

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION


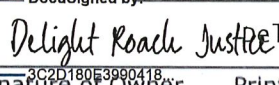
SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Just for Grins, Dental - Keller, Dr. Jonathan Angwin
 Street Address: 681 South Main Street, Suite 300
 City: Keller State: Texas Zip: 76248
 Telephone: (817) 741-4455 Fax: _____ E-mail: jrangwin@sbcglobal.net
 Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: Justice Insurance Agency, Inc.
 Street Address: 2633 Castle Road
 City: Burleson State: Texas Zip: 76028

Telephone: _____ Fax: _____ E-mail: _____
 Signature of Applicant:  Kristen Angwin 7/2/2020 4:05:12 PM CDT
 Signature of Owner:  Delight Roach Justice 7/2/2020 3:58:08 PM CDT
 Date: _____ Printed Name of Owner: _____

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 466-468 North Main Street
 Legal Description:
 Lot(s): _____ Block(s): _____ Subdivision Name: _____
 Unplatted Property Description: Samuel Needham
 Abstract Name & Number: Survey A1171 Tract Number(s): 1W01
If property is not platted, please attach a metes and bounds description.
 Current Zoning: OTK - Old Town Keller Proposed Zoning: OTK - Old Town Keller
 Current Use of Property: Commercial Vacant Land
 Proposed Use of Property: Dental Office

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SECTION 3. CHECKLIST

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

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; <i>electronic copy is recommended upon submittal date.</i>
<input checked="" 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; and 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.
<input checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" 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 checked="" type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input checked="" type="checkbox"/>	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
<input checked="" 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.



May 27, 2020

Mr. Matthew Cyr, Planner
City of Keller
EMAIL: mcyr@cityofkeller.com

RE: SUP APPLICATION COVER LETTER
JUST FOR GRINS
10,740 S.F. DENTAL OFFICE
466 N. MAIN STREET
KELLER TX

Good Day Ladies and Gentlemen,

The proposed project is a 10,750 square foot Office Building with old town façade for Just for Grins Family Dental Office-Keller office, the office of Dr. Jonathan Angwin, Dr. Kristen Angwin, Dr. Ryan Angwin, and Dr. Courtney Steele. The building is a new construction project which will serve the families of Keller and surrounding communities with all their dental and orthodontic needs. The proposed building is located at 466 North Main Street in the Old Town Keller District, as such meet all the requirements of the OTK zoning requirements.

Just for Grins Family Dentistry Office hours of operation will be 8am-5pm Monday through Friday excluding holidays. If you have any questions, comments, or concerns please feel free to contact us at any time.

Sincerely,

Michael J. Wright - President, CGA, CGP, CAPS
M. J. Wright & Associates, Inc.
Texas Architect Registration No. 11130