

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: David Palafox
Street Address: 133 Sports Pkwy Suite E
City: Keller State: Tx Zip: 76248
Telephone: 817-232-3866 Fax: _____ E-mail: david@palafoxroofing.com
Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

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

Owner: Tamara Thomas
Street Address: 460 East El Camino Real
City: Weatherford State: TX Zip: 76087
Telephone: 817-556-7895 Fax: _____ E-mail: panamini0614@gmail.com
Signature of Applicant: [Signature] Signature of Owner: Tamara Thomas Printed Name of Owner: Tamara Thomas
Date: 8-01-2019 Date: 8-1-19

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 133 Sports Pkwy Keller, TX 76248
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: Commercial Proposed Zoning: Construction
Current Use of Property: Construction
Proposed Use of Property: Construction

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SECTION 3. CHECKLIST

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

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The application fee

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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.

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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.

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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.

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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

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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.

To the City of Keller,

I am writing you today in order to introduce myself and my company, Palafox Roofing Systems, LLC. Also, to inform you as to the valuable services we provide with regarding general construction. My name is David Palafox and I am the owner. I've been doing business as a general contractor in the DFW metroplex since 2006.

Palafox Roofing Systems, LLC is fully residential/commercial licensed and insured in the State of Texas. In addition, we have many great reviews, great ratings with the Better Business Bureau, and many trade certificates. Our office has been in the City of Keller for about 5 years. We are proud members of the Chamber of Commerce. We sponsor many events in Keller such as Keller Fest, Christmas Parade, and so on. Our general manager is one of the ambassadors for the Chamber of Commerce. We service many, many clients here in Keller and take pride having our office operated in the City of Keller. Palafox Roofing Systems, LLC is local, family-owned and operated business with generations of experience working in the State of Texas. While our success has seen the company grow over the years, we are committed to our founding principles: **HONESTY, COMMUNICATION, PROFESSIONALISM, and QUALITY WORK (which goes a very long way in this industry).**

Sincerely,

David Palafox