

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: Keller Retail Partners, LLC
 Street Address: 1421 Camp Bowie Blvd Ste 302
 City: Fort Worth State: TX Zip: 76116
 Telephone: 817-37-5000 Fax: 817-32-3913 E-mail: kmckeever@ellis-tinsley.com
 Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: Keller Retail Partners, LLC
 Street Address: 1421 Camp Bowie Blvd Ste 302
 City: FTW State: TX Zip: 76116
 Telephone: 817-37-5000 Fax: 817-32-3913 E-mail: kmckeever@ellis-tinsley.com
 Signature of Applicant William T. Ellis Signature of Owner William T. Ellis Printed Name of Owner Keller Retail Partners LLC
 Date: 12-27-16 Date: 12-27-16
 By: William T. Ellis
General Partner

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 841 N. Tarrant Parkway Suite 108
 Legal Description:
 Lot(s): 2A Block(s): A Subdivision Name: Highland Oaks Crossing
 Unplatted Property Description:
 Abstract Name & Number: _____ Tract Number(s): _____
 If property is not platted, please attach a metes and bounds description.
 Current Zoning: R PD-1710 Proposed Zoning: no change
 Current Use of Property: Raw unfinished space in strip center.
 Proposed Use of Property: Massage therapist

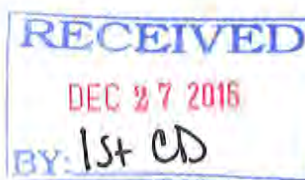


Exhibit "A"

Massage Express: Statement, Specific Use Permit

We are Massage Express, a quality health and wellness clinic established in 2008; since inception in early 2008, we have successfully operated our clinic in a high-traffic center of northeast Fort Worth, Texas (reference the Park Glen Summit Shopping Center, located at the intersection of Route 377 and Basswood Blvd), and plan to open a second clinic in Keller, Texas, with additional area clinics to follow thereafter.

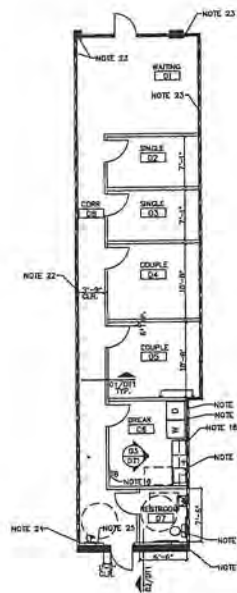
Our philosophy is one of synergy between Eastern and Western techniques and treatment modalities. We are strongly committed to excellence, and quality patient care, where it is our goal and mission to be of service to both our patients and to the community proper. Our facilities, as are our therapists, are licensed by the state of Texas, and insured in accordance with state law. While we are expert in, and offer numerous massage modalities and spa services, we specialize in the traditional, time-honored Asian healing arts and sciences of massage and wellness care.

We are quality versus quantity focused, where it is our intent to establish multiple smaller, higher-quality facilities located strategically throughout our target area(s) rather than having fewer large facilities. Our clinics will all be nearly identical in setup, each having four (but never more than five) treatment rooms; all clinics are well-appointed with hardwood flooring, crown-molding, quality furnishings and décor, and treatment rooms equipped with Bose/ Onkyo surround-sound stereo, electric massage tables and state-of-the-art equipment for the comfort, convenience and safety of both our clients, and therapists alike.

We are open seven days a week, from 10:00 am to 8:00 pm, Mondays through Saturdays, and from 12:00 noon to 8:00 pm Sundays; other hours are available by appointment for emergencies.

We invite those interested to visit our website at www.massageexpress.tx.com and/ or community performance/ review sites for additional information.





INTERIOR DESIGN PLAN

SCALE: 1/8" = 1'-0"

1,198 SF

INTERIOR DESIGN PLAN LEGEND

- BLUE CORE PARTITION OR EXISTING PARTITION TO REMAIN
- NEW DRYWALL PARTITION
- FRAMED GLASS WALL
- EXISTING DOOR, FRAME & HARDWARE TO REMAIN
- ROOM NUMBER
- DETAIL NUMBER
SHEET NUMBER
- REVISION/CHANGE ORDER REFERENCE
- WATER LINE
- ALIGN
- DETAIL NUMBER/SHEET NUMBER

NOTE: ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

INTERIOR DESIGN PLAN

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING AND CONSTRUCTION.
2. PROVIDE AND INSTALL BLOCKING AS REQUIRED IN ALL WALLS WITH NEW SHELVING/WORK.
3. KEY 3 DOORS PER TENANT, (2 EXTERIOR AND 1 INTERIOR AT RESTROOM).
4. PROVIDE AND INSTALL ADA COMPLIANT SINK AND FAUCET SET AT ROOM 08.
SPEC IS:
WGL DAYTON
STYLE: G0252H
FINISH: SATN
FAUCET SET
WGL DAYTON
STYLE: G0252H
FINISH: CHROME
5. ALL HARDWARE THROUGHOUT TO BE MEDIUM DUTY A.S.A. LEVER SETS.
6. PROVIDE AND INSTALL NEW 24" X 24" X 3/4" PLYWOOD TELEPHONE BOARD. MOUNT PER CLIENT'S INSTRUCTIONS. PAINT TO MATCH ADJACENT WALLS.
7. PROVIDE AND INSTALL A FIRE ALARM SYSTEM PER CITY CODE.
8. PROVIDE AND INSTALL ADA COMPLIANT SCHEDULE.
9. REFER TO DOOR HARDWARE SCHEDULE ON SHEET "05".
10. REWORK EXISTING FIRE SPRINKLER SYSTEM PER NEW WALL LAYOUT.
11. PROVIDE AND INSTALL 3'-0" X 8'-0" FINISHED WOOD DOORS AND RAOO FRAMES.
12. PROVIDE AND INSTALL R-19 INSULATION IN ALL WALLS.
13. PROVIDE AND INSTALL FIRE EXTINGUISHERS PER CITY CODE.
14. RESTROOM DOOR TO LOOK FROM INSIDE ONLY.
15. REFER TO WALL SECTIONS FOR CONSTRUCTION TYPES.
16. HANGER AND DRIVER ARE PROVIDED AND INSTALLED BY TENANT.
17. PROVIDE AND INSTALL 80 GALLON HOT WATER HEATER. LOCATION TO BE DETERMINED. PROVIDE SPECIFICATION TO CLIENT FOR APPROVAL PRIOR TO PROCEEDING.
18. UNDERCOUNTER REFRIGERATOR PROVIDED AND INSTALLED BY TENANT.
19. REFER TO DETAIL SHEETS FOR RESTROOM SPECIFICATIONS.
20. ALL WALLS TO GO TO BOTTOM OF DRYWALL CEILING ONLY.
21. VENT EXHAUST AND EXHAUST FAN IN THE RESTROOM OUT OF LEASE SPACE PER CITY CODE.
22. SHEET BLUE THE DRYWALL TO THE COLUMN ON THE FACE AND SIDES.
3'-0" CLEARANCE IS FROM THE FACE OF THE COLUMN.
23. PROVIDE AND INSTALL INSULATION (R-19) IN THIS WALL. ALSO PROVIDE AND INSTALL DRYWALL. VERIFY QUANTITIES REQUIRED.
24. PROVIDE AND INSTALL 3-1/2" METAL STUD WITH 5/8" GY. BC. PER THIS WALL.
25. REMOVE CONDUIT AT THIS LOCATION AND PATCH WALL.

CONSTRUCTION DOCUMENTS FOR:

MASSAGE EXPRESS
841 NORTH TARRANT PARKWAY, SUITE 108
KELLER, TEXAS 76248

STATTON
DESIGN
GROUP, INC.

STATTON DESIGN GROUP, INC.

PLANNING / INTERIOR DESIGN
1705 EAST SOUTHWEST AVE. SUITE 200
SANTARUM, TX 76222
(817) 624-1414 FAX (817) 288-1420
WWW.STATTONDESIGNGROUP.COM

REVISIONS:

DATE: 12/01/2015

JOB NUMBER: 2015.051

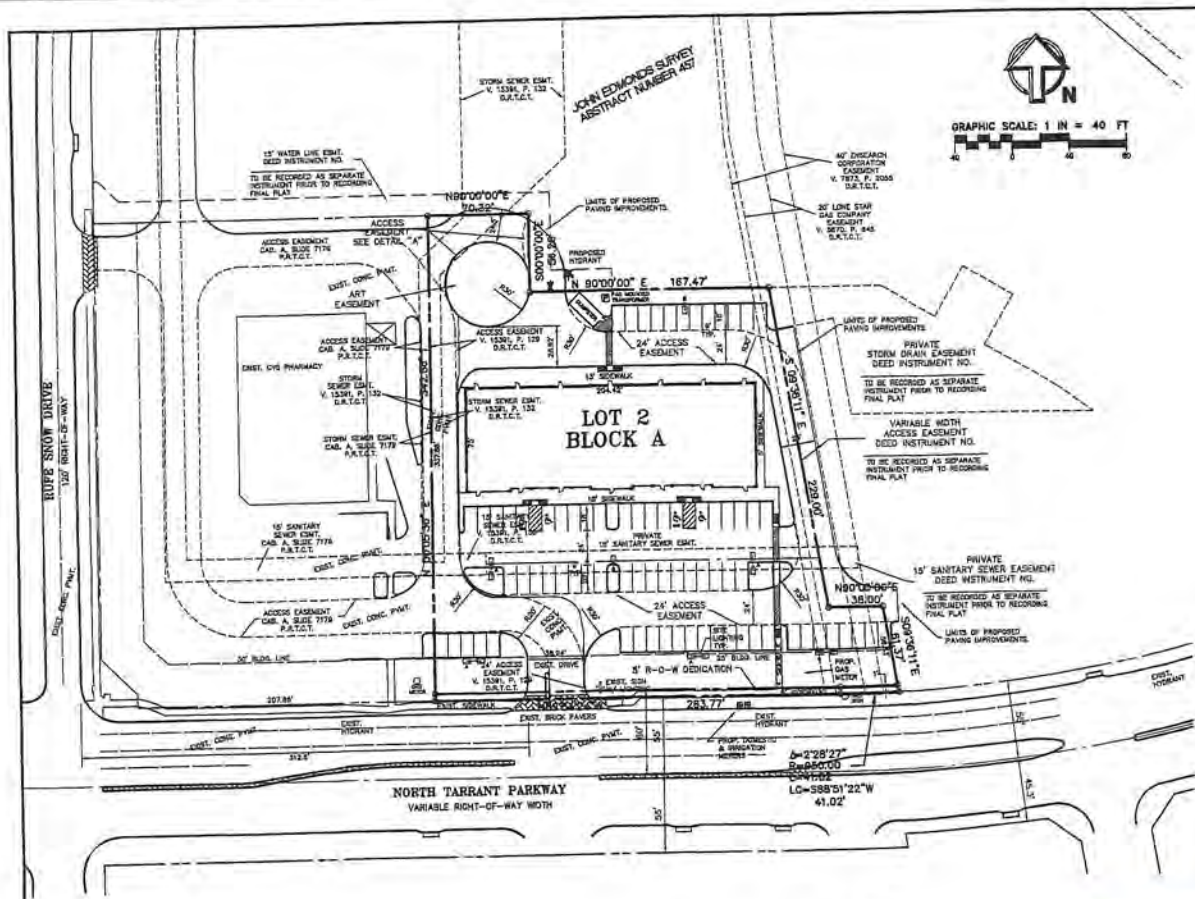
INTERIOR DESIGN

ID1

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Exhibit "A"



- GENERAL NOTES**
1. WITH THE EXCEPTION OF THE PROPOSED PHARMACY FOR LOT 1, NO SINGLE USER ON THE PROPERTY WILL EXCEED 8,500 SQUARE FEET OF LEASABLE AREA.
 2. USES ON THE PROPERTY ARE LIMITED TO THOSE USES ALLOWED IN THE "NS" ZONING DISTRICT WITH SPECIFIC USES PROHIBITED.
 3. THIS DEVELOPMENT WILL PROVIDE INCREASED LANDSCAPING AT THE MAIN ENTRANCES.
 4. VETERINARY CLINIC, PET GROOMING ESTABLISHMENTS AND PET STORES ARE ALLOWED WITH NO OUTSIDE USES OR RUNS AND ADEQUATE SOUNDPROOFING FOR NOISE MITIGATION.
 5. ALL USES NOT ALLOWED IN THE "NS" DISTRICT UNDER THE CLASSIFICATIONS OF AUTOMOBILE TRANSPORTATION, UTILITY, COMMUNICATION AND RELATED USES DISTRICT ARE STRICTLY PROHIBITED.
 6. ALL USES NOT ALLOWED IN THE "NS" DISTRICT UNDER SECTION 30.7, AMUSEMENT AND COMMERCIAL, EXCEPT BANK TELLER MACHINES, CLOTHING STORE, INTERIOR DECORATOR AND INSURANCE OFFICE AND PHOTO STUDIO SHALL BE STRICTLY PROHIBITED.
 7. A COMPLETE SITE PLAN APPLICATION SHALL BE SUBMITTED PRIOR TO THE DEVELOPMENT OF EACH PARCEL.
 8. THE PROPERTY SHALL ADHERE TO ARCHITECTURAL CONTROLS THAT MAINTAIN COMPATIBILITY OF BUILDINGS WITH THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD, INCLUDING HEIGHT, ROOF PITCH AND MATERIAL REQUIREMENTS.
 9. ANY USE WITH OUTSIDE STORAGE IS STRICTLY PROHIBITED.
 10. BRICK/CONCRETE PAVERS OR STAMPED CONCRETE SHALL BE PROVIDED AT ALL DRIVEWAY ENTRANCES.
 11. TOTAL LANDSCAPING FOR THE SITE SHALL BE A MINIMUM OF 15% AND THE STREET YARD LANDSCAPING SHALL BE 25%.
 12. A PHARMACY USE ON LOT 1 CAN OPERATE 24 HOURS A DAY; SEE ORDINANCE #1086. THE HOURS OF OPERATION FOR THE REST OF THE PROPERTY WILL BE 8:00 AM TO 10:00 PM.
 13. THE HOURS OF GARBAGE PICK UP FOR THE CENTER SHALL BE RESTRICTED TO BE BETWEEN 7:00 AM TO 7:00 PM.
 14. ALL OTHER REQUIREMENTS OF THE CITY'S ZONING AND SUBDIVISION ORDINANCES MUST BE MET AT THE TIME OF DEVELOPMENT.
 15. SEE ATTACHED FOR ARCHITECTURAL BUILDING ELEVATIONS.
 16. SEE ATTACHED LANDSCAPE PLAN FOR SITE LANDSCAPING.
 17. FIRE SPRINKLER CHECK VALVE ASSEMBLY PROPOSED INTERIOR OF BUILDING.
 18. SITE LIGHTING PROPOSED AS FOLLOWS:
TYPE A - LITHONIA AKSP2-250M-R45C ON 18 FT. POLES W/ 250W MH LAMP
TYPE B - LITHONIA AKSP1-250M-R3-HS ON 18 FT. POLE W/ 250W MH LAMP
TYPE C - LITHONIA JMS1-321RT-ND (MOUNTED ON BUILDING, NOT SHOWN)
 19. PROPERTY SHALL USE EXISTING SIGNAGE ON SITE.
 20. PROPERTY SERVED BY EXISTING DRIVE OPENING ON NORTH TARRANT PARKWAY.

DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. ANY CHANGES TO THE APPROVED SITE PLAN RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND IS THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.

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EXISTING ZONING - PD-NS (1086)

SITE PLAN LOT 2, BLOCK A HIGHLAND OAKS CROSSING

BEING 1.872 ACRES OF LAND SITUATED IN THE JOHN EDWARDS SURVEY, ABSTRACT NUMBER 457 KELLER, TARRANT COUNTY, TEXAS.

PREPARED AUGUST 15, 2004
REVISED OCTOBER 24, 2004
REVISED NOVEMBER 1, 2004

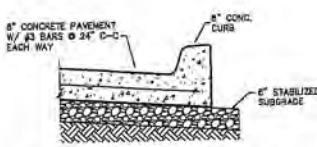
SD Engineering, Inc.
Site Development Engineering

PO Box 1337 Abilene, TX 76903-1337
(817) 441-6603 Fax (817) 441-0902
www.sd-engineering.com

SHEET C2

OWNER:
KELLER RETAIL PARTNERS JOINT VENTURE
612A CAMP BOWIE BLVD., SUITE 302
FORT WORTH, TEXAS 76116
817.737.5000 FAX 817.732.3913
WILLIAM T. ELLIS

REVISION 11/01/04 - CITY REVIEW COMMENTS-TECH SEC.
REVISION 10/22/04 - CITY REVIEW COMMENTS



NOTE: PERCENTAGE AND TYPE OF STABILIZING AGENT TO BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON SITE SOILS INVESTIGATIONS AND TESTING.

TYPICAL SITE PAVING DETAIL

LOCATION MAP



BUILDING SUMMARY TABLE				
BUILDING SQUARE FOOTAGE	BUILDING LOT COVERAGE	REQ'D PARKING SPACES	PROVD PARKING SPACES	PROVD HANDICAP PARKING
15,032 SF	16.43%	77 SPACES	75 SPACES	4 SPACES

Halbach•Dietz Architects

Architecture
Space Planning
Interior Design

4389 West Vickery Blvd.
Suite 200
Fort Worth, Texas 76107
(817) 737-0725
(817) 737-8281 fax

info@halbachdietz.com
www.halbachdietz.com



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RETAIL SHELL BUILDING HIGHLAND OAKS CROSSING SHOPPING CENTER KELLER, TEXAS 76488

Revisions:

Sheet Title:

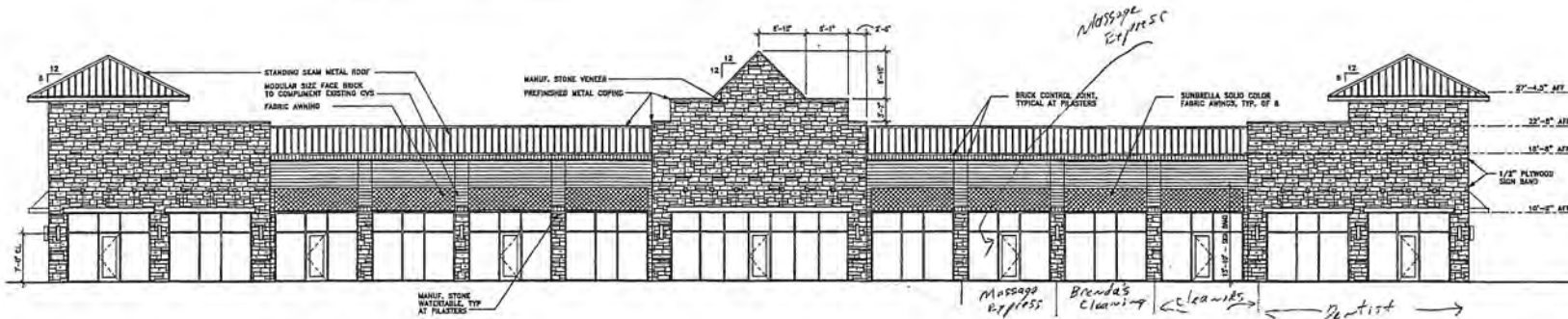
ELEVATIONS

Date: 12.08.2004
Project No: 04036
Phase: CONSTRUCTION DOCUMENTS
File Name: A201-036

Sheet No.

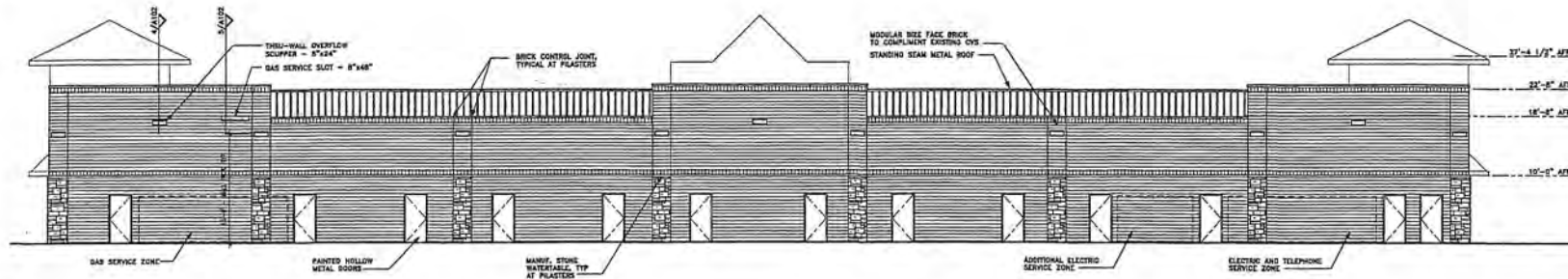
A201

of 13A sheets



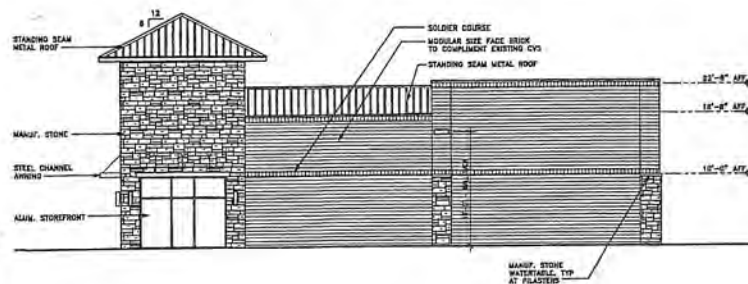
1 SOUTH ELEVATION

1/8" = 1'-0"



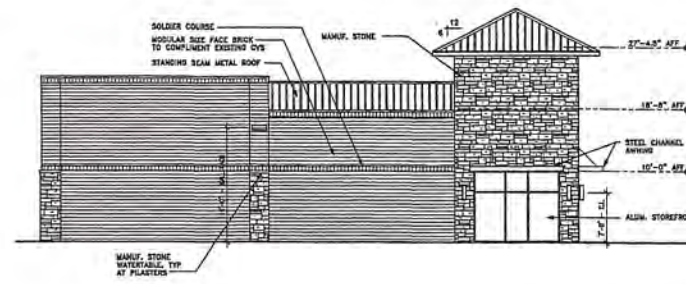
2 NORTH ELEVATION

1/8" = 1'-0"



3 EAST ELEVATION

1/8" = 1'-0"



4 WEST ELEVATION

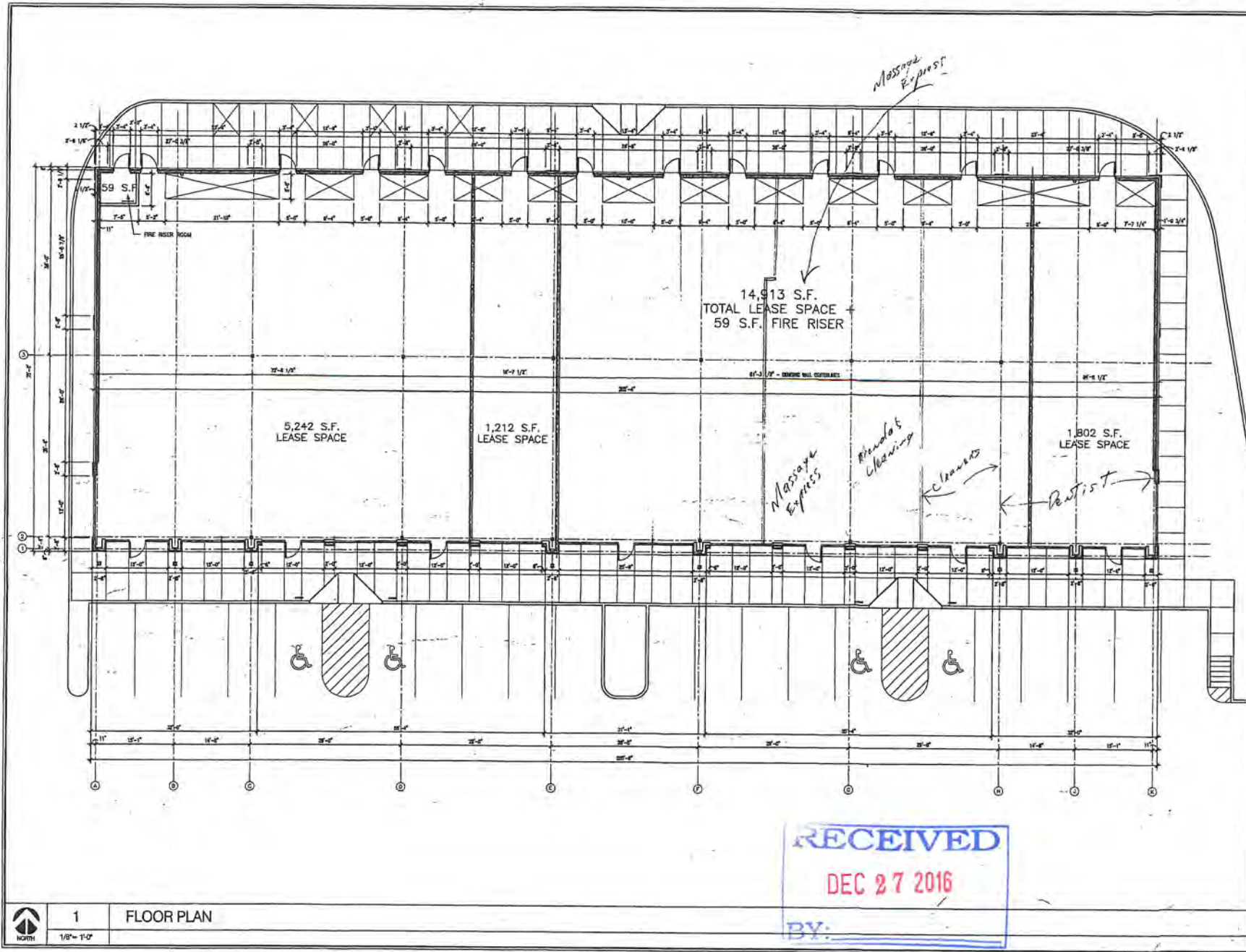
1/8" = 1'-0"

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Exhibit "A"



Halbach•Dietz Architects

Architecture
Space Planning
Interior Design
4368 West Vickery Blvd.
Suite 200
Fort Worth, Texas 76107
(817) 737-0725
(817) 737-0881 fax
info@halbachdietz.com
www.halbachdietz.com

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RETAIL SHELL BUILDING
HIGHLAND OAKS CROSSING SHOPPING CENTER
KELLER, TEXAS 76248

Revisions:

Sheet Title:

FLOOR PLAN

Date: 12.08.2004
Project No: 04036
Phase: CONSTRUCTION DOCUMENTS
File Name: AG10-036

Sheet No.

A101

of 13A sheets

1 FLOOR PLAN
1/8" = 1'-0"

Exhibit "A"



Google Earth

feet 80
meters 20



Suite 108
Massage Express

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Exhibit "A"





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BY: _____

Exhibit "A"
*Email To tenants in
The center*

Kent McKeever

From: Kent McKeever [kmckeeper@ellis-tinsley.com]
Sent: Tuesday, November 22, 2016 2:49 PM
To: 'Paula Neyman'; 'melba@kesssalon.com'; 'TERRY DYER'; 'Nazih Bayaa'; 'lydiah540@gmail.com'; 'michael@mypoolrepair.com'
Subject: New Tenant

Greetings

We are working with a potential new tenant and due to new changes in the Keller zoning ordinance we are required to get a Special Use Permit due to the nature of their business. The change requires this of "Spa to include Cosmetologist (hair, nail, face) & Massage Therapists Licensed in Tx".

Our potential tenant is Massage Express. They have a location at 5601 Basswood which they will be keeping and hope to open a location in our center to service the Keller area. They will be putting in a "high end" facility which will cater to an upper echelon clientele. Visit their web site at, massageexpresstx.com and you will see the services they offer. We feel that this would be a great benefit to our center and complement our existing tenant mix by attracting folks who would patronize our tenants.

We will be going before the City Council soon and if you have any comments about this possibility I would like to hear from you.

Thanks

Kent McKeever CCIM
Vice President
Ellis & Tinsley, Inc.s
6421 Camp Bowie Blvd. #302 Fort Worth, TX 76116-5421
[817-737-5000](tel:817-737-5000) office
[817-732-3913](tel:817-732-3913) fax
[817-991-2298](tel:817-991-2298) cell

Please follow the link below for Information about Brokerage Services and Consumer Protection:
<https://www.dropbox.com/s/h33p2fhn5z64u7a/McKeever%20IABS.pdf?dl=0>



Tulip Cleaners

841 N Tarrant Pkwy Suite 111 Keller TX 76248 (817)233-1118 bayaatex@hotmail.com

December 19, 2016

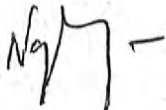
To Whom It May Concern

I would like to express full support for the change in zoning in the shopping center located at 841 N. Tarrant Pkwy Keller TX 76248.

Massage Express will be a great addition to the shopping center and the city of Keller. Massage Express has a proven track record of being a responsible member of the community and a great addition to the neighborhoods where it conducts its business.

I hope you will approve the zoning change request.

Respectfully,



Nazih Bayaa

Tulip Cleaners

bayaatex@hotmail.com



Exhibit "A"

Asian Massage
Deep Tissue Massage
Swedish Massage



Hours:
Mon. - Sat. 10am - 8pm
Sun. 12pm - 8pm
817-428-8087
www.MassageExpressTX.com
NO SOLICITING
NO SMOKING

Facials
Reflexology
Gift Certificates



**Therapeutic
& Relaxation**
**Ayurvedic
Head Massage**



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Exhibit "A"



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