

**ARTICLE NINE**  
**Unified Development Code**

Adopted: July 2, 2015



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

SUP-18-0024

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

Applicant/Developer: Z Bar Cattle Co. Stephen Kirkland  
Street Address: 505 Fackna Rd  
City: Sunset State: TX Zip: 76220  
Telephone: 817-709-3632 Fax: \_\_\_\_\_ E-mail: SKirkland@zbarcattle.com  
Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

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

Owner: JAHCO KELLER CROSSING, LLC  
Street Address: 1540 KELLER PARKWAY  
City: KELLER State: TX Zip: 76248  
Telephone: (214) 220-2274 Fax: (214) 220-2274 E-mail: \_\_\_\_\_  
Signature of Applicant: [Signature] Date: 7/18/18  
Signature of Owner: [Signature] Date: 7-11-18  
Printed Name of Owner: \_\_\_\_\_

**SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: 1632 Kella Parkway, Suite 200 Kell, TX 76248  
Legal Description: \_\_\_\_\_  
Lot(s): 8 Block(s): A Subdivision Name: Kella Crossing  
Unplatted Property Description: \_\_\_\_\_  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
If property is not platted, please attach a metes and bounds description.  
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: Vacant  
Proposed Use of Property: Local Butcher Shop w/ local Meats

Justification for Specific Use Permit:

A detailed letter of justification and/or exhibits shall accompany this application.

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

### **SECTION 3. CHECKLIST**

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

KK ☒

The application fee

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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.

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A legal description or meets and bounds description of the property.

KK ☒

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.

KK ☒

Evidence of communicating the proposal with the adjacent neighborhood

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Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis

KK ☒

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.

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# Z BAR CATTLE COMPANY

August 15, 2018

City Of Keller  
1100 Bear Creek Parkway  
Keller, Tx 76248

To Whom It May Concern,

My name is Stephen Kirkland, owner of Z-Bar Cattle Company. We raise USDA Certified All Natural Beef and Grass-fed, Grass-finished Beef. I wanted to send a letter to introduce myself and to let you know that we are proposing opening an All Natural meat market near you at 1632 Keller Parkway, Suite 200. Our store will carry All Natural beef, chicken, lamb and pork from local companies. We will provide an in house butcher for custom beef orders. Our proposed hours of operation will be Monday through Friday from 9am to 7pm and Saturday 10:00am to 5:00pm.

We partner with local ranchers, feed suppliers, meat processing plants, and even local trucking companies to bring our Premium Beef to the customer. We feel it is important for us to focus on keeping as much business in our local area as possible. The advantage of having our local All Natural meat market in this area is that there is not anything else like it. The growing trend today for people is knowing where their food is coming from and what is in it. We will be able to provide this. With our high quality meats, our customers will not have to worry whether or not they are getting something other than what they specifically want. We do this by controlling all phases of the process to the best of our ability.

The location for our store is a great place. We feel that it will generate more foot traffic to the surrounding stores due to the convenience of its location and proximity to the other retail stores around it. It allows customers to walk over to Ace Hardware to purchase a part for the grill or to SteinMart to buy that much needed new outfit for the cookout. They can even stop at the Local Watering Hole for a refreshment on hot days. It is a great place to be able to one stop shop. We would like to add a texting service for busy moms to text us for pickup for their online order to be hand delivered to their car door directly in the parking lot, making it easier to run more errands.

As a vendor at the Keller Farmer's Market we have an average in sales of \$1,200-1,500 each Saturday. We are consistently overwhelmed by customer requests to buy our product in the local area. Our customer base comes from Keller, Southlake, Irving, Colleyville, Watauga, Haslet, Decatur, and surrounding areas. In addition to being the only local custom meat market in the area we would be drawing customers from surrounding areas and creating four to eight new jobs in Keller.

We believe that Z Bar Cattle Company will be a great asset to Keller. Not only will we be the only "Farm to Market" protein supplier, but our level of transparency will provide for a unique shopping experience that only will be found in Keller. Thank you in advance for your consideration. Please feel free to contact me if there are any questions. My phone number is 817-709-3632 and my email is [skirkland@zbarcattle.com](mailto:skirkland@zbarcattle.com). We look forward to getting starting and serving the community.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Stephen Kirkland", with a stylized flourish extending from the end.

Stephen Kirkland