

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Michael Gallagher
Street Address: 1217 Melissa Drive
City: Keller State: TX Zip: 76262
Telephone: 214-984-7692 Fax: — E-mail: mike@wkcchiropractic.com
Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

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

Owner: VINA PROPERTY LLC MINH LAM
Street Address: P.O. BOX 48526
City: WATAUGA State: TX Zip: 76148
Telephone: 469-733-4235 Fax: — E-mail: —

Mung
Signature of Applicant
Date: 5-12-19

Minh Lam
Signature of Owner Printed Name of Owner
Date: 5-12-2019

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: _____
Legal Description: _____
Lot(s): _____ Block(s): _____ Subdivision Name: _____
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: _____
Proposed Use of Property: _____

SPECIFIC USE PERMIT (SUP) APPLICATION

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.• 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.
<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.

Michael and Jennifer Gallagher
Wholistic Healing Chiropractic
255 S. Main St. Suite B
Keller Texas 76248

5/11/2019

TO: City Council/Zoning Board

RE: SUP request for 149 S. Main St., Suite C, Keller, Texas 76248

Zoning Board/City Council,

I am submitting this specific use permit to request the ability to move our current chiropractic office location at 255 S. Main St, Suite B, Keller, Texas 76248, approximately ~3-4 streets North to 149 S. Main St, Suite C, Keller, Texas 76248. Our current lease expires at the end of the year and we feel this new location will better suit our needs.

As you may or may not know, our previous SUP request for our current space (~3-4 years ago) we advised the City Council and the Zoning Board we would take steps to help beautify our current location that was under ill repair. I will try to find the before and after pictures but I believe most of you knew/know the condition the corner of Pecan St. was in prior to our moving in (these were submitted previously, may be on file w/city planners). All properties on this lot are now rented, the facilities are renovated and in much better condition than the previously purple painted building w/poor landscaping and upkeep.

Although our proposed new location is not under ill repair, we intend to maintain the same character of Old Town Keller like we did at our previous location at the new location. We believe this use is harmonious with the surrounding area as Old Town is a mix of Retail/Office Space/Medical facilities. Our current customers that come here come from all over the metroplex and beyond. Our customers often shop at many of our local stores such as Natural Grocer, Z Bar Cattle Co, Sprouts and the local restaurants.

The only changes to current building besides some internal changes to the new space will be the signage. We do not believe this will have any negative impact on the surrounding area or properties.

As both Keller residents and business owners, we would like to keep our business in Keller (8+ years at current). We request your support of SUP for our new space.

Thank you for time!

Michael and Jennifer Gallagher
1217 Melissa Drive
Keller, Texas 76262