

## **Special Use Permit – Conditions and Additional Requirements**

Property Address: 537 Bancroft Rd., Keller, TX 76248

This written proposal outlines all special conditions and additional requirements associated with the Special Use Permit (SUP) for the existing accessory structure at 537 Bancroft Rd. The intent of this proposal is to ensure that the structure and its use remain fully compatible with surrounding residential properties and that all infrastructure, safety, and aesthetic considerations are properly addressed.

### **Paving of Streets, Alleys, and Sidewalks**

No new streets, alleys, or sidewalks are required as part of this SUP. The property maintains direct access from Bancroft Rd., a paved public street. All drive surfaces leading to the structure are improved with compacted base and concrete aprons to ensure durability and reduce dust or erosion. Existing street paving meets city standards.

### **Ingress and Egress to Public Streets**

Ingress and egress to the structure will occur from the existing driveway along Bancroft Rd. No additional curb cuts or public street modifications are required. The structure is set 60'+ back from the street, ensuring safe access for vehicles entering and exiting the property without congestion or interference with neighboring traffic patterns.

### **Drainage Provisions**

Drainage has been addressed through an improved concrete slab and sloping of adjacent surfaces to direct water away from the building. The property naturally slopes to the drainage culvert adjacent to the road and has adequate natural drainage. Any rainwater runoff is dispersed onto permeable landscape surfaces. There are no changes to existing drainage flow onto neighboring properties.

### **Off-Street Parking**

Adequate off-street parking is available on the property. The SUP structure is intended solely for personal residential use. Parking for vehicles and equipment will occur within the structure itself or on the existing paved driveway. No street parking will be required or permitted for this use.

### **Screening and Open Space**

The structure is screened and integrated into the property with planned landscaping around its perimeter. Stone wainscoting, neutral paint colors, and landscaping with trees and shrubs provide visual screening from neighboring properties. Large open lawn areas remain undisturbed, maintaining the rural-residential character of the neighborhood.

Todd & Tina Dean  
537 Bancroft Rd.  
Keller, TX 76248

### **Heights of Structures**

The structure maintains its original height of approximately 13 feet at the roof peak, which is consistent with accessory building standards in residential zones. No changes to height are proposed as part of this SUP.

### **Compatibility of Buildings**

Exterior finishes, colors, and materials have been selected to ensure full architectural compatibility with the primary residence. The structure will include natural stone wainscoting to 40" and a roof and wall color palette matching the home, ensuring the building blends seamlessly into the property's design aesthetic.

### **Hours of Operation**

The structure is for personal residential use only. No commercial operations will occur on site. Typical activity within or around the structure will occur during daylight hours (7:00 a.m. – 9:00 p.m.), with no planned nighttime activity that would cause noise or lighting disturbances.

### **Time Limits**

The structure is a permanent improvement on the property and has been a fixture for over 40 years. There is no temporary or seasonal use proposed. All improvements are intended to remain in compliance with City of Keller standards throughout the life of the SUP.

These special conditions and requirements are proposed to ensure that the structure remains in harmony with the surrounding neighborhood while meeting all relevant city standards for infrastructure, safety, and appearance. We are willing to accept any additional reasonable conditions deemed appropriate by the City of Keller Planning and Zoning Commission or City Council.

Sincerely,

Todd & Tina Dean  
537 Bancroft Rd.  
Keller, TX 76248

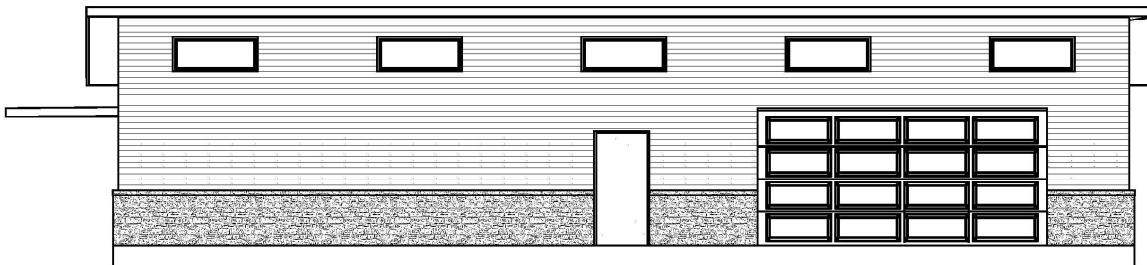
Todd: (817) 673-7542 | [REDACTED]

Tina: (817) 528-4803 | [REDACTED]

CODE EIGHT METALWORKS LLC

JOB: 531 BANCROFT DRIVE

KELLER TX 76048

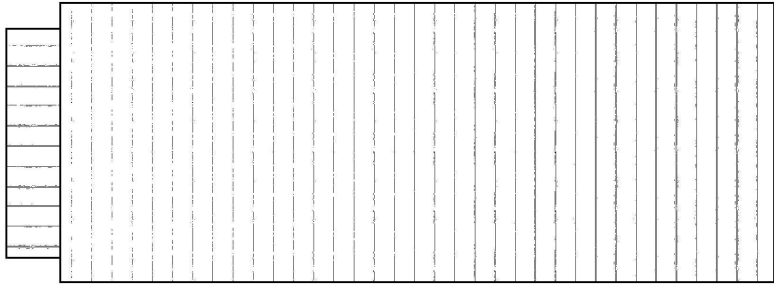




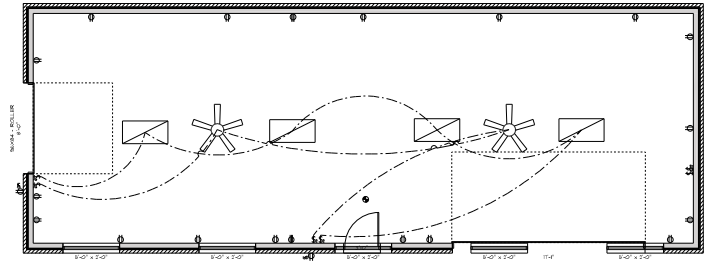
RIGHT2  
SCALE: 1/4" = 1'-0"





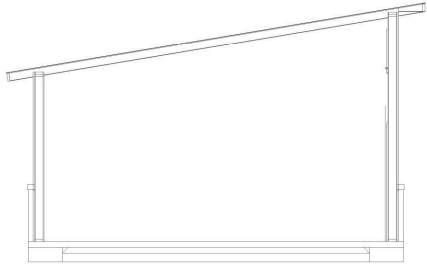


Elevation Top  
SCALE: 1/4" = 1'-0"



ELECTRICAL - ELECTRICAL  
SCALE: 1/4" = 1'-0"

| ELECTRICAL LEGEND        |          |        |
|--------------------------|----------|--------|
| ELECTRICAL               | QUANTITY | SYMBOL |
| Working for 5' radius 1A | 2        |        |
| 110V PER OUTLET          | 4        |        |
| Outlet                   | 17       |        |
| Outlet 220V              | 2        |        |
| Outlet 24                | 2        |        |
| Outlet 2400V             | 4        |        |
| Outlet 2400V 240V 240V   | 5        |        |

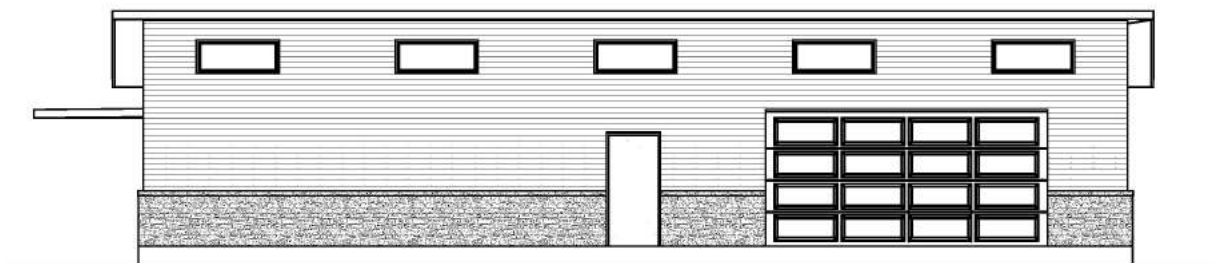


Cross Section A  
SCALE: 3/8" = 1'-0"

STEEL CONSTRUCTION / ENGINEERED BY OTHERS



2025 current status of structure



2025 rendering of new structure

























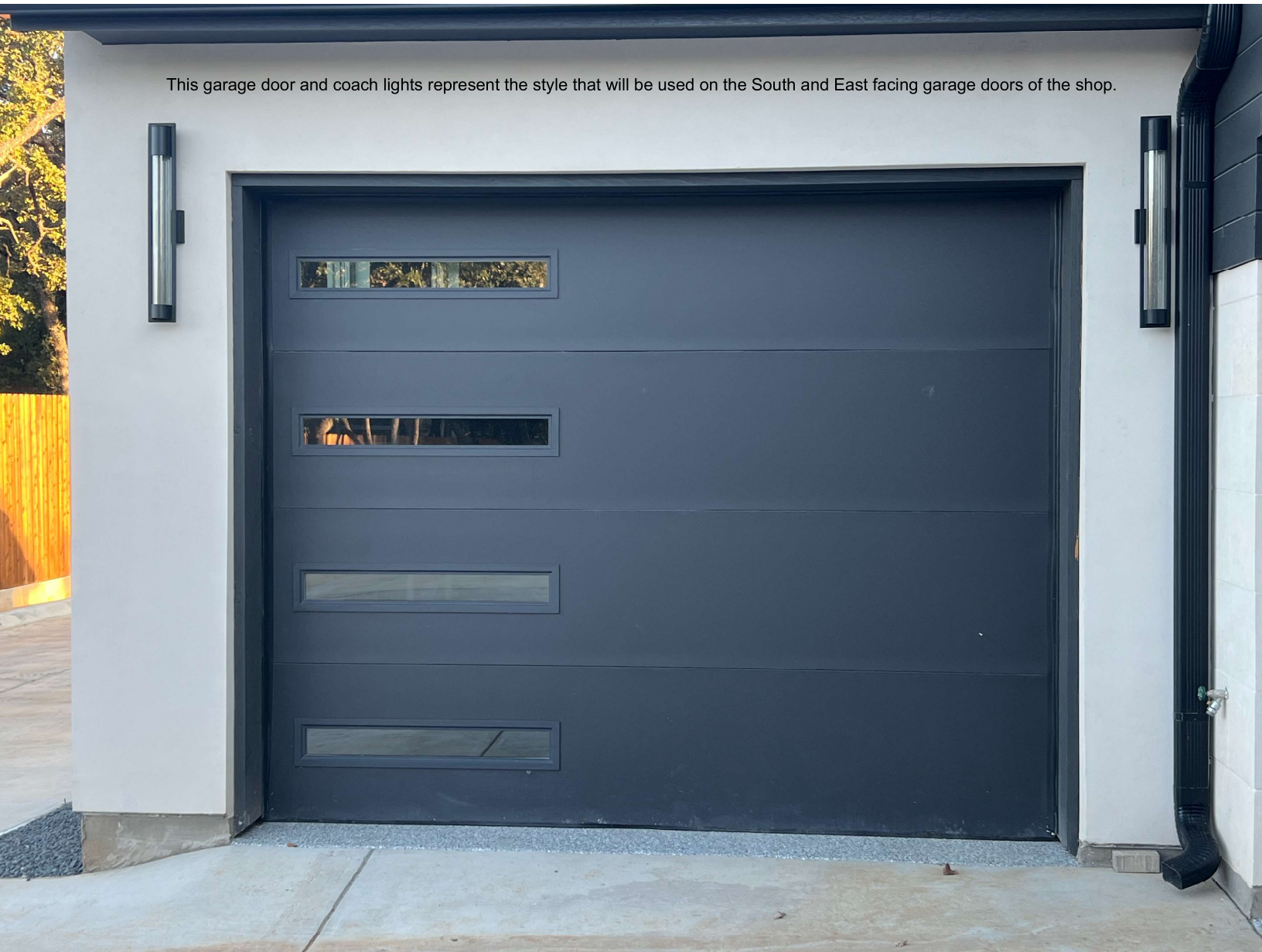








This garage door and coach lights represent the style that will be used on the South and East facing garage doors of the shop.



## Hello Neighbors,

We're Todd and Tina Dean, and we're thrilled to have moved into the neighborhood at **537 Bancroft Rd.** this past week! A little about us: Todd is a Keller native—Todd's dad, Todd himself, and our kids are all proud graduates of Keller High School. For the past 15 years, we've lived in South Keller, but as our kids headed off to college, we decided it was time to transition to a one-story home. In 2022, we purchased this ~3 acres and are excited to now call 537 Bancroft Rd. our new home!

As part of the home-building process, we were granted permission by the City of Keller to remodel the existing metal building shop on the property, which **has been a fixture on this property for over 40 years**. Fun fact: this building was originally part of the Keller Feed Store! However, as we began the remodel, it became clear that the structure required significant safety, sanitary and structural updates—far beyond a simple remodel. To ensure the building is safe and visually appealing, we've made substantial progress and are now about **50% complete** with the work.

Recently, we were informed by the City of Keller that we need to submit an application for a **Special Use Permit (SUP)**. This permit will address the location and size of the metal building shop in relation to current city codes. Here are a few key details about the project:

- The building remains in the **exact same location** as before. The old structure had 5 doors, and the new structure will have 3 doors; plan is to eliminate the west facing garage door and south facing pedestrian door.
- The footprint is unchanged at approximately **66' x 22'** (62' under roof with a 4' porch).
- We've already completed a concrete repair overlay and are committed to ensuring the structure is safe and aesthetically pleasing. There will be stone, same as the house, applied as 'wainscoting' around the perimeter up to 40" tall. The exterior wall and roof colors will be similar to our home.
- We will use the structure as a general-purpose garage / shop: storing equipment to manage the property, utility vehicle, and vehicles.
- There will be appropriate landscape around the structure further integrating it into the property

We're reaching out to you, our neighbors, to kindly ask for your **support** as we move through the SUP application process. The City of Keller will soon receive our application, and as part of the process:

- A **SUP sign** will be posted on our property.
- Adjacent neighbors will receive direct mail notifications from the City of Keller.
- You'll have the opportunity to express your support, opposition, or remain neutral regarding the permit.

We hope to earn your support! We're sharing this information in advance of the city's notifications to address any **questions, concerns, or requests** you may have. Please don't hesitate to reach out—we'd love the chance to discuss this with you further.

Thank you so much for welcoming us into the neighborhood. We look forward to meeting you all soon!

Warm regards,

**Todd & Tina Dean** 537 Bancroft Rd.

Todd – (817) 673-7542; [REDACTED]

Tina – (817) 528-4803; [REDACTED]



|                                                                 |                |
|-----------------------------------------------------------------|----------------|
| 600 Bancroft                                                    | Enthusiastical |
| 552 Bancroft                                                    | Enthusiastical |
| 549 Bancroft                                                    | Enthusiastical |
| 565 Bancroft                                                    | Enthusiastical |
| 525 Bancroft                                                    |                |
| 536 Bancroft                                                    | Enthusiastical |
| 513 Bancroft                                                    |                |
| 500 Bancroft                                                    |                |
| 524 Bancroft                                                    |                |
| 2011 Bourland                                                   |                |
| 1017 Bourland                                                   | Enthusiastical |
| 1025 Bourland                                                   |                |
| 1033 Bourland - son worked at Keller Feed Store on our property | Enthusiastical |
| 1109 Bourland                                                   |                |
| 1101 Bourland                                                   |                |
| 1041 Bourland                                                   |                |
| 921 Bourland                                                    | Enthusiastical |
| 559 Lavena St.                                                  | Enthusiastical |
| 569 Lavena St.                                                  |                |
| 504 Valle Vista Ct.                                             |                |
| 503 Valle Vista Ct.                                             | Enthusiastical |

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