randklev@penguinpatch.com  
Applicant's Status: (Check One) Owner  Tenant  Prospective Buyer

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

Owner: MICHAEL L MOORE  
Street Address: 865 12TH CT  
City: MANHATTAN BEACH State: CA Zip: 90266  
Telephone: 310.283.6586 Fax: \_\_\_\_\_ E-mail: Michaelmoore5803@gmail.com  
Signature of Applicant: [Signature] Date: 6/23/2022  
Signature of Owner: Jennifer Randklev Date: 6/23/22  
*att not*  
APPLICANT

### SECTION 2. PERMIT REQUEST INFORMATION

Property Location: Refer to Attached Survey by Joseph Roederer #5727 Dated 10-02-12  
Legal Description:  
Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision Name: \_\_\_\_\_  
Unplatted Property Description:  
Abstract Name & Number: Edmonds, John Survey/457 Tract Number(s): 14C03  
*IF property is not platted, please attach a metes and bounds description.*  
Current Zoning: C-Commercial Proposed Zoning: C-Commercial  
Current Use of Property: Undeveloped Land  
Proposed Use of Property: Light Manufacturing WITH STORAGE WAREHOUSE

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

**SECTION 3. CHECKLIST**

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

<input checked="" type="checkbox"/>	The application fee $\$350^c + \$10^c/\text{ACRE} = 4.07 \text{ ACRES} = \$390^c$
<input checked="" type="checkbox"/>	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. = PDF
<input checked="" type="checkbox"/>	<p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> <li>• the paving of streets, alleys and sidewalks,</li> <li>• means of ingress and egress to public streets,</li> <li>• provisions for drainage,</li> <li>• adequate off-street parking,</li> <li>• screening and open space,</li> <li>• heights of structures,</li> <li>• compatibility of buildings,</li> <li>• hours of operation, and</li> <li>• time limits.</li> </ul> <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> <li>1) The use is harmonious and compatible with surrounding existing uses or proposed uses;</li> <li>2) The activities requested by the applicant are normally associated with the permitted uses in the base district;</li> <li>3) The nature of the use is reasonable and appropriate in the immediate area;</li> <li>4) Any negative impact on the surrounding area has been mitigated; and</li> <li>5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.</li> </ol>
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" type="checkbox"/>	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> <li>• topography and boundary of SUP area;</li> <li>• physical features of the site;</li> <li>• existing streets, alleys and easements;</li> <li>• location of future public facilities;</li> <li>• parking ratios, the final Detailed Site Plan;</li> <li>• building height and location, elevations;</li> <li>• site landscaping;</li> <li>• off-street parking facilities;</li> <li>• size, height, construction materials, and locations of buildings and the uses to be permitted;</li> <li>• location and instruction of signs;</li> <li>• means of ingress and egress to public streets;</li> <li>• the type of visual screening such as walls, plantings and fences;</li> <li>• 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;</li> <li>• other information to adequately describe the proposed development and to provide data for approval;</li> <li>• Tree survey and aerial photo with overlay of concept plan and preservation plan.</li> </ul>
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	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.



**Penguin Patch  
3553 Loddick Lane  
Fort Worth, TX 76244  
817-337-5335**

June 23, 2022

City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76248

Dear Planning and Zoning,

I am a small business owner and longtime resident of Keller. I'm raising my family here and actively involved in the community. The City of Keller would be a great place to move our growing business. Penguin Patch helps schools and serves kids. We are committed to our youth, to our community and our employees. Empowering kids through the act of giving is what shapes the direction of our company. For more than 15 years, Special Education High schoolers from KISD have worked onsite to develop job skills that can benefit them after graduation.

We value a family work environment with Friday's off in the summer, the entire week of 4<sup>th</sup> of July off and we also close the 2 weeks at the end of the year, so our employees can have a good work/life balance. Typically, we have around 40 employees, and during our peak season we add another 30 to our team. Penguin Patch has been in business for 30 years and does not sell directly to the public. Our business operations are a Business to Government (or school) program whereby we mainly have two functions. 1.) We operate a call center to sell and offer customer service to our schools that sign up for our program. 2.) We also manufacture, warehouse, and package products.

Penguin Patch design work is performed in-house, with graphic artists where necessary, and we negotiate with factories for the manufacture of base items. We contract some manufactured products from overseas and the USA. Using numerous contract manufacturers, we create a 'Holiday Shop Kit' of approximately 100 different items, and we package those items into Kits based upon the enrollment and expected sales volume of the elementary school. Given the size of our business we sell, up to 10 different versions of Kits for the Holiday Season depending on the year.

Our team receives the goods (from USA and Abroad), performs quality assurance, remediations work when required, assembles the kits of 100 items, packages the kits of saleable items into specific boxes per kit, adds sales materials (e.g., custom aprons, how to run a holiday shop), provides cash registers (where required), provides sales materials (e.g., tablecloths, shopping bags), and ships the entirety to Schools (our customers).

Normal operating hours are Monday – Friday, from 8am-5pm. During December, our peak season, our hours are 8am-8pm. We have inbound deliveries a handful of times per year and our daily outbound deliveries are mainly standard delivery box trucks. At the end of the year, for a few weeks, we will have a small UPS trailer on site, that is swapped out daily.

We look forward to bringing more job opportunities and making Keller look beautiful with our state of the art building. Thank you for your consideration.

Thank you,

  
Jennifer Randklev

BOUNDARY SURVEY  
\*\*\*1746088\*\*\*  
\*\*\*1746088\*\*\*

LEGAL DESCRIPTION:

BEING A 4.07 ACRE PARCEL OR TRACT OF LAND DESCRIBED IN DEED TO SABLE & MCLUNG FAMILY PARTNERSHIP LTD, RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D205020767 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACTS 1 AND 2 CONVEYED TO TOWN AND COUNTRY DEVELOPMENT CORP. BY DEED RECORDED IN VOLUME 7591, PAGE 1748, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.07 ACRE PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING ON THE WEST LINE OF THE TEXAS AND PACIFIC RAILROAD CALLED 100 FOOT RIGHT-OF-WAY, AND THE SOUTHEAST CORNER OF A 3.09 ACRE TRACT DESCRIBED IN DEED TO LEGENDARY PROPERTIES, LLC, RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D209135599 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND FROM WHICH THE NORTHEAST CORNER OF SAID TRACT 2 BEARS NORTH 02 DEGREES 26 MINUTES 13 SECONDS EAST A DISTANCE OF 1427.33 FEET;

THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID TEXAS AND PACIFIC RAILROAD RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 26 MINUTES 13 SECONDS WEST A DISTANCE OF 375.00 TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT SAME BEING THE NORTHEAST CORNER OF A 7.63 ACRE TRACT DESCRIBED IN DEED TO INTERNATIONAL INTERVEST, INC. RECORDED IN TARRANT COUNTY CLERK'S FILE NUMBER D210082264 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

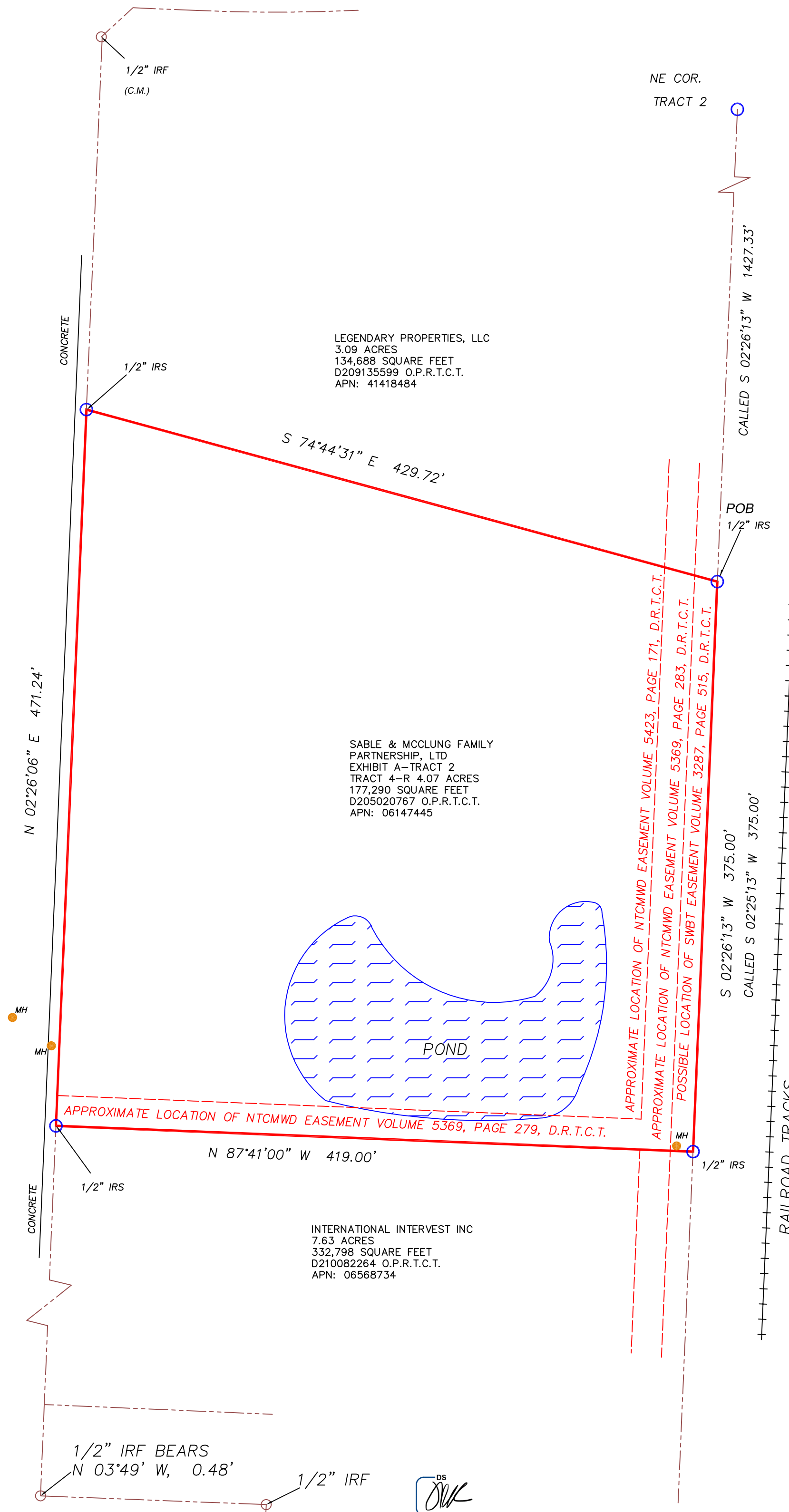
THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID INTERNATIONAL INTERVEST, INC. TRACT, NORTH 87 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 419.00 FEET, TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID INTERNATIONAL INTERVEST, INC TRACT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF CHISOLM TRAIL (CALLED 60 FOOT RIGHT-OF-WAY);

THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID EAST RIGHT-OF-WAY LINE, NORTH 02 DEGREES 26 MINUTES 06 SECONDS EAST A DISTANCE OF 471.24 FEET, TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT SAME BEING THE NORTHWEST CORNER OF SAID LEGENDARY PROPERTIES, LLC. TRACT;

THENCE ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID LEGENDARY PROPERTIES, LLC. TRACT, SOUTH 74 DEGREES 44 MINUTES 31 SECONDS EAST A DISTANCE OF 429.72 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 4.07 ACRES OR 177,290 SQUARE FEET OF LAND, MORE OR LESS.

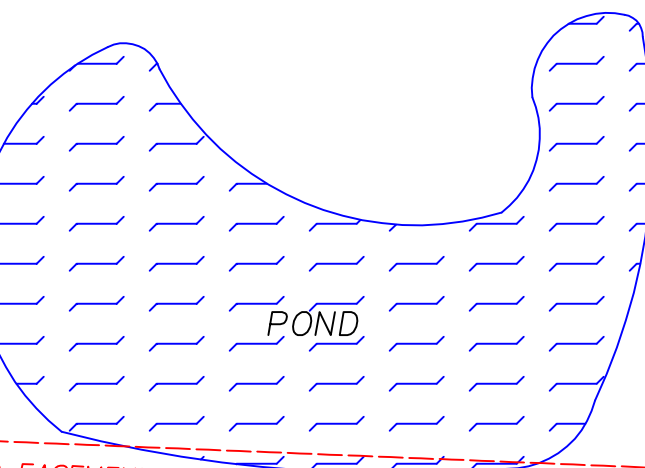
CHISOLM TRAIL  
60' PUBLIC RIGHT-OF-WAY  
VOLUME 6380, PAGE 444, D.R.T.C.T.

TEXAS AND PACIFIC RAILROAD  
CALLED 100 FOOT RIGHT-OF-WAY



LEGENDARY PROPERTIES, LLC  
3.09 ACRES  
134,688 SQUARE FEET  
D209135599 O.P.R.T.C.T.  
APN: 41418484

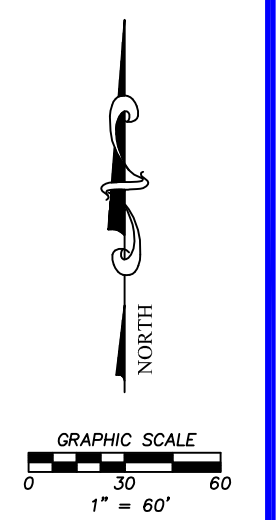
SABLE & MCLUNG FAMILY PARTNERSHIP, LTD  
EXHIBIT A-TRACT 2  
TRACT 4-R 4.07 ACRES  
177,290 SQUARE FEET  
D205020767 O.P.R.T.C.T.  
APN: 06147445



ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN VOLUME 6380, PAGE 452 AND VOLUME 8597, PAGE 2151 O.P.R.T.C.T.

- b. Easement: to Texas Power & Light Company... (UNABLE TO DETERMINE LOCATION BASED ON DESCRIPTION)
- c. Easement: to Southwestern Bell Telephone Company... (POSSIBLE LOCATION SHOWN ON SURVEY)
- d. Easement: to North Tarrant County Municipal Water District... (APPROXIMATE LOCATION SHOWN ON SURVEY)
- e. Easement: to North Tarrant County Municipal Water District... (APPROXIMATE LOCATION SHOWN ON SURVEY)
- f. Easement: to North Tarrant County Municipal Water District... (APPROXIMATE LOCATION SHOWN ON SURVEY)
- g. Easement: to North Tarrant County Municipal Water District... (OFFSITE OF SUBJECT TRACT)
- h. Easement: to North Tarrant County Municipal Water District... (OFFSITE OF SUBJECT TRACT)
- i. Easement: to Gibraltar Savings Association... (OFFSITE OF SUBJECT TRACT)
- j. Easement: to the City of Keller... (OFFSITE OF SUBJECT TRACT)
- k. Easement: public road dedication... (SHOWN ON SURVEY)

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"  
IRF = IRON ROD FOUND  
IRS = IRON ROD SET  
POB = POINT OF BEGINNING  
C.M. = CONTROLLING MONUMENT  
NTCMWD = NORTH TARRANT COUNTY MUNICIPAL WATER DISTRICT



RESIDENTIAL LAND SERVICES logo and address: CHISOLM TRAIL, KELLER, TEXAS 76248. Includes legal description and basis of bearings.

RESIDENTIAL LAND SERVICES logo, Hexter-Fair First American Title logo, and SeeMyNewHome! logo. Includes a legend for symbols used in the survey, a list of possible encroachments (none apparent), and a surveyor's certificate for Joseph L. Roederer, No. 5727.

Signature of the surveyor, Joseph L. Roederer.



# THE PENGUIN PATCH



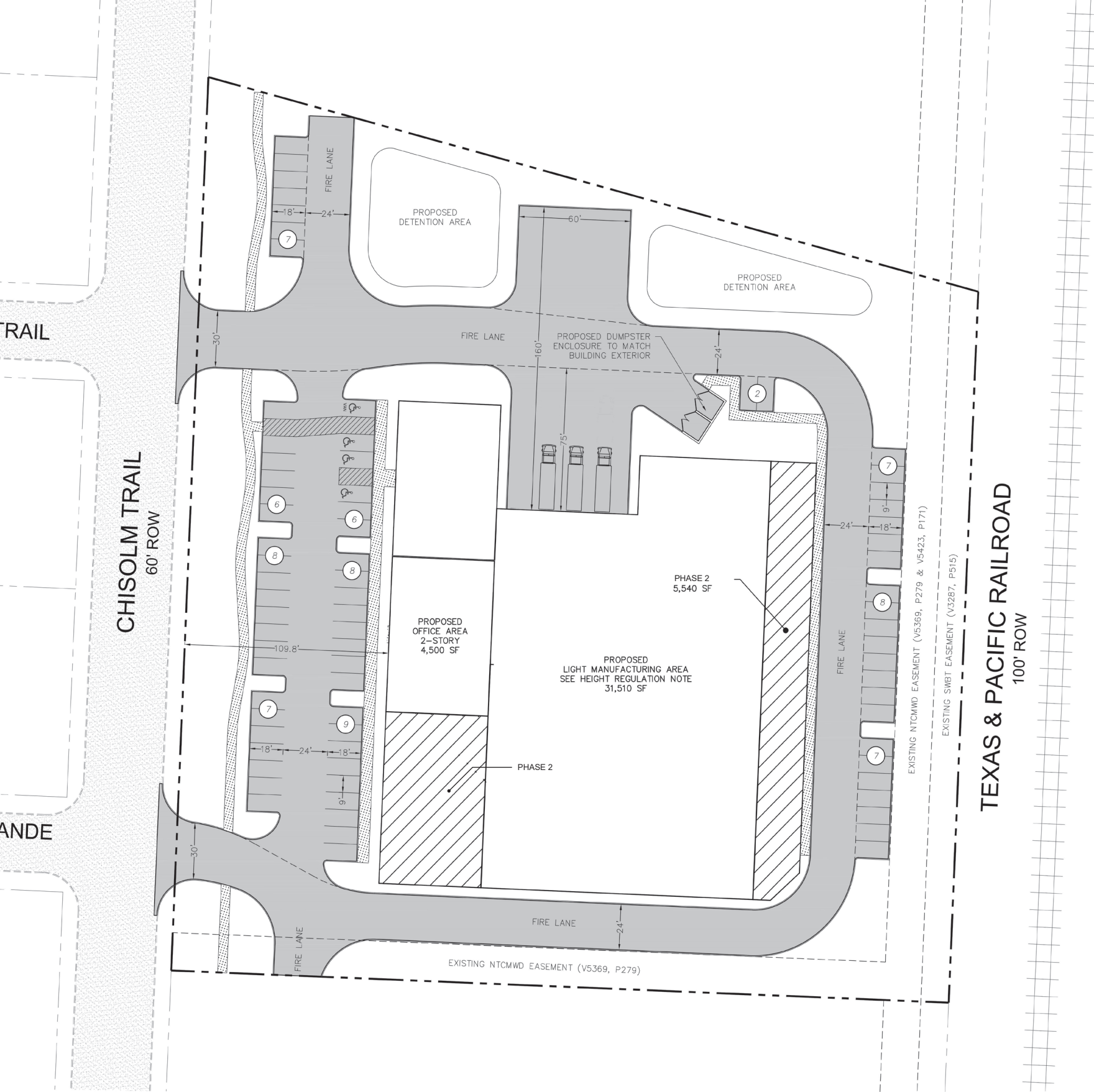
CONCEPT PLAN  
KELLER, TEXAS

**M3**STUDIO  
ARCHITECTURE+DESIGN









## THE OPPORTUNITY

IT IS TIME TO RE-IMAGINE AND REDEFINE THIS PROPERTY TO ACHIEVE A NEW LEVEL OF SUCCESS. IT IS TIME FOR KELLER TO PRESENT A NEW IMAGE AND OFFER A NEW EXPERIENCE TO NEARBY RESIDENTS.

- DISTINGUISHED PROPERTY WITH PROMINENT ADDRESS
- MODERN DYNAMIC ARCHITECTURE
- DISTINCTIVE PLACE-MAKING
- INVIGORATE PROPERTY BY SITE AMENITIES
- SITE ACCESSIBILITY AND LANDSCAPE
- ENHANCED PARKING AREAS
- CONNECTION TO WALKING TRAILS





## ***THE VISION***

TO INVIGORATE AND ENLIVEN KELLER'S EXISTING NEIGHBORHOOD, MB STUDIO BELIEVES THAT FOUR DESIGN PRINCIPALS ARE FUNDAMENTAL TO THE SUCCESS OF THE PROJECT. THESE DESIGN PRINCIPALS BEGIN WITH CONNECTING TO THE COMMUNITY AND SURROUNDING CONTEXT AND EXTEND TO THE ARCHITECTURAL BRAND OF THE PENGUIN PATCH.

- 1** | CONNECT COMMUNITY / WALKING TRAIL
- 2** | CREATE AREAS TO GATHER/ OPEN SPACE
- 3** | ELEVATE CHISOLM TRAIL STREET PRESENCE
- 4** | DYNAMIC ARCHITECTURE / SCALE / MATERAILS





PENGUIN PATCH





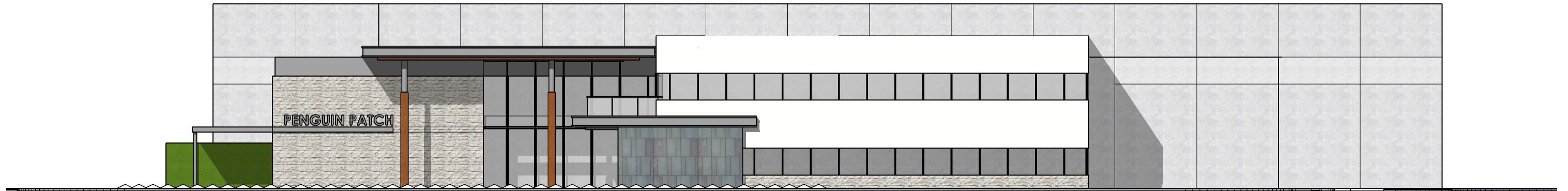
PENGUIN PATCH





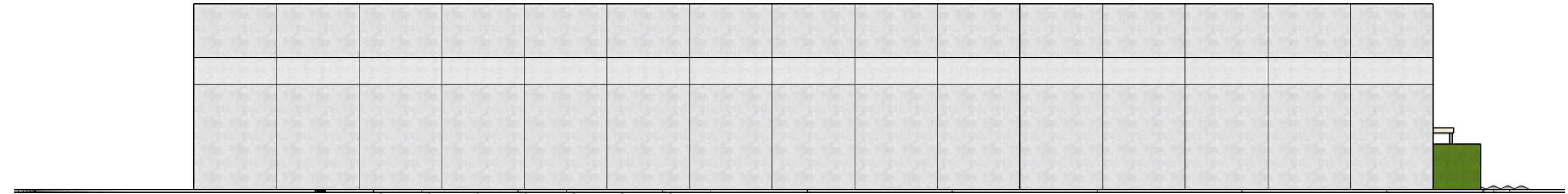
PENGUIN PATCH





WEST ELEVATION

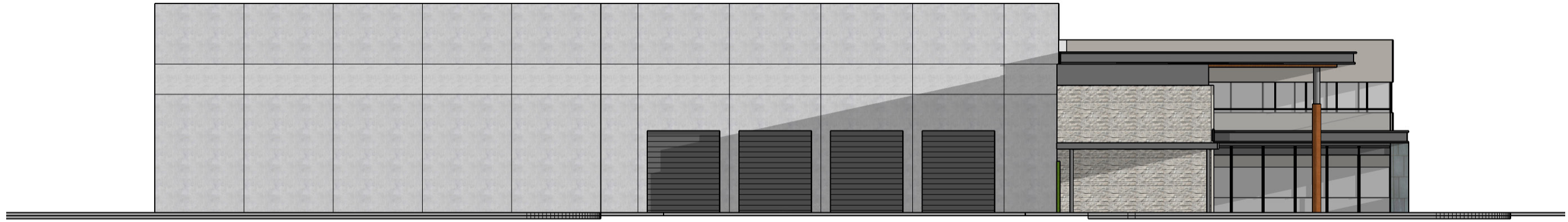
PAINTED CONCRETE TILT-WALL PANELS - 65%  
DECORATIVE STONE 15%  
STUCCO - 5%  
GLAZING 15%



EAST ELEVATION

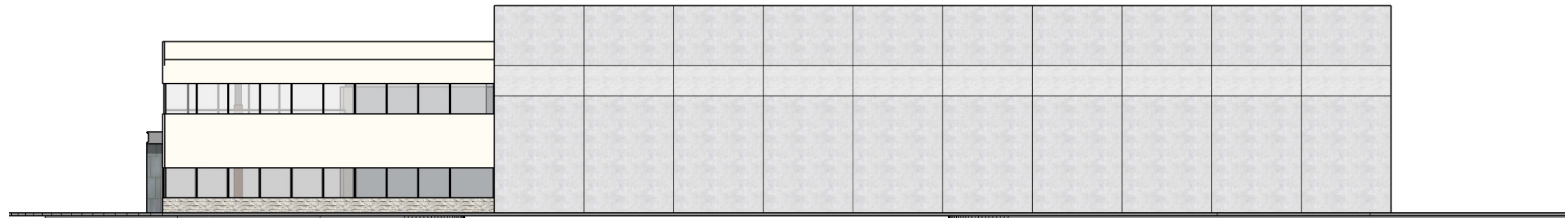
PAINTED CONCRETE TILT-WALL PANELS - 100%





NORTH ELEVATION

PAINTED CONCRETE TILT-WALL PANELS - 75%  
DECORATIVE STONE 10%  
STUCCO - 5%  
GLAZING 10%



SOUTH ELEVATION

PAINTED CONCRETE TILT-WALL PANELS - 85%  
DECORATIVE STONE 5%  
STUCCO - 5%  
GLAZING 5%



**ARTICLE EIGHT**  
**Unified Development Code**

Adopted: July 7, 2015 City of KELLER

S. C – Commercial District

1. General Purpose and Description

The C, Commercial District is intended predominately for certain retail, and light intensity wholesale and commercial uses of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with typical office, other retail, shopping, and residential environments.

2. Permitted Uses

- a. Those uses specified in this Section.
- b. Such uses as may be permitted under provisions of Specific Use Permits (SUP).

3. Height Regulations

**Maximum Height** - Two (2) stories, thirty-five feet (35'); maximum four (4) stories, forty-eight feet (48') if an additional setback is met. One story, twenty-five feet (25') if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural features may exceed twenty-five feet (25').

4. Area Regulations

a. Size of Lots

- 1) **Minimum Lot Size** - Thirty-three thousand (33,000) square feet.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').
- 3) **Minimum Lot Depth** - None.

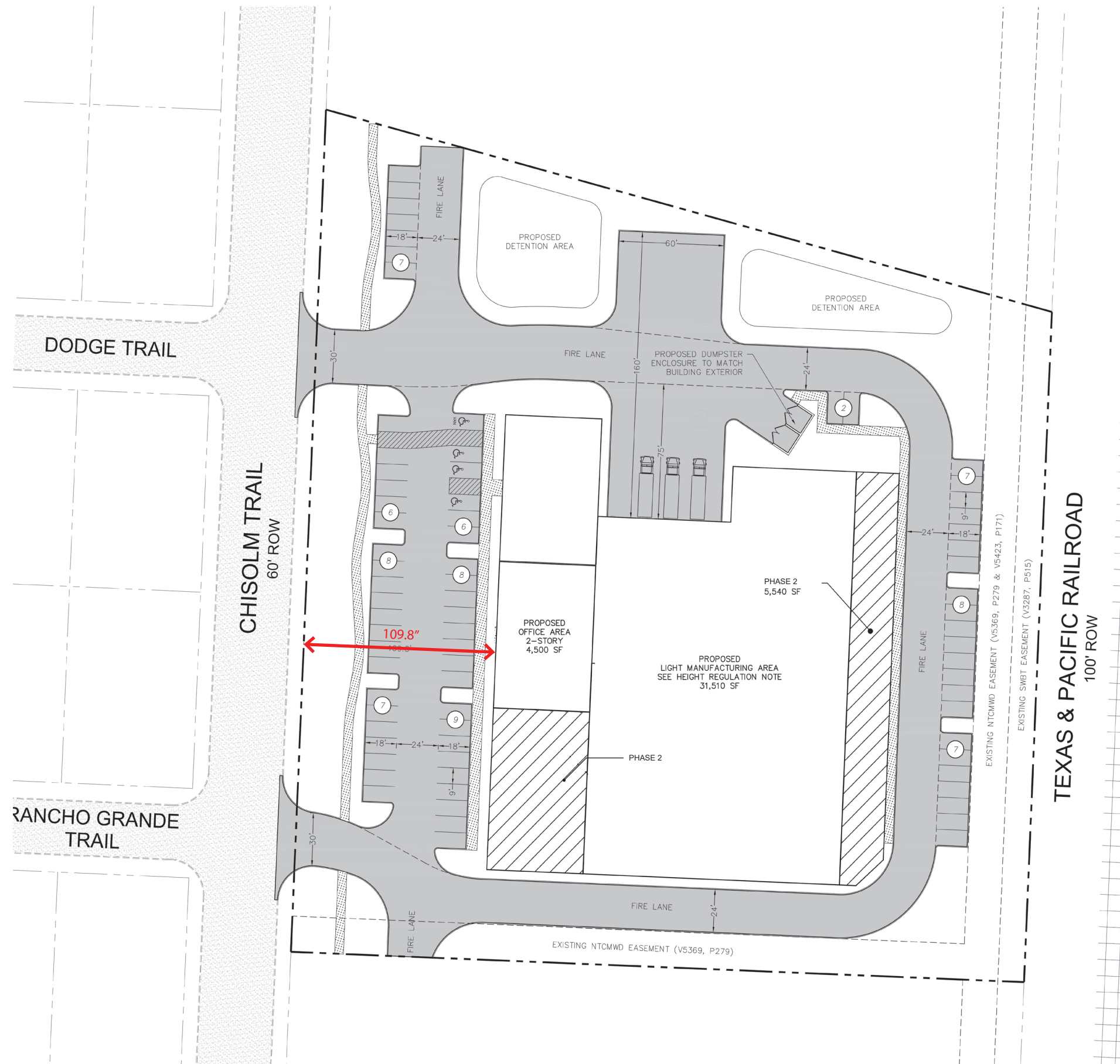
b. Size of Yards

- 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
- 2) **Minimum Side Yard** - None.
- 3) **Minimum Rear Yard** - Twenty feet (20').
- 4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a sixty-foot (60') setback.

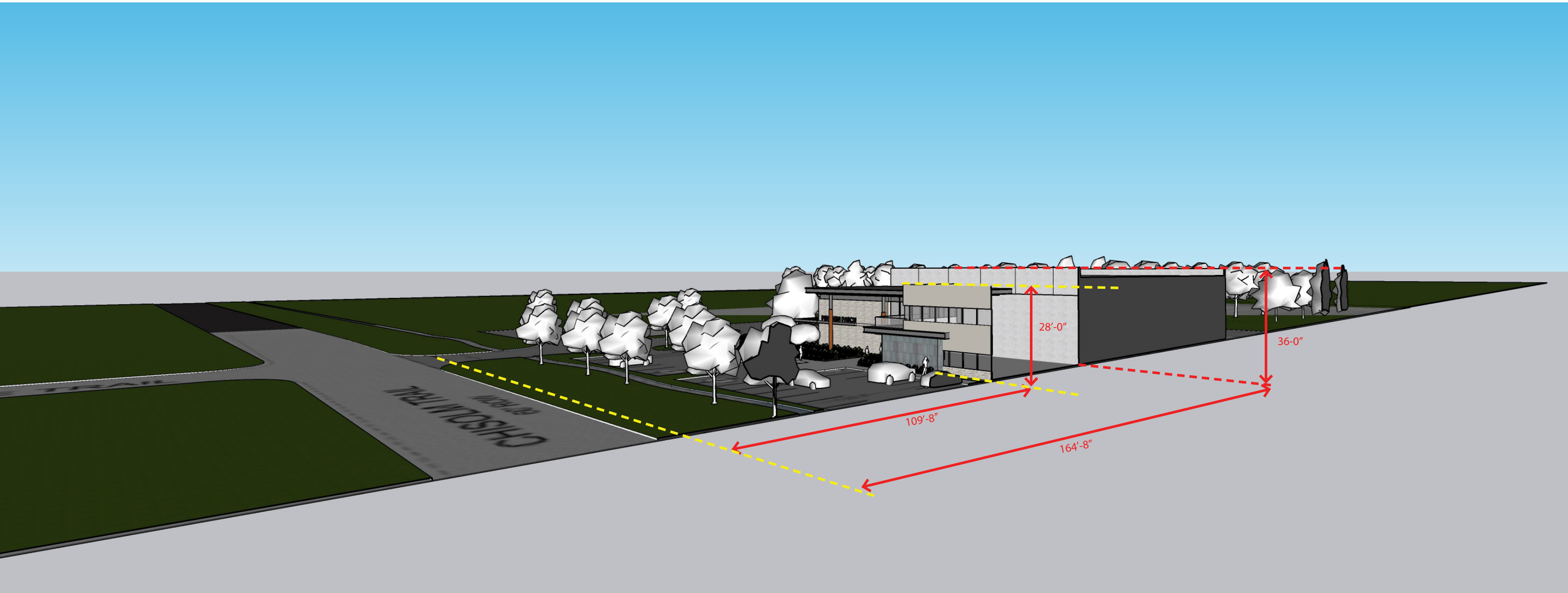
5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').

5. Other Regulations

- a. As established in [Article Eight](#).
- b. Parking Requirements: As established in [Section 8.07 - Off Street Parking and Loading Requirements](#).
- c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
- d. Site Plan submittal is required.







Per Article Eight , At 109'-8" setback (2ft for every 1 ft of addtional setback) = 18'-0" additional height.  
Max Allowable Height = 48'-0"





PENGUIN PATCH



**M3** STUDIO  
ARCHITECTURE + DESIGN

10440 E NORTHWEST HWY | SUITE 100 | DALLAS, TEXAS 75238 | 214.549.5922 | [WWW.MBSTUDIOARCH.COM](http://WWW.MBSTUDIOARCH.COM)