

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Complete Trailers of Texas LLC
Street Address: 3341 Tori Tr.
City: Keller State: TX Zip: 76244
Telephone: 817-562-5009 Fax: N/A E-mail: Chance@CompleteTrailers.com
Applicant's Status: (Check One) Owner ☐ Tenant ☒ Prospective Buyer ☐

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

Owner: Woodall Properties LLC
Street Address: 4305 E. Belknap St.
City: Haltom City State: TX Zip: 76117
Telephone: 817-888-5917 Fax: 817-838-5252 E-mail: DOA112013@gmail.com

Elaine C. Conrado
Signature of Applicant
Date: _____

TR Woodall
Signature of Owner Printed Name of Owner
Date: OCT. 2. 2020

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1425 S. Main St. 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: C Zoning
Current Use of Property: _____
Proposed Use of Property: Retail Trailer Sales

1425 S. Main St.
Keller, TX 76248

(720).940.6949
www.completetrailers.com



City Counsel and Staff
1100 Bear Creek Parkway
Keller, TX 76248

October 2, 2020

Re: SUP for 1425 S. Main Street in Keller

Dear Planning and Zoning & City Counsel,

Complete Trailers of Texas is under an active contract with the property owner (Woodall Properties) with an active lease on the property located at 1425 S. Main Street in Keller. We are a trailer distributor that focuses on premium quality products to a wide range of customers. We had acquired a SUP back in 2019, but unfortunately due to the extreme time it took Woodall Properties to bring the location up to code our SUP has expired. Therefore, we are applying for it once again.

Complete Trailers TX is an offshoot from our initial location in Denver, CO. Opened in 2012, Complete Trailers CO has become a destination for customers in search of quality trailers that they can't find anywhere else. Due to the success in Denver, the decision was made to open a 2nd location in Ft. Worth, TX in 2016.

By the end of 2019, Complete Trailers TX generated revenue of \$8.3 Million. The majority of our customers are in the DFW area, but we also touch other large markets throughout Texas including San Antonio, Houston and Austin. Texas comprises about half of the total revenue generated for both locations.

Our customers include any and all of the following:

- Auto enthusiasts
- Motorcycle enthusiasts
- Camp and UTV enthusiasts
- Landscapers
- Mobile marketing companies
- Government entities (US Army, Air Force, Lockheed Martin, Texas A & M)
- Oil and Gas (Halliburton, Ensign, FMC)
- Horse and equine

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The use for the property is primarily for selling "new" open and enclosed trailers. We do not manufacture but we may do some light service work (cosmetic trim change out, axle bearing change, light wiring...etc.) We do not handle any hazardous chemicals. Also, we do not keep trailers stacked on top of each other.

Our focus is to present a clean and organized lot for customers to view and purchase trailers. We emphasize in working with customers on custom orders which allows us to keep our stock inventory at a minimum. We do not want the look and feel of a traditional trailer sales lot

Currently the property is in the final stages of being brought up to code based upon the site plan that was approved by P&Z and City Council.

Complete Trailers has permitted signage and has done many things to dress up the exterior and interior appearance of the property. We want the business to be an inviting and esthetically pleasing place to visit.

If there is anything else that you need, please do not hesitate to reach out to me.

Thank you.

Sincerely,

Chance Conrado
Owner/Operator
Complete Trailers of Texas
1425 S. Main St.
Keller, TX 76248
Cell: (720) 940.6949