



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: AVERY COWAN
Street Address: 1411 KELLER PARKWAY, STE 500
City: KELLER State: TX Zip: 76248
Telephone: 817-993-5274 Phone: 817-657-4191 E-mail: acowan@thelashlounge.com
Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

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

Owner: GREENWAY-KELLER L.P.
Street Address: 2008 FAIRMOUNT STE. 100
City: DALLAS State: TX Zip: 75201
Telephone: 214-880-9009 Fax: _____ E-mail: mark@greenwayinvestment.com
Signature of Applicant: Avery Cowan Signature of Owner: [Signature]
Date: 9/19/18 Date: 09-20-18

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1411 KELLER PARKWAY
Legal Description:
Lot(s): 5 Block(s): G Subdivision Name: KELLER TOWN CENTER ADDITION
Unplatted Property Description: PAMELIA ALLEN
Abstract Name & Number: SURVEY Tract Number(s): 28
If property is not platted, please attach a metes and bounds description.
Current Zoning: RETAIL Proposed Zoning: RETAIL
Current Use of Property: FIRST GENERATION TENANT FINISH
Proposed Use of Property: BEAUTY SHOP

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



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SECTION 3. CHECKLIST

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

<input type="checkbox"/>	The application fee
<input type="checkbox"/>	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.
<input type="checkbox"/>	<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. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <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; and 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
<input type="checkbox"/>	A legal description or meets and bounds description of the property.
<input type="checkbox"/>	<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.
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input type="checkbox"/>	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.



September 18, 2018

The City of Keller
Planning & Development
1100 Bear Creek Pkwy
Keller, Texas 76244

RE: The Lash Lounge
Keller Marketplace
1411 Keller Parkway, Ste. 500
Keller, Texas 76248

Ms. Katasha Smithers,

We are responding to the email from Mr. Payne Randell, requiring this project to get a Specific Use Permit.

You specified in our conversation yesterday afternoon, the need of a letter outlining the services that The Lash Lounge will be offering to the public.

Those services are described as follows:

Eye brow / Eyelash Tinting
Eyelash extensions
Eyelash perms

Micro blading
Threading

The hours of operation will be:

Monday - Wednesday 10am – 7pm
Thursday - 9am – 8pm

Friday – 9am – 6pm
Saturday – 9am – 5pm.

We have also attached for your use a picture of an almost finished Lash Lounge. These shops are very “high end” and are only put in areas like Frisco, West Lake Hills, Plano, Flower Mound, etc.

Regards,

Debbie Martin
Alan Utz & Associates, Inc.