



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Pyco Southwest Realty - Jim Maibach for Bruce Moore of F5 Auto
Street Address: 1703 North Pyco Drive & 2719 Explorer, Grand Prairie Tx 75051
City: Arlington State: Tx Zip: 76001
Telephone: 817-467-6803 Fax: 817-465-7464 E-mail: [REDACTED]
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

F5 Auto Center, LLC.

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

Owner: Sami Habash of Magic Petroleum, LLC
Street Address: 4308 Glen Meadows Drive
City: Allen State: Tx Zip: 75002
Telephone: 214-228-2628 Fax: N/A E-mail: [REDACTED]

Signature of Applicant: [Signature]
Date: 12-7-2022

Signature of Owner: _____
Printed Name of Owner: _____
Date: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1661 South Main Street Keller Tx 76248

Legal Description: Lot(s): 5R Block(s): _____ Subdivision Name: South Meadows Industrial District

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

Current Zoning: "C" Commercial Proposed Zoning: LI plus SUP for only Major

Current Use of Property: a former Goodyear Tire Store for Sale & Service

Proposed Use of Property: ONLY Major Auto Repair to
exclude Paint or Body Work

Auto Repair

Use of the Existing Building with no site changes, willing to update building with painting, signs, and landscaping.

SPECIFIC USE PERMIT (SUP) APPLICATION

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.



Real Estate Brokerage ♦ Development ♦ Appraisals ♦ Property Tax Consulting

December 12, 2022,

To: City of Keller:

Planning Staff for the Zoning Change and SUP Request: for 1661 South Main Street Keller Texas on Lot 5r South Meadows Industrial Park

Answers to Section 3 Narrative Statement

- The current Zoning of the site “C” Commercial for heavy commercial/retail land use that allows for auto tire sales and service store, it was Goodyear Tire Store originally. The most recent tenant was “Next Tire Store”.
- The need for a zoning change for an SUP use in “LI” is to allow a new tenant to occupy a vacant automotive-type building that does mostly minor auto repair but does major engine work and transmissions and other services to vehicles. The new business DOES NOT perform any bodywork, frame straightening, or body painting. Therefore, NO paint booth is needed. The zoning change is intended for major auto repair only, with No Paint No Body services. This tenant has a proven track record in 5 cities around the DFW area. Information attached.
- The use will not change the existing building site or structure. The new tenant is willing to add more landscaping if needed or required, will install a new sign that meets all ordinances, and partially paint the exterior of the building to dress up as needed or requested by the City of Keller.
- The new use is a high-end auto service operator that does work on very nice high-end vehicles. They offer concierge drop-off and pick-up services and have a nice waiting room planned for customers.
- The proposed use is very similar to the existing use, does not need any structural changes to the building will offer services needed for nearby residents.
- The new use is compatible with the surrounding business uses that are all commercial along South Main Street and similar to the area. They comply in our opinion with the City of Keller’s “Future” Land use goals as shown in the adopted comprehensive plan.
- This zoning change and SUP will consistent with all existing uses, streets, entrances, and utilities to the site. No new building development is needed. This change allows a vacant building to be leased and serviced to the community by offering a needed service business for automobile repair and homeowners in the area.
- It will add to the tax base of Keller through additional Business Personal Property, being added to the tax rolls in addition to the existing building value.

Sincerely,

James L. Maibach & Brian Cotter
Zoning Consultants for Applicant.

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF VIGNETTE DESIGN L.L.C. TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY

F5 AUTO CENTER

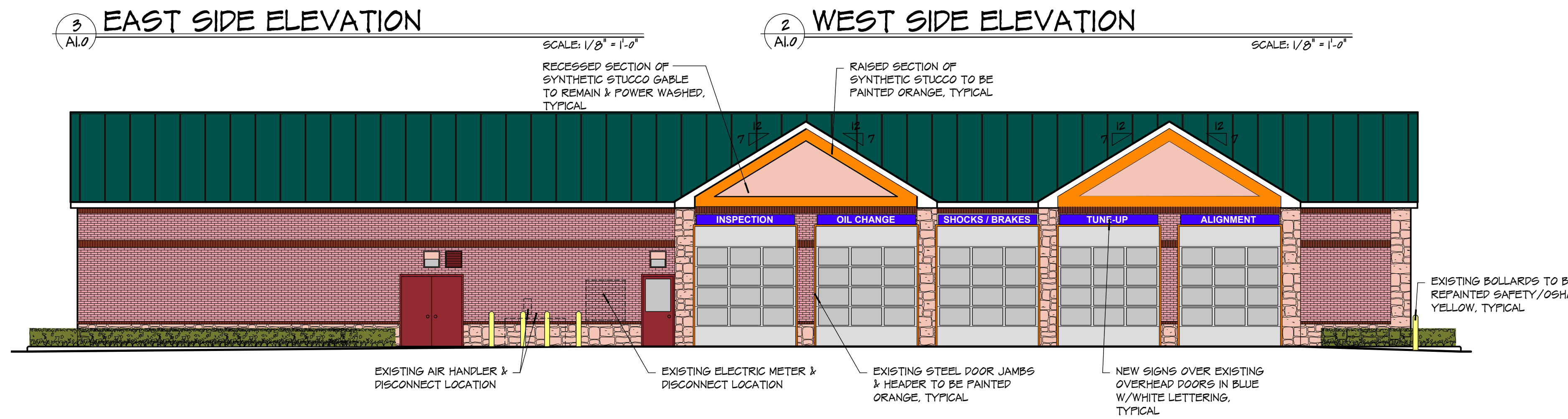
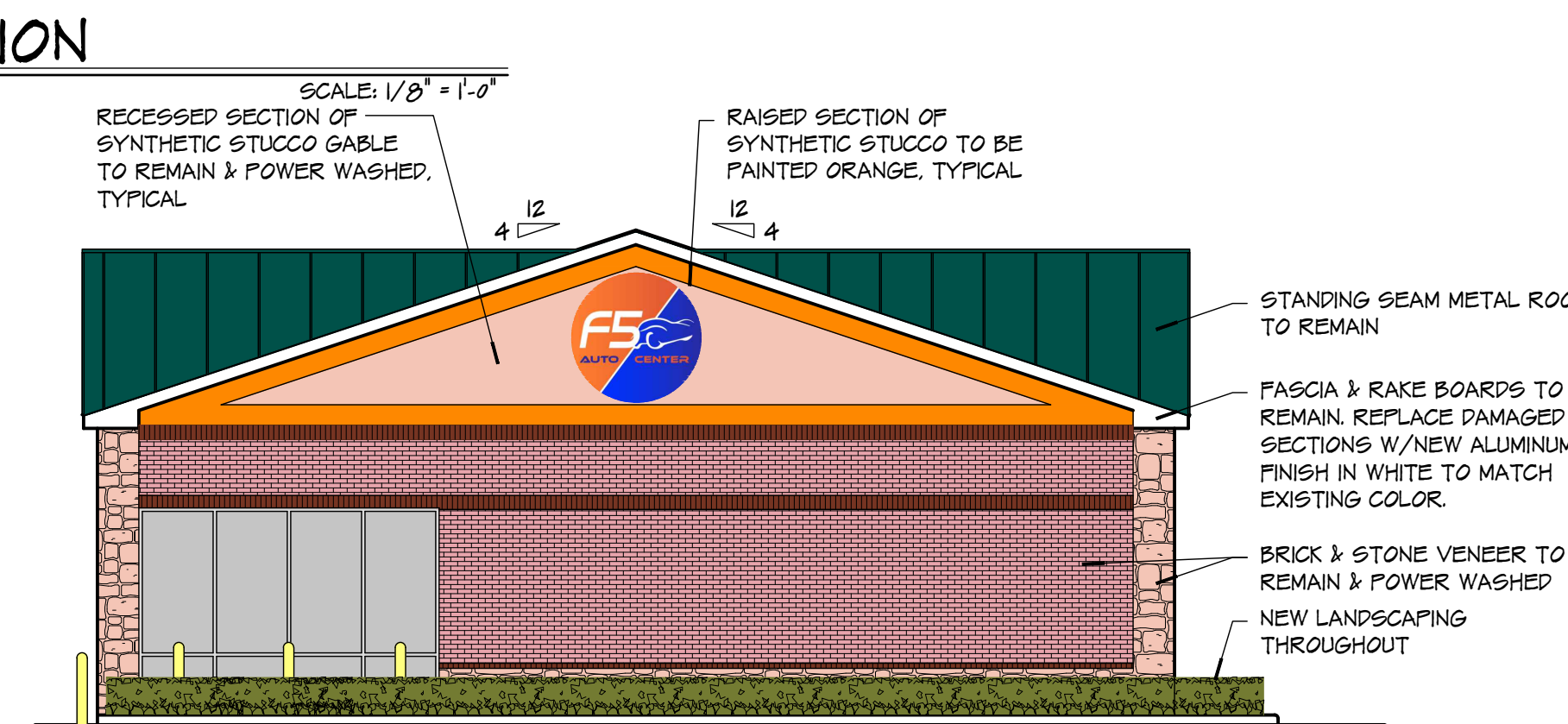
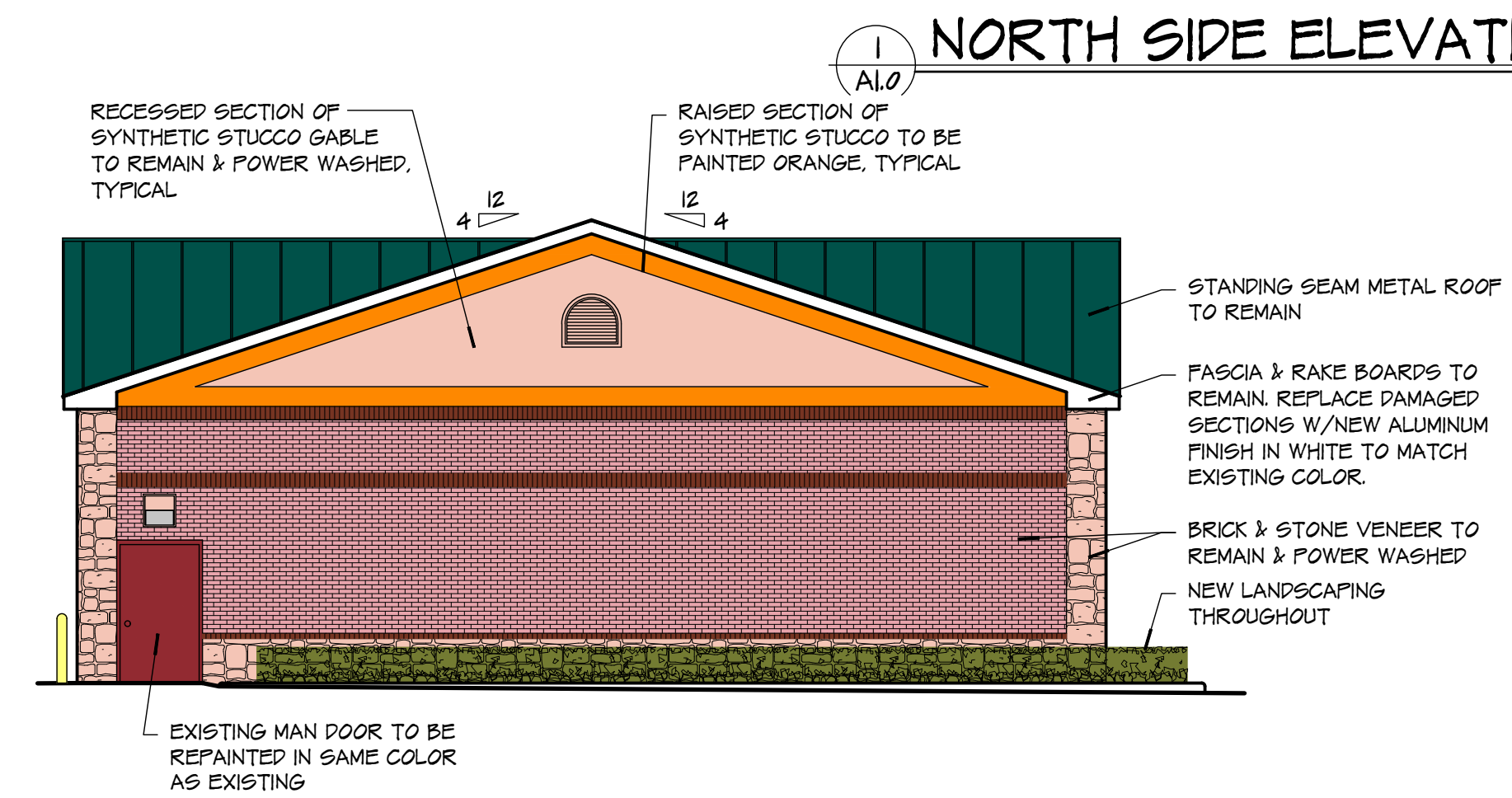
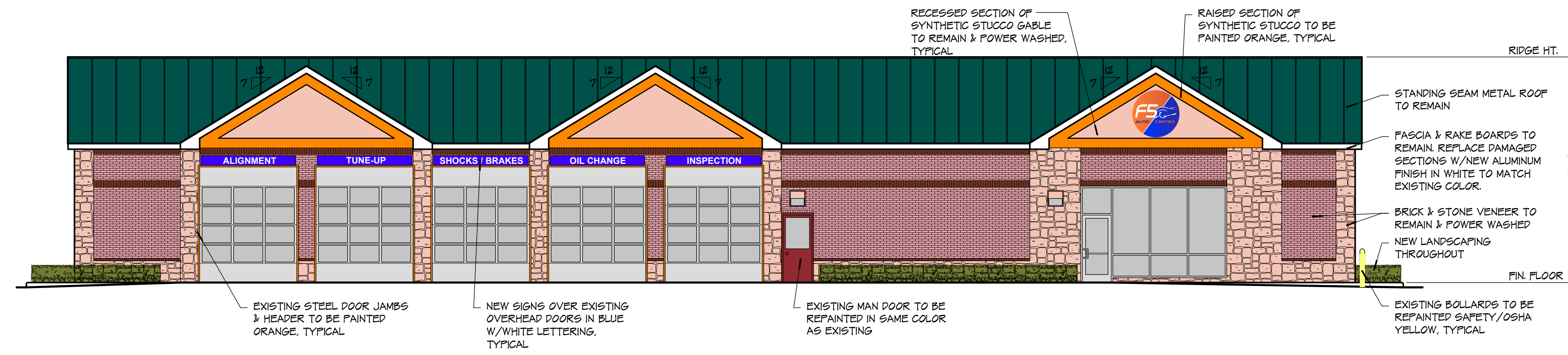
1661 S. MAIN STREET
KELLER, TEXAS 76248

SHEET INDEX

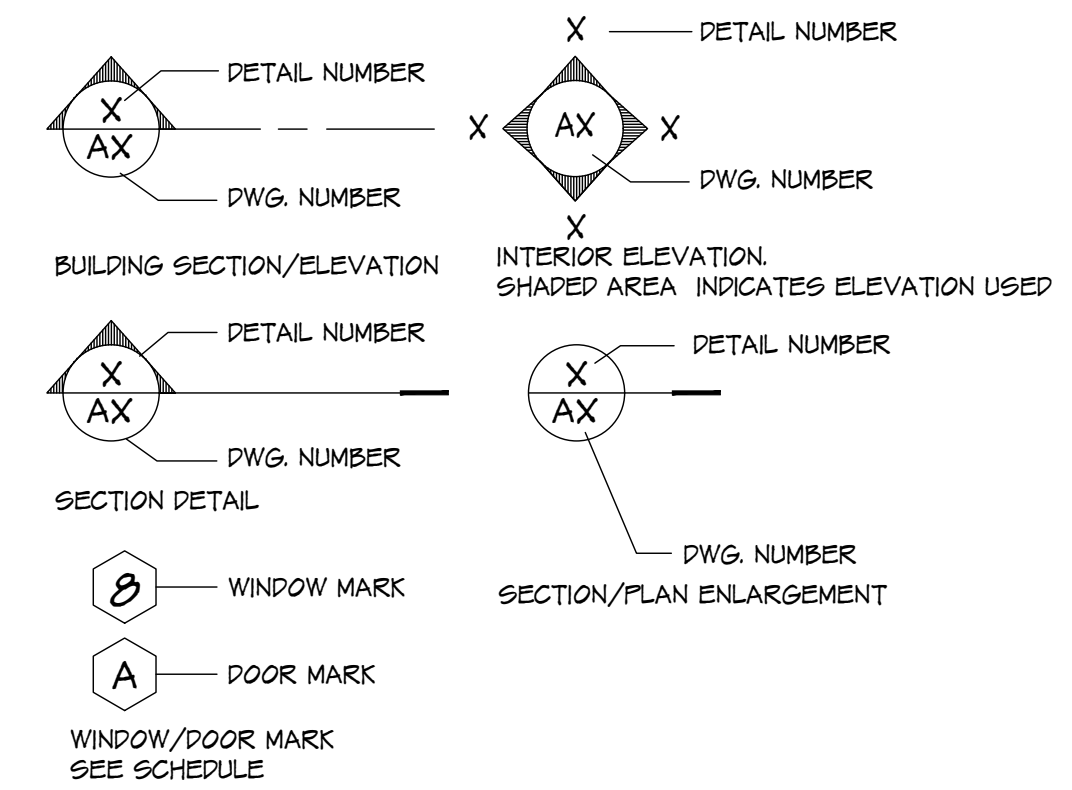
- A1.0 - TITLE SHEET
- COLORED ELEVATIONS
- A2.0 - BLACK & WHITE ELEVATIONS



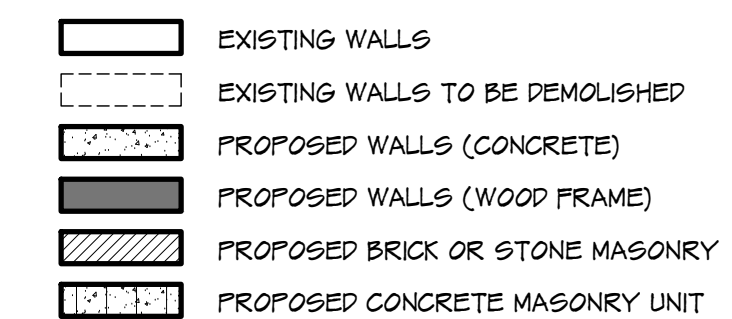
VIGNETTE DESIGN, L.L.C.
Haslet, Texas 76052
Cell: 940.594.3384
vignettedesignllc@gmail.com



SYMBOLS LIST



LEGEND



ABBREVIATIONS

ADPL. ALLOW.	ADDITIONAL ALLOWABLE	HORIZ. HT.	HORIZONTAL HEIGHT
ALUM.	ALUMINUM	JSTS.	JOISTS
A.F.F.	ABOVE FINISH FLOOR	LVL	LAMINATED VENEER LUMBER
BARR.	BARRIER	MANUF.	MANUFACTURER
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MIN.	MINIMUM
BM.	BEAM	ML	MICROLAM
BTHRM.	BATHROOM	MW	MICROWAVE
CLG.	CEILING	NOM.	NOMINAL
CLO.	CLOSET	O.C.	ON CENTER
CONT.	CONTINUOUS	OP'G.	OPENING
CONC.	CONCRETE	PLYWD.	PLYWOOD
CORR.	CORRIDOR	PROP.	PROPOSED
DIM.	DIMENSION	P.T.	PRESSURE TREATED
D.W.	DISH WASHER	PTD.	PAINTED
DWG.	DRAWING	RD.	ROUND
EA.	EACH	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EXIST.	EXISTING	REQD.	REQUIRED
EXT.	EXTERIOR	STL.	STEEL
FAL	FRESH AIR INTAKE	ST. STL.	STAINLESS STEEL
FLR.	FLOOR	THK.	THICK
FDN.	FOUNDATION	TYP.	TYPICAL
FT.	FOOT/FEET	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	VERT.	VERTICALLY
GYP. BD.	GYPSUM BOARD	V.T.R.	VENT TO ROOF
IN.	INCH(ES)	W/	WITH
INFO.	INFORMATION		

Project: **F5 AUTO CENTER**
1661 S. Main Street
Keller, Texas 76248

Date: 12-31-2022

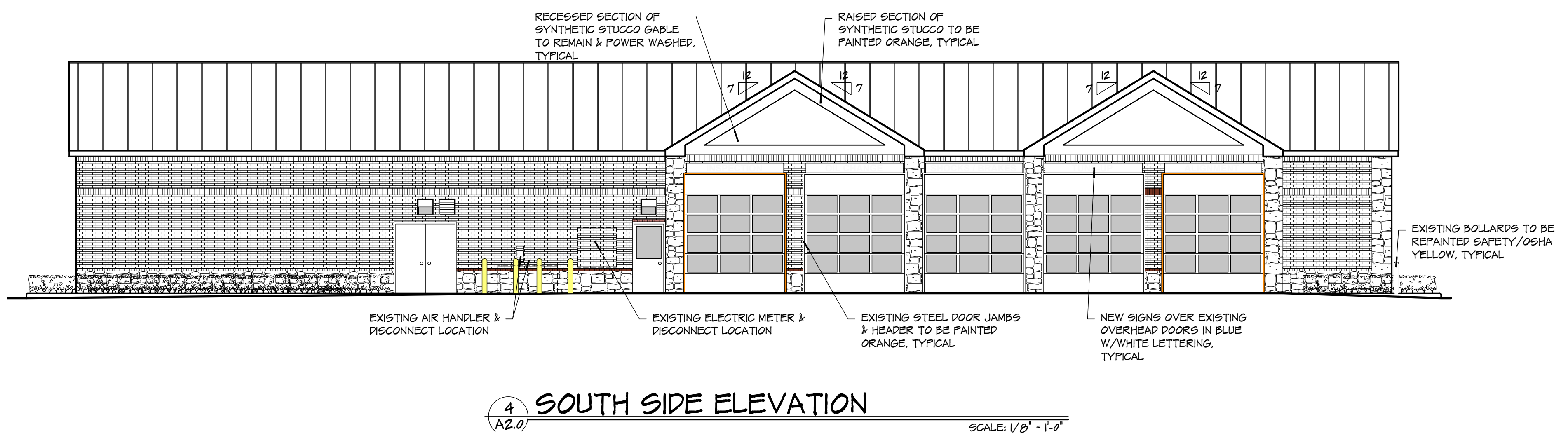
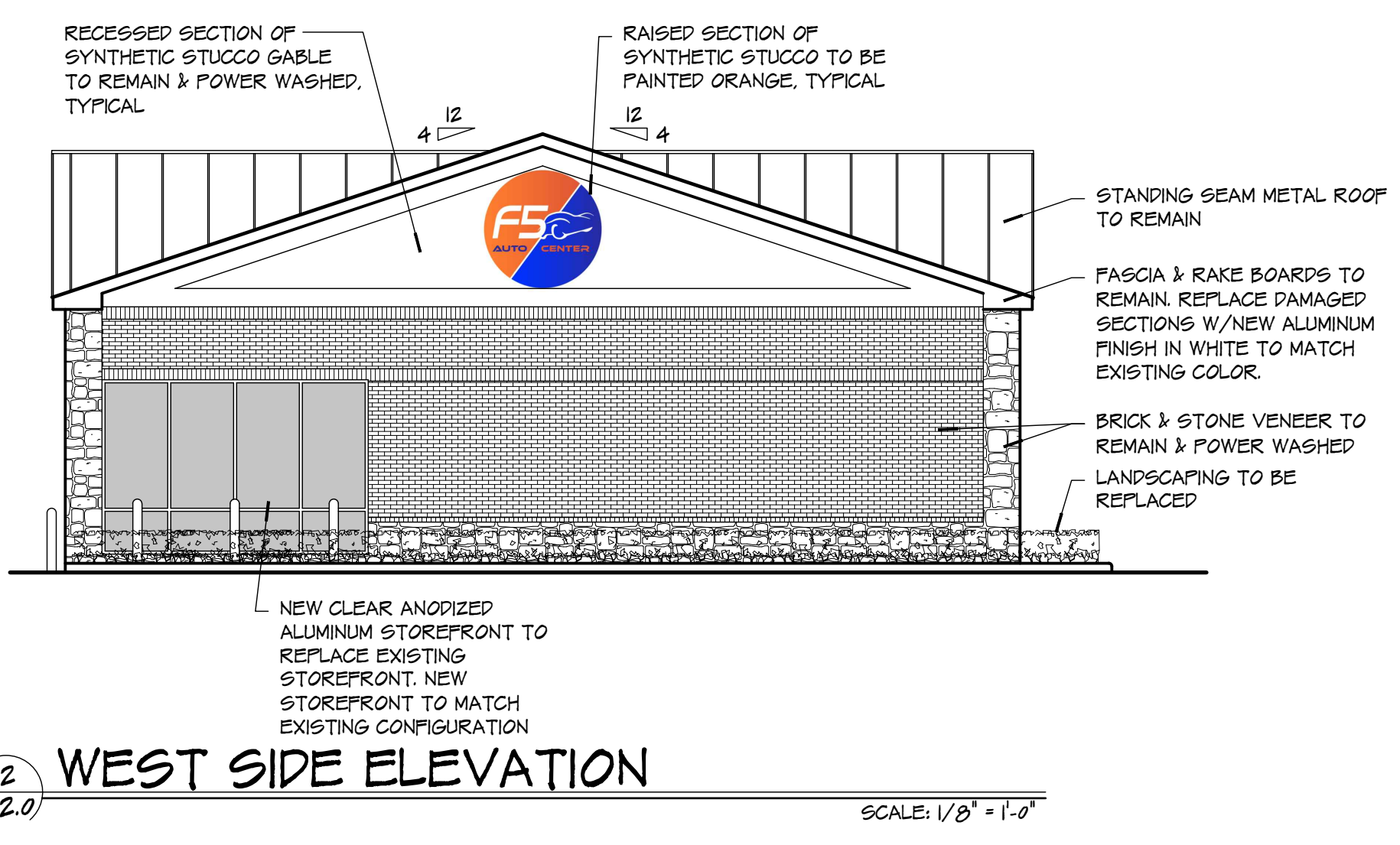
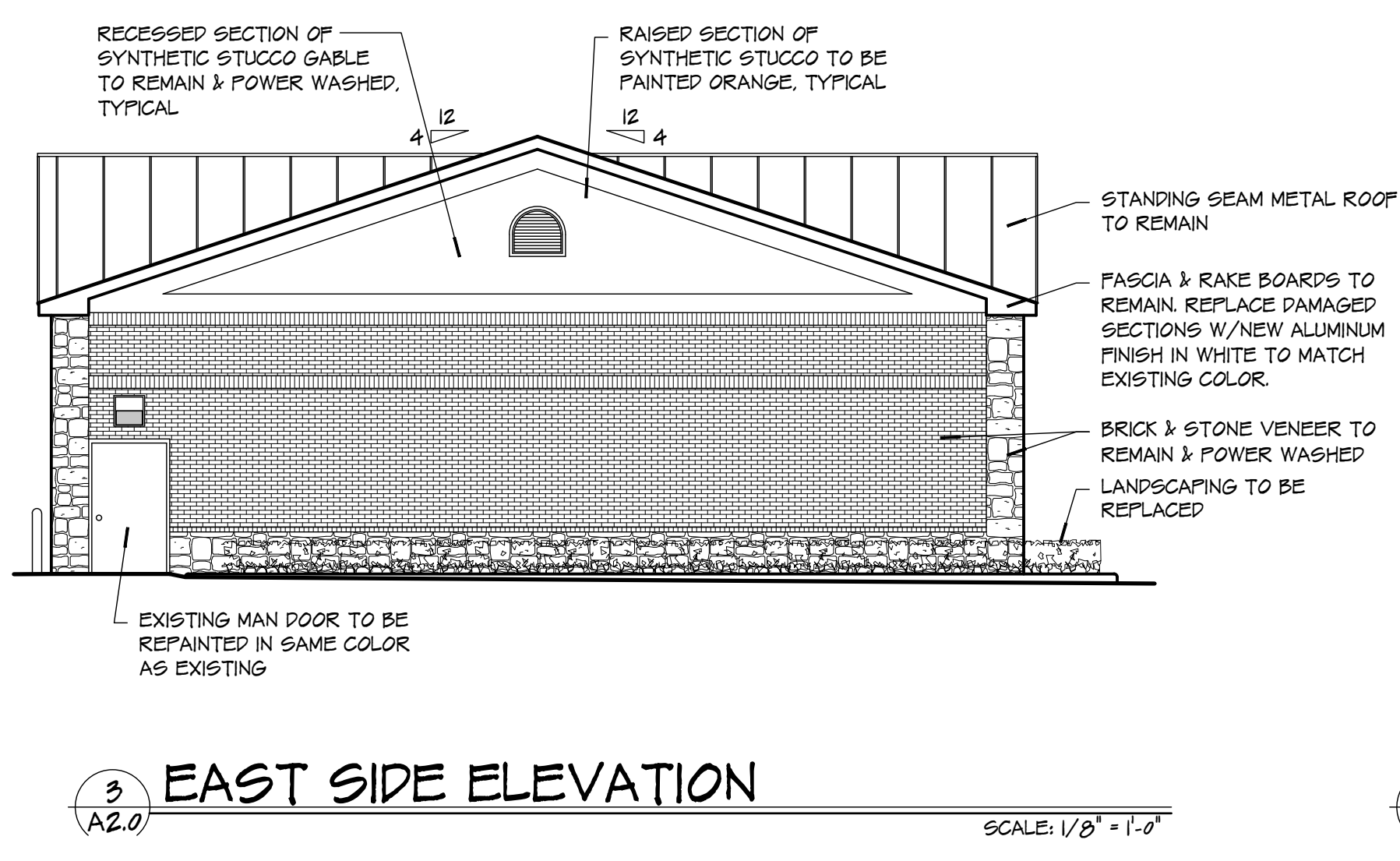
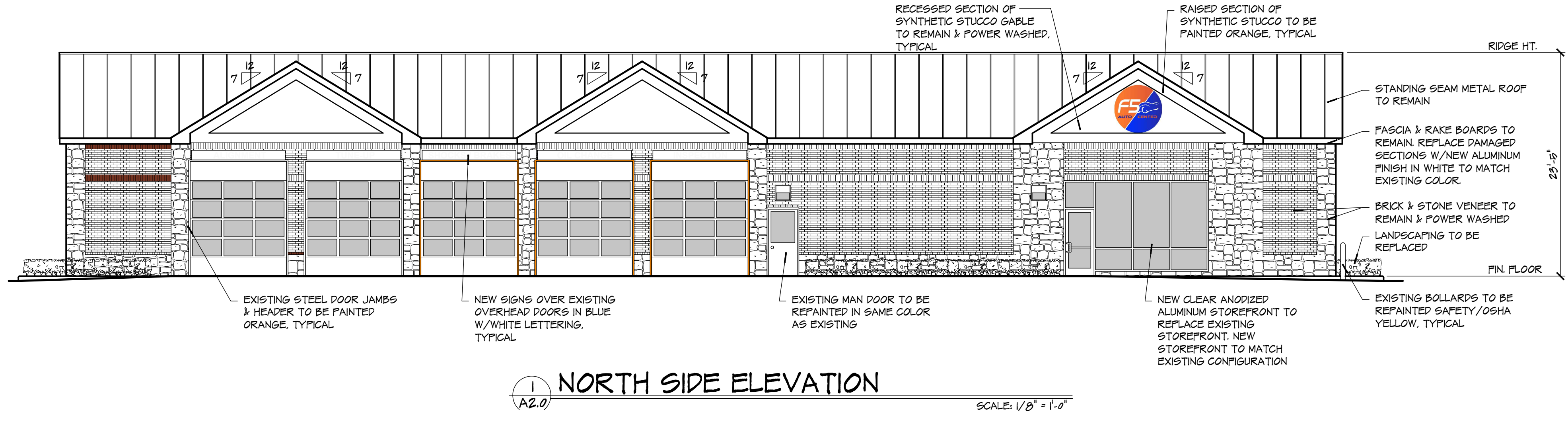
Project Number: 22079VIG

Drawn By: vmb3

REV DATE DESCRIPTION

Drawing No: **A1.0**

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF VIGNETTE DESIGN L.L.C. TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY



VIGNETTE DESIGN, L.L.C.
Haslet, Texas 76052
Cell: 940.594.3384
vignettedesignllc@gmail.com

F5 AUTO CENTER

1661 S. Main Street
Keller, Texas 76248

Project:

Date:
12-31-2022

Project Number:
22079VIG

Drawn By:
vmb3

REV DATE DESCRIPTION

Drawing No:
A2.0