

SUP-21-0008

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: Liberty Senior Residential Care Homes LLC
Street Address: 1633 Glencairn Lane
City: Lewisville State: TX Zip: 75067
Telephone: 214-222-2369 Fax: 469-385-8866 E-mail: libertycarehomesllc@gmail.com
Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☐

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

Owner: Rusinder and Kuldip Bains
Street Address: 2828 Vista View Drive
City: Lewisville State: TX Zip: 75067
Telephone: 214-500-8221 Fax: 469-385-8866 E-mail: rusinder@yahoo.com

R.L. Bains
Signature of Applicant
Date: 3/23/2021

R.B. LIBERTY SENIOR RESIDENTIAL CARE HOMES LLC
Signature of Owner Printed Name of Owner
Date: 3/23/2021

CARE HOMES LLC

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2000 Meadowview Dr., Keller, TX 76262
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: SUP Proposed Zoning: SUP
Current Use of Property: Assisted Living Residential Home
Proposed Use of Property: Assisted Living Residential Home

REC'D MAR 24 2021

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. |



Care Homes LLC

March 24, 2021

Keller City Council
1100 Bear Creek Parkway,
Keller, TX 76248

Planning and Zoning Division
City of Keller
1100 Bear Creek Parkway,
Keller, TX 76248

Re: Specific Use Permit ("SUP") Application for Liberty Senior Residential Care Homes LLC to Operate an Assisted Living Residential Home for up to 8 Residents at 2000 Meadowview Drive, Keller, Texas

Dear Members of the Keller City Council:

We are the new owners of the property located at 2000 Meadowview Drive, Keller, Texas (the "Property") and the business located thereon. Prior to our purchase of the Property and the business, the Property was owned and the business was operated by Meadowview Place, LLC, a Texas limited liability company whose members include Tom and Mary Pittman. The Property consists of an approximately 3,500 square foot residential home located on a 1.0 acre lot of land.

The Property, commonly known as "Meadowview Place," has operated as a state licensed assisted living facility since 2013. The prior owners received a specific use permit from the City of Keller (the "City") to operate a "group home" with up to six (6) residents in an area zoned SF-36 when they first opened. After operating for several years, they applied for, and were granted, a specific use permit by the City in 2016 to increase the resident capacity from six (6) to eight (8) residents. To our knowledge, the prior owners received no complaints from neighbors or otherwise for their operation of the Property under the specific use permit. We hope to continue operating under the goodwill our predecessors established and to continue the harmonious and compatible use with our neighbors.

We learned that upon the sale of the Property and the business by the previous owners to us the existing specific use permits (both for the purposes of operating an assisted care facility and to allow up to eight (8) residents) would be null and void and that we would be required to apply for a new specific use permit to continue operations at the Property. We are submitting our application to satisfy this requirement.

As the new owners of the Property, we wanted to give you a brief overview of our facility:

1. The home is 3,500 square feet with 5 spacious bedrooms, each with its own full bathroom featuring roll-in shower and grab bars. Except for couples (or family members) no more

- than two (2) residents are assigned to each bedroom, with a minimum of two (2) reserved for single occupancy to comply with the eight (8) resident limit.
2. Our facility will be operated in compliance with all applicable laws, including without limitation the laws pertaining to our licensure as an assisted living facility.
 3. The home will be maintained in good operating condition for its current use, including regular fire inspections and keeping the home accessible for its residents.
 4. Except for the performance of interior updates, if and when they are required, we do not have any plans to modify the height or exterior façade of the home. The existing screening, landscaping, fencing, exterior, and open space fit into the aesthetic of the neighborhood. Attached as Exhibit A are photographs of the interior and exterior of the home.
 5. There is no dumpster used on the property, nor do we intend to install one. We will continue to use the regular sanitation services provided by the City of Keller.
 6. The parking spaces on the Property are able to accommodate 10 parking spaces. Parking will be limited to use by employees and guests. The parking lots will be regularly monitored.
 7. Subject to our COVID – 19 policies limiting access, our daily visiting hours are 9 AM-11:00 /1:00 PM – 5:00 PM. We do not anticipate any increase in vehicular or pedestrian traffic due to our use (as this is a continuation of the existing use).
 8. Attached is a letter we have delivered to all properties situated within 300 feet of the home.
 9. Our current staffing needs provide for three (3) employees during the day and one (1) or two (2) employees during the evening.

We have experience operating small assisted living facilities throughout the regional area, including Summertime House and Glencairn House in Lewisville, Texas. Our facilities offer seniors the opportunity to live in a smaller home-like environment without the feeling of a big institution. We pride ourselves on making all our residents feeling welcome and providing them with the care they require.

In 2016, when you approved the specific use permit for the prior owners, you found, “the Specific Use Permit . . . furthers the purpose of zoning as set forth in the Unified Development Code and in the best interest of the citizens of the City of Keller.” We hope you will consider this request not as one seeking a new use, but rather as a continuation to operate in the same manner as before. We sincerely appreciate your consideration.

If you would like additional information, please contact Rusinder Bains at 214-500-8221.

Sincerely,

Liberty Senior Residential Care Homes LLC

By: R. Bains
Name: Rusinder K. Bains
Its: Manager

Rusinder Bains
Meadowview House
2000 Meadowview Drive
Keller
Texas 76262

March 23, 2021

Dear Neighbors:

On February 19th 2021, I became the owner of Meadowview Place, located at 2000 Meadowview Drive, Keller, 2021 as well as the home located there. This is an already existing Assisted Living Residential Care Home, regulated by Texas Health and Human Services and subject to a Special Use Permit that was approved and issued in 2016 by the City of Keller to allow for up to eight residents and I am proud to say that on March 4th, 2021 we had an inspection by a Texas Health and Human Services Surveyor and the facility passed with no violations.

Due to the change of ownership, I am seeking approval for a Special Use Permit for this home for the additional two residents that the Special Use Permit issued in 2016 provided and to continue to accommodate and provide care for a maximum of 8 residents at this location. Our application for a Special Use Permit is not seeking to increase the amount of residents beyond the eight the current Special Use Permit allows. As part of our acquisition of the facility, the City of Keller is requiring a new Special Use Permit be issued consistent with the Special Use Permit issued in 2016. I intend on providing the same services and care that the former owners provided and we are not making any changes to the home.

I am reapplying for this Special Use Permit because as the senior population continues to age and life expectancy continues to increase, we are compelled to provide access to housing and services that support the well-being of seniors. The City of Keller has some excellent Independent Living Facilities and housekeeping. When seniors need more assistance with "activities of daily living" they may no longer be a good fit for the independent lifestyle, but they may thrive in a small Assisted Living Home, keeping their dignity in an environment that provides more personal one on one care due to the smaller number of residents in the home.

I welcome you to call us and make an appointment to tour the home. Due to COVID-19 and our goal to keep the existing residents safe, I will not be doing a social event for everyone, for which I apologize, as I would have loved to do an ice-cream social and meet each of our neighbors.

Should you have any questions regarding the Special Use Permit request, please do not hesitate in contacting me, Rusinder, at 214-500-8221

Yours Sincerely

A handwritten signature in blue ink, appearing to read "Rusinder Bains".

Rusinder Bains