

SUP-19 0004

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: Brett Vance Insurance Agency
Street Address: 234 S. Main Street
City: Keller State: TX Zip: 76248
Telephone: 817-247-1936 Fax: _____ E-mail: bvance@farmersagent.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 Main Street Depot, LLC
Street Address: 204 S. Main Street
City: Keller State: TX Zip: 76248
Telephone: 817-379-0525 Fax: 817-431-9339 E-mail: info@kellermainstreetdepot.com
[Signature] [Signature] Brett S. Vance
Signature of Applicant Signature of Owner Printed Name of Owner
Date: 02-20-19 Date: 02-20-19

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 234 S. Main Street, Keller, TX 76248
Legal Description:
Lot(s): E100s 75'3 Block(s): 5 Subdivision Name: Town of Keller
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: Commercial Proposed Zoning: _____
Current Use of Property: Office (Non-conforming)
Proposed Use of Property: Office (Conforming)

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

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

<div style="border: 1px solid black; padding: 2px; display: inline-block;">BSV</div>	The application fee
<div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	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.
<div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	<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; and 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
<div style="border: 1px solid black; padding: 2px; display: inline-block;">BSV</div>	A legal description or meets and bounds description of the property.
<div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	<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.
<div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	Evidence of communicating the proposal with the adjacent neighborhood
<div style="border: 1px solid black; padding: 2px; display: inline-block;">N/A</div>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<div style="border: 1px solid black; padding: 2px; display: inline-block;">BSV</div>	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.



204 s. Main Street, Keller, TX 76248
(817) 379-0525
info@kellermainstreetdepot.com

February 20, 2019

Mr. Scott Bradburn
City of Keller – Community Development

RE: SUP Application
234 S. Main Street
Keller, TX 76248

Dear Mr. Bradburn:

As majority owner of Keller Main Street Depot, LLC, I am submitting an SUP Application for the property at 234 S. Main to be used as conforming office space. The space was purchased by Keller Main Street Depot approximately eighteen (18) months ago, and since that time there has been a tenant (Hill Design) occupying the building (non-conforming office space).

Hill Design moved out of the property at the end of January 2019. I intend to move my insurance agency (Brett Vance Insurance Agency) into the building and use as office space. This will allow our staff to work more closely together and not be so spread out as we currently are at Main Street Depot (204 S. Main).

We would appreciate your favorable review of this application. Please advise if you have any questions.

Sincerely,

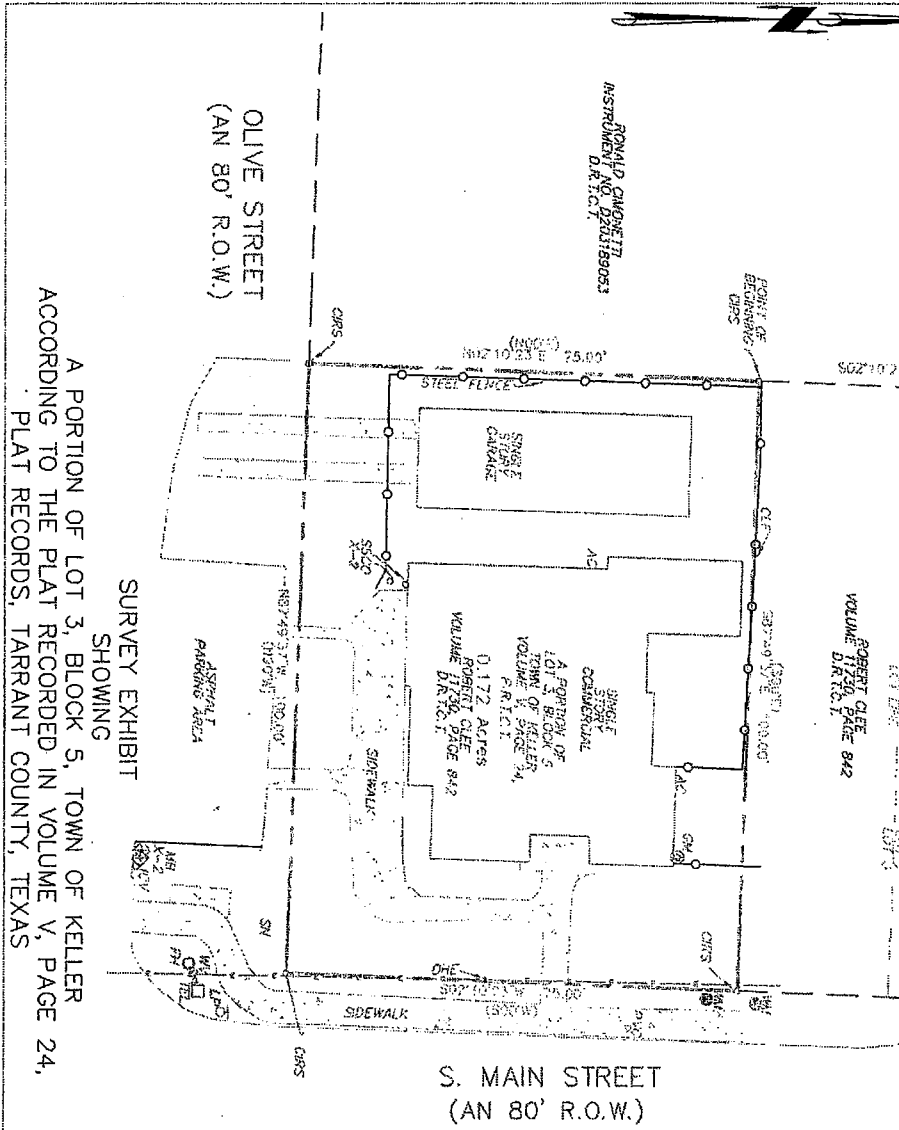
Brett S. Vance
Owner/Partner



LEGEND

IRF	IRON ROD FOUND	ICV	IRRIGATION CONTROL VALVE
CRS	CAPPED IRON ROD SET	SSCO	SANITARY SEWER CLEAN OUT
	STAMPED "RPLS 6084"	GM	GAS METER
C.M.	CONTROLLING MONUMENT	WM	WATER METER
AC	AIR CONDITIONER	FH	FIRE HYDRANT
OHE	OVERHEAD ELECTRIC	MB	MALBOX
CLF	CHAINLINK FENCE	LP	LIGHT POLE
WV	WATER VALVE		
TEL	TELEPHONE VAULT		

PROPERTY ADDRESS:
234 S. MAIN ST.
KELLER, TEXAS



A PORTION OF LOT 3, BLOCK 5, TOWN OF KELLER
ACCORDING TO THE PLAT RECORDED IN VOLUME V, PAGE 24,
PLAT RECORDS, TARRANT COUNTY, TEXAS

234 South Main Street

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CONS 96).
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF # 2013-85003-RU, ISSUED JANUARY 29, 2014.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEED OR AN INSTRUMENT OF TITLE, THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. () DENOTES RECORDED DATA.
5. THE EASEMENT RECORDED IN VOLUME 15342, PAGE 198, D.R.T.C.T., DOES NOT AFFECT THIS TRACT.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JANUARY 31, 2014 AND SHOWS THE VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

PROPERTY DESCRIPTION

BEING A 0.172 ACRE TRACT OF LAND, CONVEYED TO ROBERT CLEE, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 11736, PAGE 842, DEED RECORDS, TARRANT COUNTY, TEXAS, (D.R.T.C.T.), CALLED TRACT 2, BEING A PORTION OF LOT 3, BLOCK 5, TOWN OF KELLER, RECORDED IN VOLUME V, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBERT CLEE, AS DESCRIBED IN A DEED, RECORDED IN SAID VOLUME 11736, PAGE 842, D.R.T.C.T., CALLED TRACT 1, SAID BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RONALD CIMONETTI, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D205189053, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID CLEE TRACT 1, AND SAID CIMONETTI TRACT 1, S. 02°10'23" W., A DISTANCE OF 50.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084", FOR THE NORTHWEST CORNER OF SAID CLEE TRACT 1, AND THE POINT OF BEGINNING;

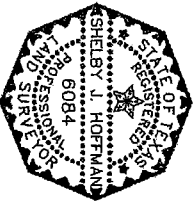
THENCE, WITH THE COMMON LINE BETWEEN SAID CLEE TRACT 1, AND SAID CLEE TRACT 2, S. 87°49'37" E., A DISTANCE OF 100.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084", FOR THE NORTHEAST CORNER OF SAID CLEE TRACT 2, IN THE WEST RIGHT-OF-WAY LINE (R.O.W.) OF S. MAIN STREET, (AN 80' R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID CLEE TRACT 2, AND THE WEST R.O.W. LINE OF SAID S. MAIN STREET, S. 02°10'23" W., A DISTANCE OF 75.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084", FOR THE SOUTHWEST CORNER OF SAID CLEE TRACT 2, BRING IN THE NORTH R.O.W. LINE OF OLIVE STREET, (AN 80' R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID CLEE TRACT 2, AND THE NORTH R.O.W. LINE OF SAID OLIVE STREET, N. 87°49'37" W., A DISTANCE OF 100.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "RPLS 6084", FOR THE SOUTHEAST CORNER OF SAID CIMONETTI TRACT 1;

THENCE, WITH THE COMMON LINE BETWEEN SAID CLEE TRACT 2, AND SAID CIMONETTI TRACT 1, N. 02°10'23" E., A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.172 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JANUARY 31, 2014.

Sg Hoff 2-3-14



GEOMATIC SOLUTIONS, INC.			
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS 76109			
OFFICE: 817-487-8916			
Scale: 1"=20'	Date: 01/31/14	DWG: 2014016-SURVEY-001	
Drawn: OF	Checked: SJH	Job: 2014-016	