


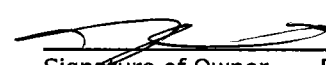
## **SPECIFIC USE PERMIT (SUP) APPLICATION**

### **SECTION 1. APPLICANT/OWNER INFORMATION**

**Please Print or Type**

Applicant/Developer: Keller MH Retail, LTD.  
Street Address: 909 Lake Carolyn Parkway, Suite 150  
City: Irving State: Texas Zip: 75039  
Telephone: 469.533.4107 Fax: - E-mail: dcain@redtycapital.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 MH Retail, LTD.  
Street Address: 909 Lake Carolyn Parkway, Suite 150  
City: Irving State: Texas Zip: 75039  
Telephone: 469.533.4107 Fax: - E-mail: dcain@redtycapital.com  
 Signature of Applicant  
Date: 5-17-2018  
 Signature of Owner  
Printed Name of Owner: Danica Cain  
Date: 5-17-18

### **SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 242 Park Snow Drive  
Legal Description:  
Lot(s): 5 Block(s): A Subdivision Name: Moviehouse Addition  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: TC - Town Center District Proposed Zoning: N/A  
Current Use of Property: Vacant Lot  
Proposed Use of Property: Retail Strip Center (this request is for a nail salon use)



**REALTY CAPITAL**

909 Lake Carolyn Parkway • Suite 150  
Irving, Texas 75039  
469.533.4100 • Fax 469.533.4150  
*RealtyCapital.com*

May 17, 2018

Ms. Katasha Smithers  
Community Development  
City of Keller  
1100 Bear Creek Pkwy  
Keller, Texas 76244

RE: Special Use Permit Application for Nail Salon  
Building is located on 1.705 Acres being Lot 5 of the MovieHouse Addition  
242 Rufe Snow Drive

Dear Katasha,

Please accept this SUP application for House of Nails located in Suite 140 of our new retail building at 242 Rufe Snow Drive. Attached are the following items:

- 1) Application
- 2) Application fee
- 3) 7 folded copies of the concept plan along with a CD and pdf of the plan
- 4) A written narrative of the proposal
- 5) A legal description of the property (see application and site plan)
- 6) Architectural elevations

We would be happy to meet with staff to discuss any questions you may have about this special use permit. Thank you for consideration of our application.

Sincerely,

Darren Cain  
Development Partner  
Realty Capital Management, LLC



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May 17, 2018

### **Special Use Permit – Nail Salon Tenant**

RE: Special Use Permit Application for Nail Salon  
Building is located on 1.705 Acres being Lot 5 of the MovieHouse Addition  
242 Rufe Snow Drive

To Members of the Planning and Zoning Commission and City Council,

Keller MH Retail, LTD is respectfully requesting approval of a Special Use Permit for House of Nails, a nail salon tenant located in Suite 140 of our new retail building at 242 Rufe Snow Drive. Specifically, under Section 2 "Permitted Uses in Town Center" the SUP is being applied for under the "Spa to include Cosmetologists (Hair, Nails, Face) and Massage Therapists Licensed in TX" use category.

The use is compatible with the surrounding businesses in the Town Center District. The salon offers a service that caters to the needs of the surrounding public and supports a balanced tenant mix within the Keller MH Retail building.

The projected peak hours for the salon align well with our other projected tenants and provides a balanced parking distribution throughout the day. The owners of House of Nails are experienced and successful in running a high-end nail salon business and we are excited to have this successful tenant as part of our retail development.

Please refer to the concept plan/site plan for the location of the nail salon space.

Sincerely,

Darren Cain  
Development Partner  
Realty Capital Management, LLC