

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: M. J. Wright & Associates, Inc.
Street Address: 8233 Mid-Cities Blvd, Suite A
City: North Richland Hills State: TX Zip: 76182-4761
Telephone: 817.268.5555 Fax: 817.268.5558 E-mail: mjw@mjwright.com
Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☐

Architect ☒

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

Owner: RALI ZALI LLC
Street Address: 1656 West Rosedale St, Suite 204
City: Fort Worth State: TX Zip: 76104
Telephone: 817-948-6551 Fax: _____ E-mail: z.falizi@yahoo.com

Signature of Applicant: [Signature]
Date: 6/22/18

Signature of Owner: [Signature] Printed Name of Owner: RALI ALI MD
Date: 6/22/2018









SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 310 Keller Parkway Keller Tx
Legal Description:
Lot(s): 1R Block(s): 1 Subdivision Name: May-Sweet Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SPE PLAN Proposed Zoning: SUP
Current Use of Property: Medical Office Building
Proposed Use of Property: Urgent Care Center

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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.
	<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">• 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.<ol style="list-style-type: none">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; and5) 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.
	<p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none">• 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 <i>TO BE SENT IN AUGUST 10 2019</i>
	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.

LEGAL DESCRIPTION- 310 KELLER PARKWAY.

WHEREAS, Rali Zali, is the owner of all that certain 0.5213 of an acre of land, by virtue of the deed recorded in Document Number D216033405 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is the remainder of Lot 1, Lot 2 and Lot 3, and the west half of Lot 14, Block 1, Mays-Sweet Addition, recorded in Volume 388, Page 29 in the Plat Records of Tarrant County Texas (P.R.T.C.T.), in the Samuel Needham Survey, A-1171, City of Keller, Tarrant County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on the west line of Lot 1, Block A, K.I.S.D. Administration Addition, recorded in Cabinet A, Slide 8403 P.R.T.C.T.);

Beginning at a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the southwest corner of a tract of land conveyed to the State of Texas in the deed recorded in Volume 10029, Page 2034 D.R.T.C.T., at the intersection of the south right-of-way line of Keller Parkway (R.O.W. Varies) and the east right-of-way line of Page Street (R.O.W. Varies), from which a found P.K. Nail in a tree root bears South 76° 28' 00" West - 0.62';

THENCE South 88° 38' 45" East - 203.54' along the south right-of-way line of Keller Parkway, to a 1/2" iron rod found for to the common south corner of the two tracts conveyed to State of Texas in the deeds recorded in Volume 10023, Page 805 and Volume 10479, Page 580 D.R.T.C.T., common to the northeast corner of the herein described tract, in the west line of Lot 4 of said Block 1, Mays-Sweet Addition, from which a TXDOT Monument found for a southeast corner of said State of Texas Tract (Volume 10479, Page 580), and in the west line of said Lot 1, Block A, K.I.S.D. Administration Addition bears South 88° 38' 45" East - 49.59';

THENCE South 00° 41' 29" West - 95.88' along the west line of said Lot 4, Block 1, Mays-Sweet Addition, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most easterly southeast corner of the herein described tract, in the west line of said Lot 1, Block A, K.I.S.D. Administration Addition;

THENCE continuing along the west line of said Lot 1, Block A, K.I.S.D. Administration Addition the following bearings and distances;

North 89° 18' 31" West - 24.80' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

South 00° 41' 29" West - 109.14' (called 116.00') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most southerly southeast corner of the herein described tract, in the north right-of-way line of Taylor Street (50' Right-Of-Way, Volume 388, Page 29 P.R.T.C.T.), from which a 1/2" iron rod found the southwest corner of said Lot 1, Block A, K.I.S.D. Administration Addition, bears South 00° 41' 29" West - 50.00', then North 89° 18' 31" West - 186.32', then South 02° 20' 27" West - 247.95'

THENCE North 89° 18' 31" West - 25.00' along the north right-of-way line of said Taylor Street, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most southerly southwest corner of the herein described tract, in the east line of Lot 15 of said Block 1, Mays-Sweet Addition;

THENCE North $00^{\circ} 41' 29''$ East – 109.14' (called 116.00') along the common line of side Lot 14 and Lot 15, to a 1/2" iron rod with a cap stamped "LANDES" found for the common corner of said Lot 14, Lot 15, Lot 2 and Lot 3, Block 1, Mays-Sweet Addition.;

THENCE North $89^{\circ} 18' 31''$ West – 158.36' to an "X" cut in concrete found for the most westerly southwest corner of the herein described tract, common to the north west corner of Lot 17 of said Block 1, Mays-Sweet Addition, in the east right-of-way line of said Page Street;

THENCE North $03^{\circ} 23' 31''$ East – 98.34' along the east right-of-way line of said Page Street, to the POINT OF BEGINNING and containing 0.5213 of an acre of land.

MD FIRSTWATCH

FAMILY WALK-IN DIRECT CARE

SUBMITTAL DATE: 6/30/2018

ATTN: CITY OF KELLER
KELLER, TX 76248

RE: DR. REHAN ALI, URGENT CARE CENTER-SUP REQUEST
310 KELLER PARKWAY
KELLER, TX 76248

Dr. Rehan H. Ali, M.D., and M. J. Wright and Associates, Inc., would like to request a SUP (Specific Use Permit) for an Urgent Care Center on the suggestion of Susan Kenny since the building will be for mixed use. The building and site, at 310 Keller Parkway, are currently under construction for a Medical Office with extended hours. Hours of operation will be from 7:00 am to 8:00 pm Monday through Saturday with shortened hours on Sunday. These hours may periodically increase from anywhere between 6:00am to 9:00 pm daily to meet the needs of Keller citizens and surrounding communities such as during the winter months and/or allergy season., permitted under the current City of Keller Codes. This season would be from the months of November to February. Currently, many zoned medical offices have extended hours while practicing urgent care and taking walk-ins. The only difference in this request from a Medical office to an Urgent Care Center is the use of marketing and advertising that will reflect the mixed use of this building that will provide access for primary and urgent care needs.

Sincerely,

Rehan H. Ali, M.D.

Michael J Wright, Architect
M.J. Wright & Associates, Inc.
Texas Architect Registration No. 11130