

Specific Use Permit

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

BUSINESS OWNER (Legal Entity): NANCE RETAIL STORES, LLC dba ONCE UPON A CHILD
 Official Address to send all City correspondence: 985 LEHIGH LANE Suite: _____
 City: ALLEN State: TEXAS Zip: 75013
 Applicant/Agent Name: JEFF NANCE
 Mailing Address: 985 LEHIGH LANE Suite: _____
 City: ALLEN State: TEXAS Zip: 75013
 Telephone (712) 415-2534 Fax () Email: JTNANCE@GMAIL.COM

PROPERTY OWNER (Please print): RPAI SOUTHWEST MANAGEMENT, LLC FOR
 Signature: _____
 Mailing Address: 2021 SPRING ROAD Suite: 200
 City: OAK BROOK State: IL Zip: 60521
 Telephone (712) 801-6000 Fax () Email: LOSINSKI@RPAI.COM

PART 2. PURPOSE OF PROPOSAL

In what ways have conditions changed substantially since the current zoning was set for this property?
 NO CHANGES - OPENING A NEW FRANCHISE RETAIL/RESALE STORE FOR CHILDREN'S CLOTHING, EQUIPMENT, AND SHOES FOR AGES 0-12 YRS.
 How would the proposed amendment promote the public welfare and encourage orderly city development?
 NO NEW AMENDMENT - OUR STORE IS A FRANCHISE BRAND OF WINMARK CORP WHICH OPERATES OVER 1000 STORES IN US AND CANADA FOR AFFORDABLE RETAIL SERVICES TO THE COMMUNITY

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 3001 STATE HWY 121, SITE 258, EULESS
 LEGAL DESCRIPTION: Subdivision Name HERITAGE TOWNE CROSS Block(s) B Lot(s) 1 and 2
 Survey Name(s): JOHN H. HAVENS Abstract No(s): 685 Tract(s): 1

PART 4. PRESENT USE OF PROPERTY (CIRCLE ONE)

VACANT LAND VACANT BUILDING SINGLE FAMILY DWELLING **COMMERCIAL**
 MULTI-FAMILY DWELLINGS INDUSTRIAL OTHER:

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent [Signature] Date 7/20/15

OFFICE USE ONLY:

Case Number: 15-11-50P Zoning Fee: \$250 Date Submitted: 7/20/2015
 Accepted By: [Signature] Current Zoning: JX-121 Expiration Date: _____

The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

HTE # 1530000011

Paid \$250 7/23/15 web

Exhibit Layout

- Title Block near lower right corner
- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- North indicator, Graphic scale, Sheet number
- Vicinity map to scale
- Zoning district
- Use indicated on the 1997 Comprehensive Land Development Plan
- Bearings and distances of perimeter of subject property
- Existing and proposed drainageway locations
- Significant natural features, such as large trees, tree clusters, steep slopes
- Existing topography, in two foot contours
- Internal circulation
- Location, height, and area of all proposed signs

Impact Mitigation

- Description of all processes and activities involved in the proposed use, including hours and days of operation
- Identification of potential adverse impacts, such as increased traffic, noise, fumes, or use of hazardous materials
- Location, height, and type of walls, fences, and other screening
- Proposed buffers (landscaping and screening)
- Location of any improvements required or provided to mitigate negative impacts

Location and dimensions of all existing and proposed:

- public and private roadway rights of way and face to face pavement width
- easements
- parking areas
- loading areas
- use and storage areas
- pedestrian walkways
- lighting facilities
- trash receptacles

Existing and proposed buildings and structures, including:

- footprints
- gross floor area
- height
- roof line
- location of entrances and exits
- storage areas
- areas where work is performed
- required setbacks, consistent with the zoning district

Information about land within 200 feet of subject property boundary:

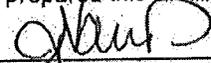
- ownership
- legal description
- zoning
- land uses
- paving and ROW widths
- street medians, intersections, names
- driveways and sight visibility triangles

Elevations

- building elevations with exterior façade materials and percentages indicated
- elevations of proposed screening for trash receptacles, storage areas, and site, with type of materials

EXHIBIT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Exhibit in accordance with the City of Eules Unified Development Code.


Exhibit Preparer's Signature
JEFF NANCE
Printed Name

7/20/15
Date
FRANCHISE
PRESIDENT / OWNER
Printed Title

7/20/15

City of Euless
201 N Ector Drive
Euless, TX 76039

Planning and Zoning Commission and City Council,

Once Upon a Child is a franchise retail business, which has been a successful brand in the United States and Canada for over 30 years. Owned by Winmark Corporation, Once Upon a Child, Plato's Closet, Music Go Round, Style Encore, and Play it Again Sports comprise over 900 franchised stores nationally. Our business model is to buy and sell gently used children's clothing, equipment, and toys at an affordable price to the community, ages newborn to 12 years. In addition, we also sell select new items from specific recommended vendors, such as clothing accessories and educational products.

We advertise via radio, internet, print, and social media to a target audience of women age 25-49, who are generally mothers with small children. Our gently used merchandise is obtained when customers from the community bring in items their children no longer use, or have outgrown, in exchange for cash. Items that are not purchased for resale in our store are returned to the customer. We do not accept or transport donated items.

Our operating hours are brand standard, Monday – Saturday 10am to 8pm, and Sunday 12pm to 5pm. We will be closed Easter, Thanksgiving day, and Christmas day. We expect to have 12-15 employees on payroll, with 3-5 working on any particular day.

Our commercial lease space is approximately 4000 square feet, and we intend to use 3300 square feet for retail sales. The remainder will be inventory storage. We will not have storage receptacles in front of or behind the space.

If you have any further questions or concerns regarding our store, please feel free to contact me.

Sincerely,



Jeff and Trista Nance
Nance Retail Stores, LLC