

Special Use Permit Request for Detached Guest House

Applicant: April Hanson

Property Address: 1743 Florence Road, Keller, Texas

Date: May 5, 2026

1. Project Overview

I am requesting approval of a Special Use Permit to construct a detached guest house (Accessory Dwelling Unit) on my residential property located at 1743 Florence Road in Keller, Texas.

The proposed structure is a single-story detached dwelling designed to complement the primary residence in both scale and architectural character. The guest house will provide additional living space for family members and guests, consistent with the intent of maintaining a residential, low-impact use.

The total conditioned area of the proposed guest house is approximately 1,264 square feet, with an additional porch area of approximately 237 square feet, for a total of approximately 1,501 square feet under roof.

2. Purpose and Use

The detached guest house will be used for:

- Accommodation of family members and visiting guests
- Occasional extended stays for relatives

Important Clarification:

The structure will not be used as a short-term rental (e.g., Airbnb, VRBO) or for commercial purposes. It will remain an accessory residential use subordinate to the primary home.

3. Site Design and Compatibility

The proposed guest house has been thoughtfully designed to integrate seamlessly with the existing property:

- Architectural consistency with the main residence (materials, rooflines, and style)
- Placement that maintains appropriate setbacks and spacing
- Orientation that preserves privacy for neighboring properties
- Scale that remains secondary and subordinate to the primary residence

The structure's layout includes:

- Living room, kitchen, and dining area
- Two bedrooms
- Bathroom and utility areas
- Small covered porch for outdoor use

4. Parking and Access

The existing property provides adequate parking capacity to accommodate the guest house without impacting street parking or neighboring properties.

- No additional curb cuts are required
- Access will be via the existing driveway
- Parking demand will remain minimal due to the non-commercial nature of the use

5. Utilities and Infrastructure

The guest house will connect to existing utilities serving the primary residence:

- Water
- Sewer
- Electrical

All connections will be installed in compliance with city codes and standards. The addition will not create undue demand on public infrastructure.

6. Neighborhood Impact

This project is designed to have minimal to no negative impact on the surrounding neighborhood:

- No increase in traffic beyond typical residential use
- No commercial activity or signage
- No excessive noise or lighting
- Maintains the residential character of the area

The intent is to enhance the property while preserving the integrity and quiet enjoyment of the neighborhood.

7. Compliance with City Intent

This request aligns with the broader goals of the City of Keller by:

- Supporting responsible residential development
- Allowing flexible hospitality capacity for our family

- Maintaining low-density, high-quality neighborhood character
- Ensuring all improvements are code-compliant and aesthetically appropriate

8. Conclusion

I respectfully request approval of this Special Use Permit to construct a detached guest house on my property. This project has been carefully designed to:

- Be compatible with the existing home and neighborhood
- Serve a clear residential need

- Avoid any negative external impacts

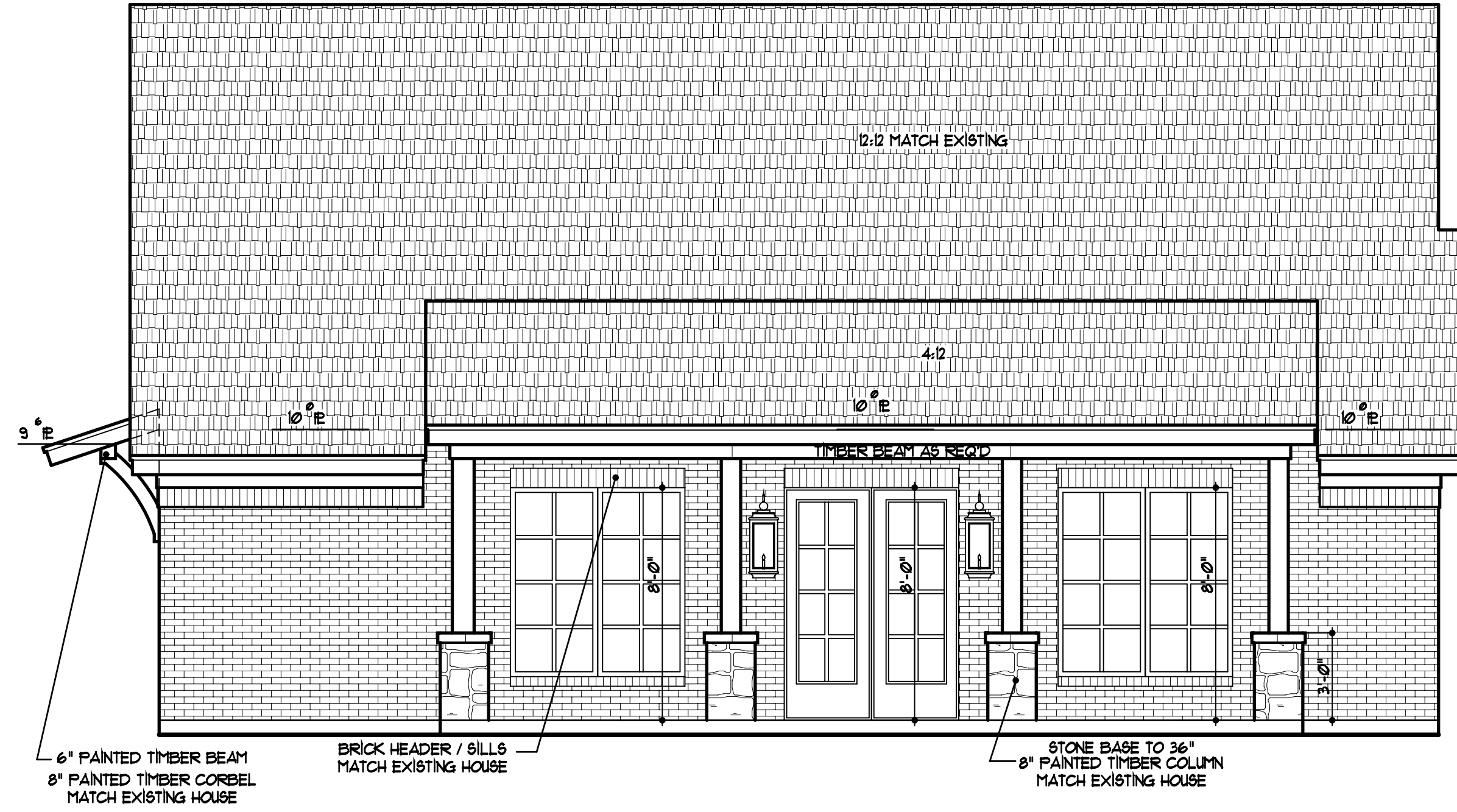
I am committed to full compliance with all applicable city regulations and to maintaining the high standards expected within the community.

Thank you for your consideration.

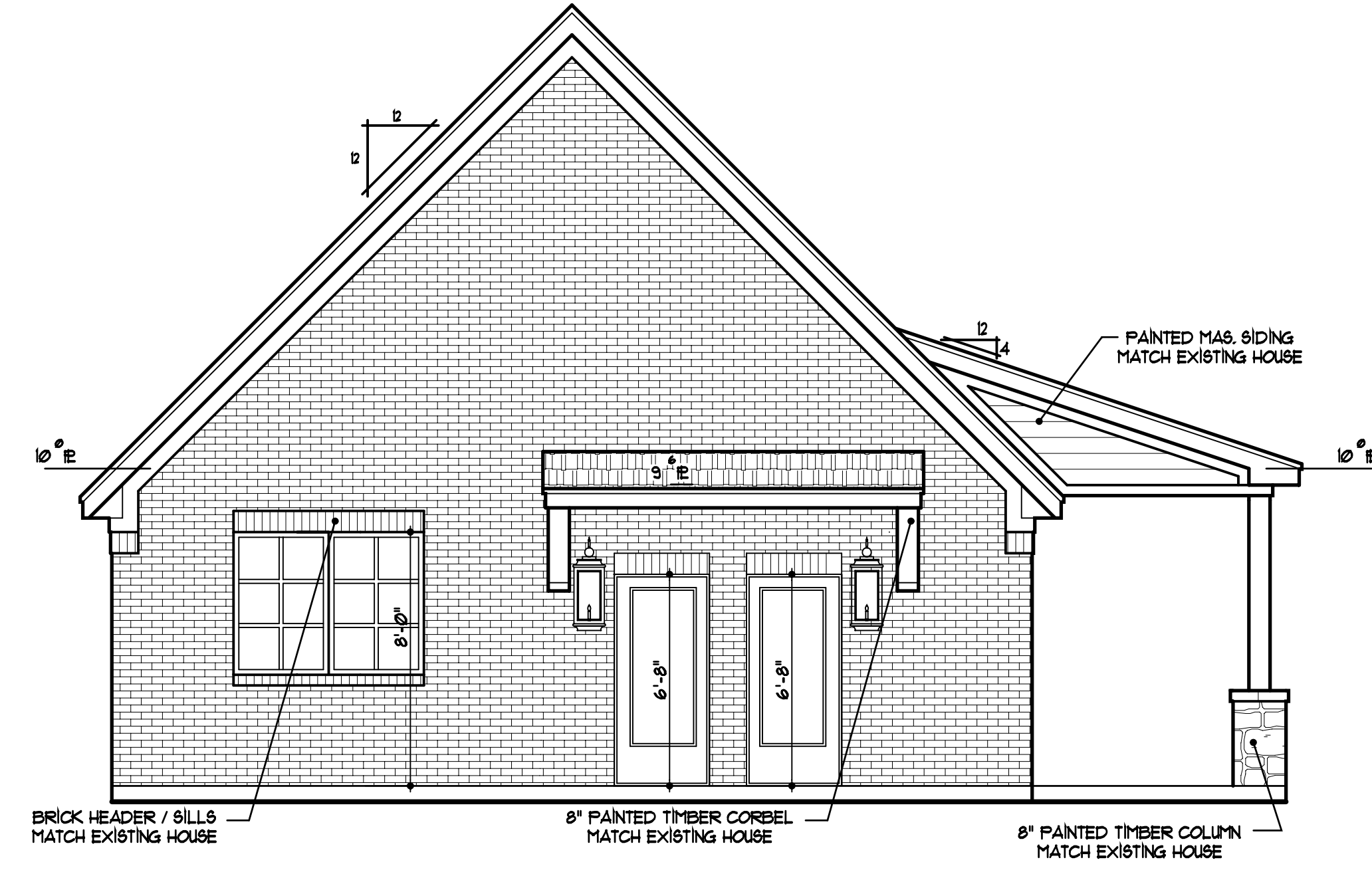
Sincerely,
Jeff and April Hanson

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
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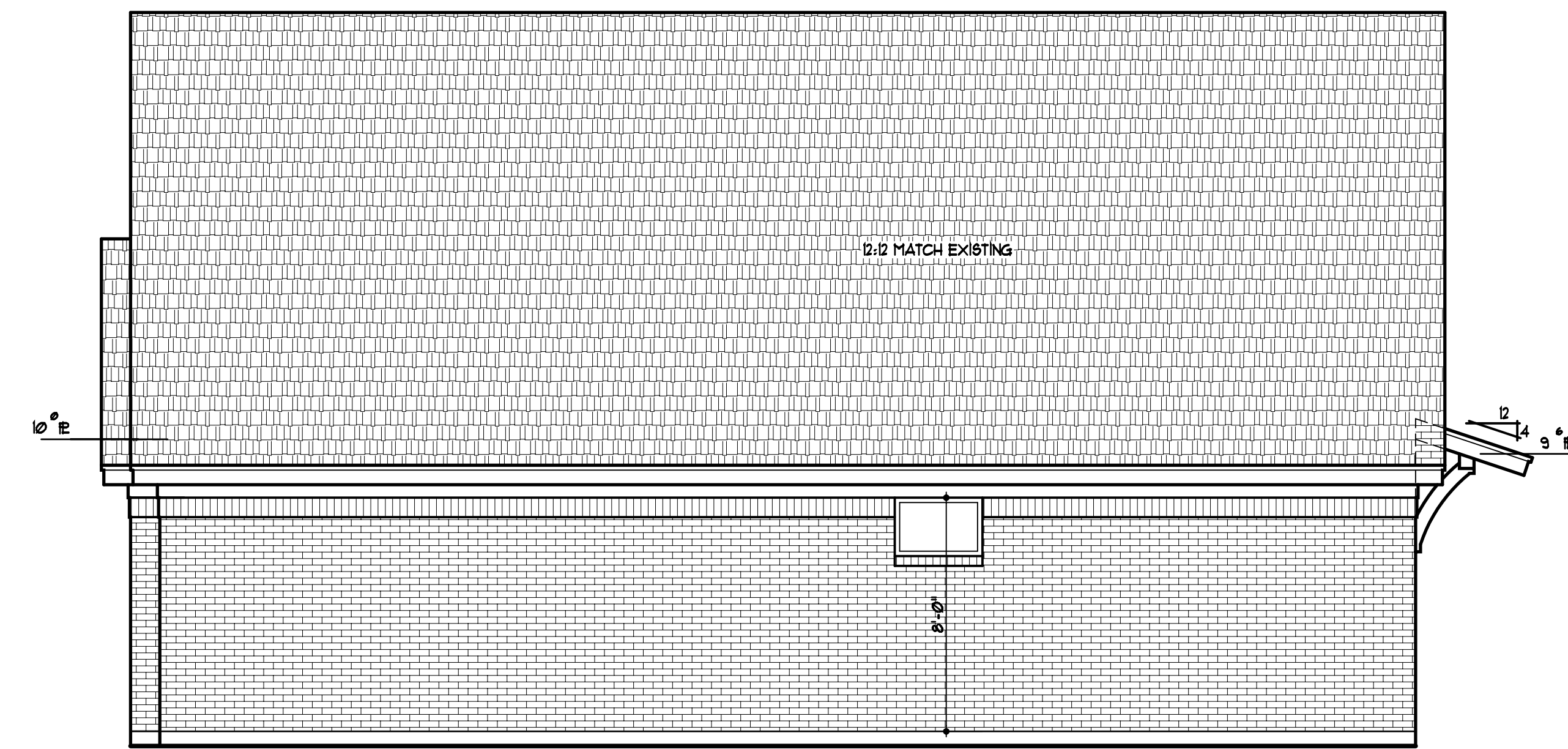
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 DATE: 2-16-26
 CHECKED BY: ----
 DATE: ----
 REVISION 1 BY: TWH
 DATE: 4-15-26
 REVISION 2 BY: ----
 DATE: ----



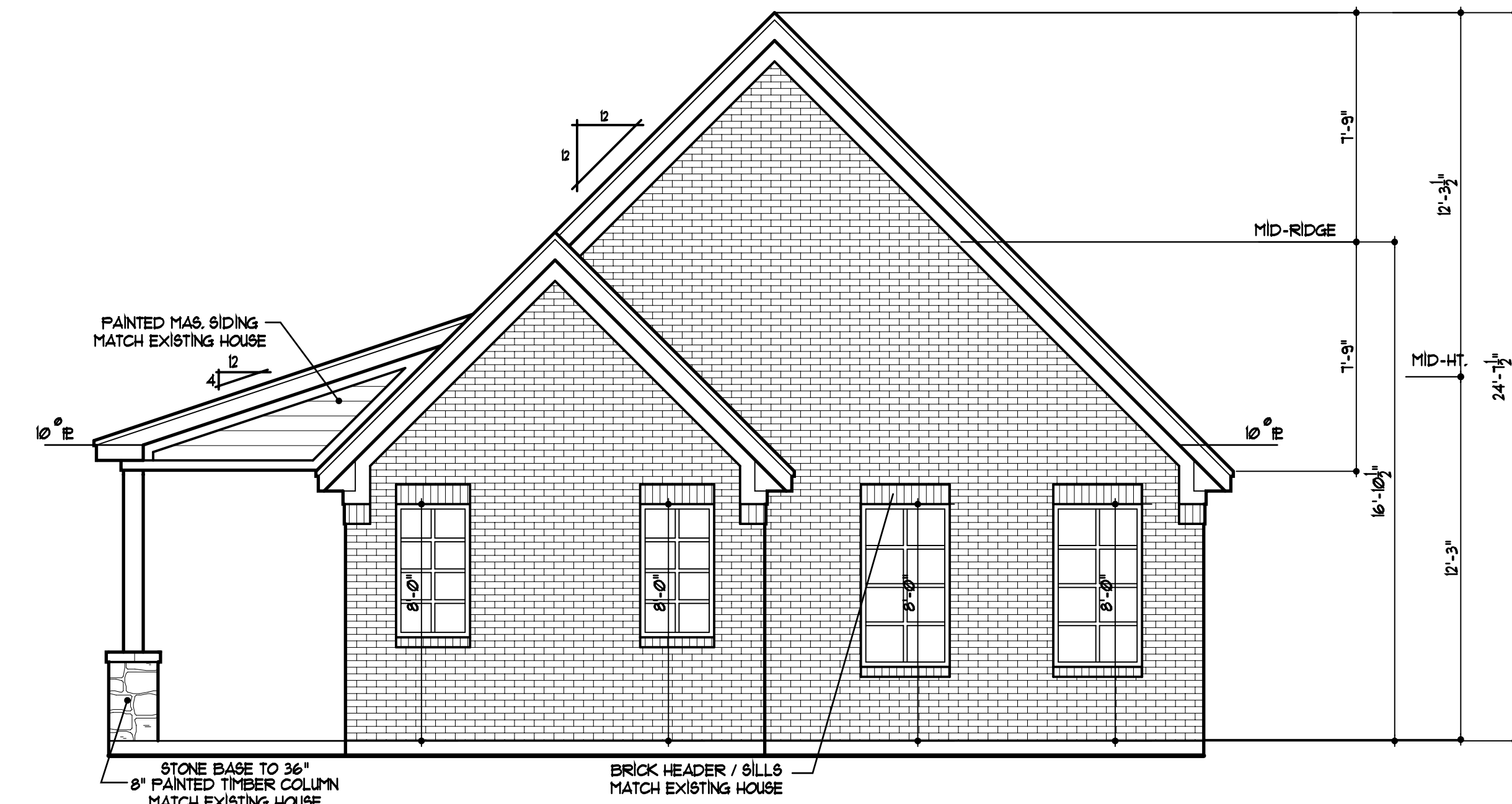
NORTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"



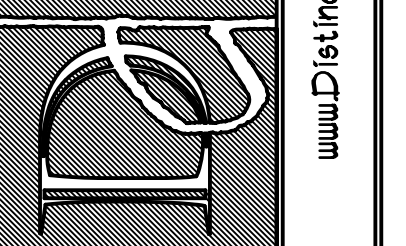
SOUTH ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"

CUSTOMER: HANSON DETACHED
 LOT 1R BLOCK A ANDERSON ADD.
 BUILDER:
 1743 FLORENCE ROAD

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 Southlake, Texas 76092 • 817 481 1249
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PLAN #
 202557

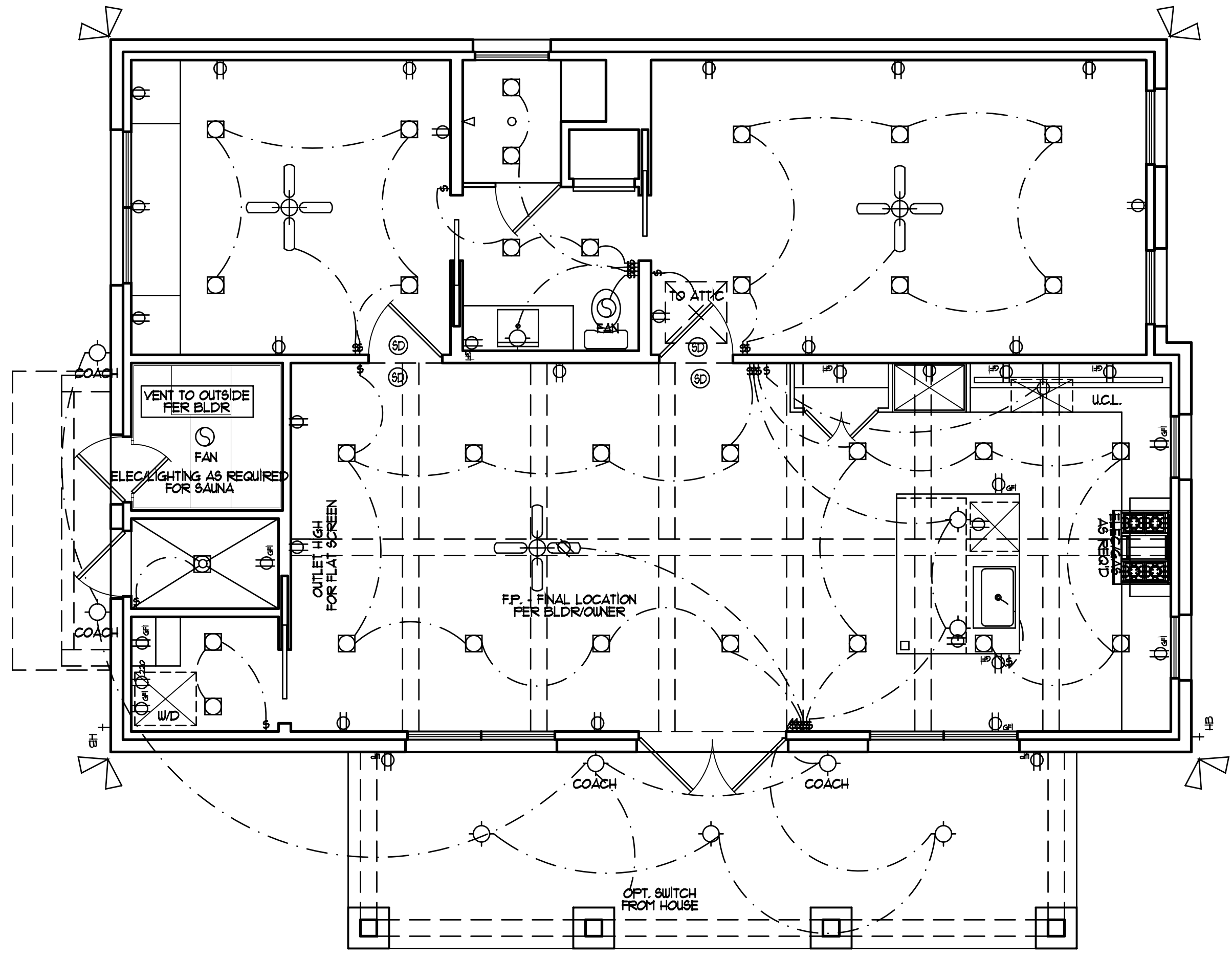
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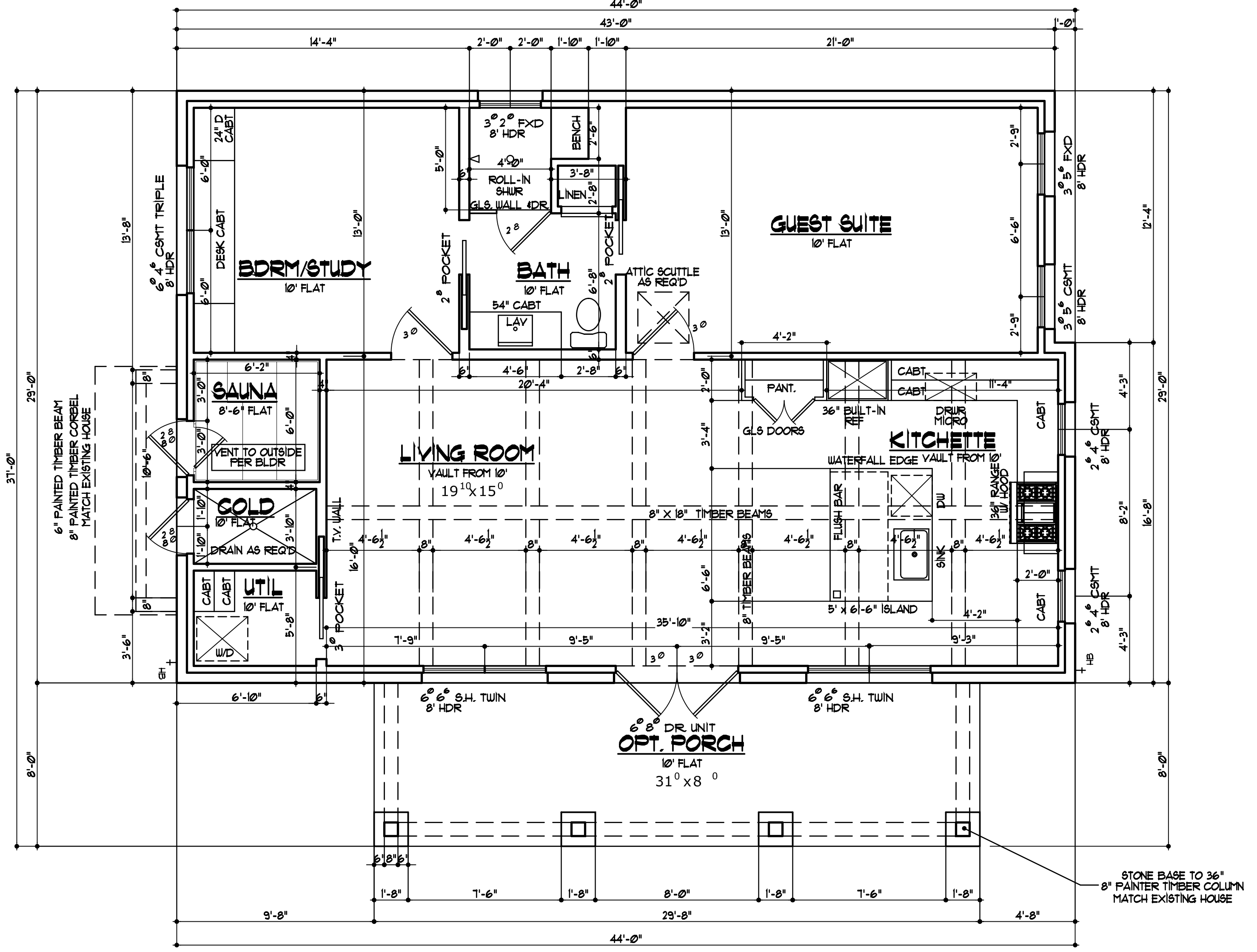
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ELECTRICAL PLAN 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"

ELECTRICAL LEGEND

○	SURFACE MOUNTED
○	RECESSED
○	RECESSED WALLWASHER
○	RECESSED MINI SPOT LIGHT
+	CEILING FAN
⓪	110 V OUTLET
⓪	220 V OUTLET
⓪	110 V WATER PROOF OUTLET
⓪	110 V UNDERGROUND FAULT INTERRUPT
⓪	J-BOX
⓪	SWITCH
⓪	2-WAY SWITCH
⓪	3-WAY SWITCH
⓪	EXHAUST FAN W/ LIGHT
⓪	EXHAUST FAN
⓪	DOUBLE FLOOD LIGHT SCFIT MOUNTED
⓪	2 x 4 FLUORESCENT FIXT.
⓪	1 x 4 FLUORESCENT FIXT.
⓪	2 x 2 FLUORESCENT FIXT.
⓪	1 x 2 FLUORESCENT
⓪	PHONE OUTLET
⓪	CABLE OUTLET
⓪	COMPUTER TERMINAL
⓪	INTERCOH
⓪	GAS BIB
⓪	HOSE BIB
⓪	UNDER COUNTER LIGHTING
⓪	SMOKE/CO DETECTOR

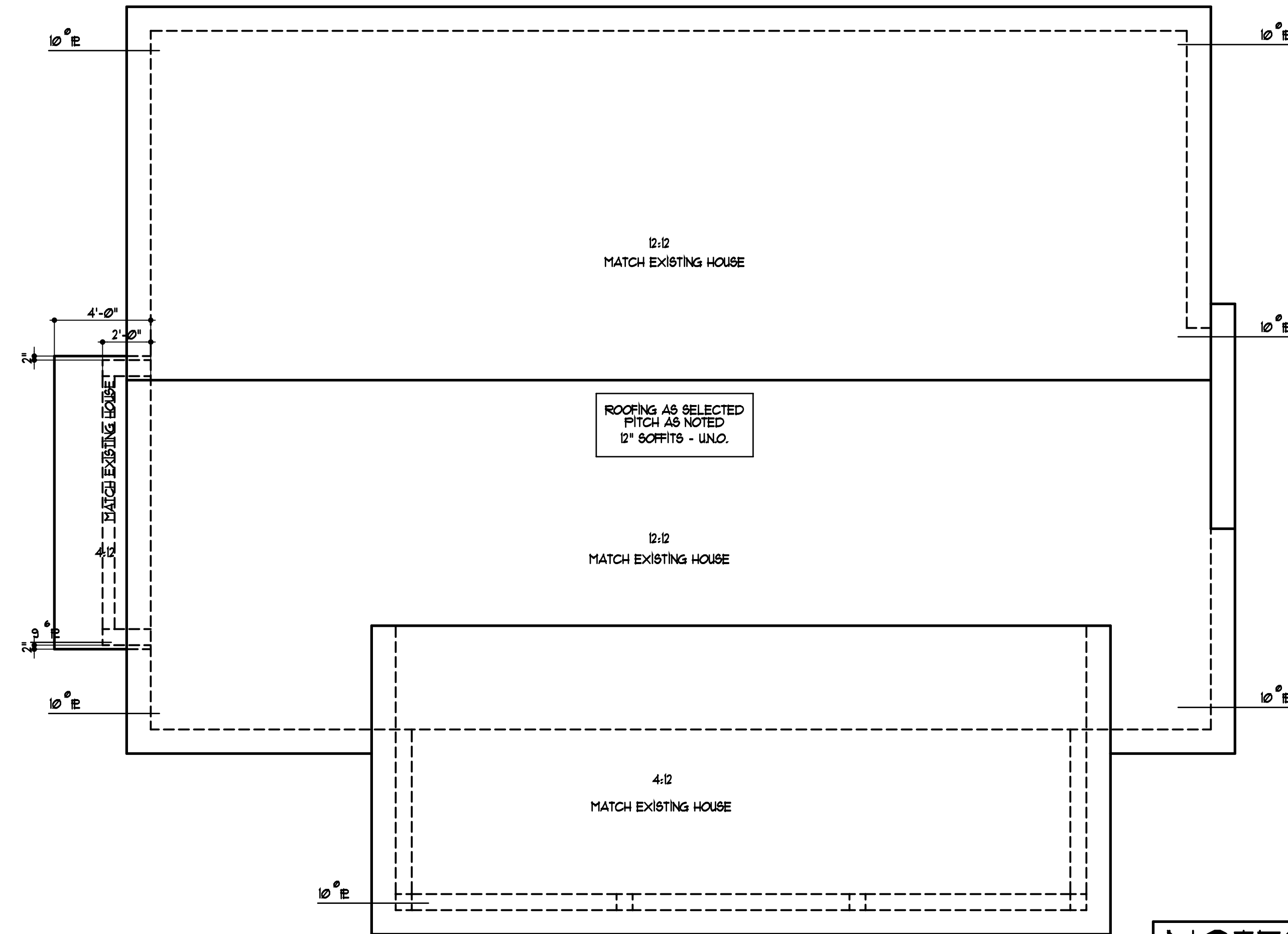
NOTE:
 -ALL LOCATIONS ARE SUGGESTED BY DESIGNER. VERIFY ALL LOCATIONS AND TYPE WITH BUILDER/OWNER.
 -ALL CABLEPHONE AND A.V. WIRING BY OTHERS.
 -ALL LED LIGHTING OPTIONS SEE OWNER OR BY OTHERS.

AREAS:

APPROXIMATE LIVING	1264
PORCH	237
APPROXIMATE TOTAL A.U.R.	1501

- NOTE:**
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL ENERGY CODES.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES
 - CONTRACTOR SHALL HIRE A TEXAS REGISTERED STRUCTURAL ENGINEER TO DESIGN THE ENTIRE STRUCTURAL SYSTEM OF THE BUILDING AS REQUIRED TO COMPLY WITH STATE LAW AND BUILDING CODE
 - ALL DOORS TO BE 8' TALL - UNO.

DATE: 1-31-20 FILE: 202557



ROOF PLAN

1/4" = 1'-0"

NOTES:

ROOF PLAN IS DESIGNERS INTERPRETATION FRAMER TO VERIFY ALL ASPECTS PRIOR TO ANY CONSTRUCTION

ROOF FRAMING NOT DESIGNED FOR ANYTHING OTHER THAN COMPOSITION SHINGLES.

NO VENT PENETRATIONS VISIBLE FROM STREET REDIRECT AS REQ'D TO REAR ROOF PLANES.

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DATE: ----

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DATE: ----

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BY: ----
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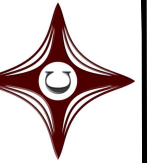
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CORNERSTONE
ENGINEERING & SURVEYING
P.O. BOX 1436, MANSFIELD, TX 76063
ENGINEER FIRM NO. 24869
SURVEY FIRM NO. 10194747
OFFICE: (817)940-6027

GRADING PLAN
ENGINEERED FOR:
SIMPSON & GARDNER
CUSTOM HOME BUILDERS

PLAN: GRADING PLAN
JOB NO: CES-260061
DRAWN BY: TJG
CHECKED BY: JL
CLIENT: SIMPSON & GARDNER
SUBDIVISION: ANDERSON
ADDRESS: 1743 FLORENCE ROAD
LOT: 1 BLOCK: A
CITY: KELLER, TEXAS

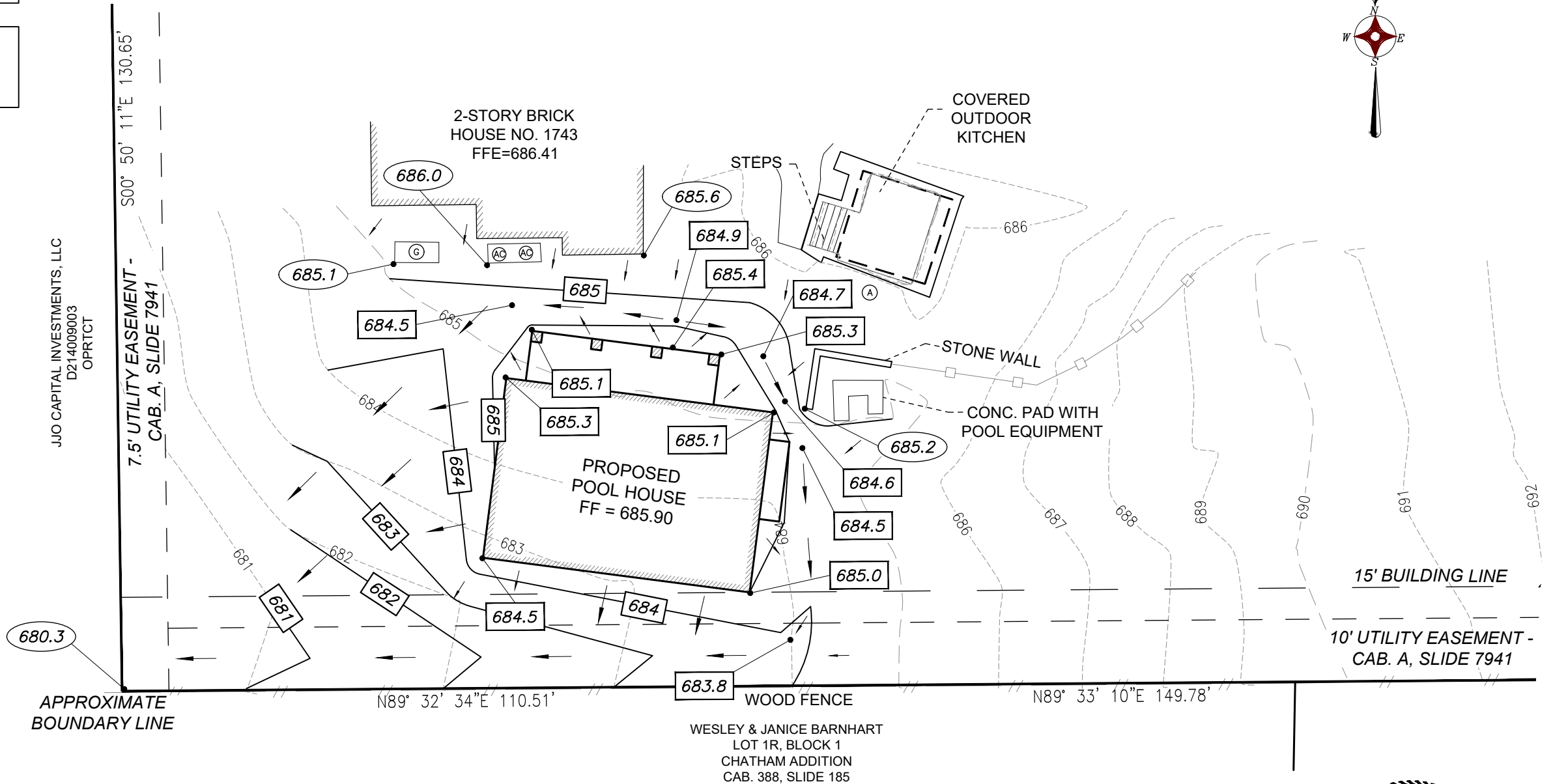
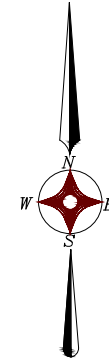
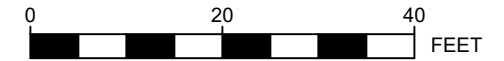
SCALE: 1" = 20'

SHEET 1 OF 1

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
 2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED.
 3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
 4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
 5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
 6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
CALL: TEXAS ONE CALL ©
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION



LEGEND

---	EASEMENT
(XXX)	EXISTING SPOT ELEVATION
[XXX]	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
[XXX]	PROPOSED CONTOURS
---	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION

III CAUTION III
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JASON S. LENAMOND, P.E. 141904 ON 4/30/2026

Jason S. Lenamond

AREAS: CALCULATIONS

MAIN HOUSE FOUNDATION FOOT PRINT

5995#

EXISTING BRICK BUILDING

705#

EXISTING METAL BUILDING

362#

NEW BRICK BUILDING

1501#

2568# (42.8%)