



SPECIFIC USE PERMIT (SUP) APPLICATION


SECTION 1. APPLICANT/OWNER INFORMATION


Please Print or Type

Applicant/Developer: Reid Cloy
Street Address: 404 South Pearson Ln
City: Keller State: TX Zip: 76248
Telephone: 214-773-7785 Fax: _____ E-mail: r.cloy@prime-controls.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Reid Cloy
Street Address: 404 South Pearson Ln
City: Keller State: TX Zip: 76248
Telephone: 214-773-7785 Fax: _____ E-mail: r.cloy@prime-controls.com


Signature of Applicant
Date: 4/14/2021

 Reid Cloy
Signature of Owner Printed Name of Owner
Date: 4/14/2021

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: _____
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: _____ Proposed Zoning: _____
Current Use of Property: _____
Proposed Use of Property: _____



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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; and 5) 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.

PROJECT NARRATIVE (404 S. Pearson Ln.)

This request is a revision to the previous SUP # (SUP-21-0004) that was unanimously approved by both Planning & Zoning and City council during the March meetings. This is a request for Specific Use Permit for the use of a temporary modular home at 404 South Pearson Lane, Keller TX.

The reasoning for this revision is to request additional sqft from what was submitted/approved in March. The original SUP stated that the modular home would be roughly 16'x60'. At the time of submitting we were seeking to gain approval from the city to allow us to place a temporary home on the property for our family of five to live while our future home is being built. We soon found out after the SUP had already been approved, that not only was a 1,000 sqft modular home not readily available, but also would not fit our family comfortably for time frame we would need. We came across a family that was selling their 28'x68' (1,904) sqft modular home and was in a price range comparable to a smaller unit; this home was purchased soon thereafter. We were unaware at time of the original SUP request that the sqft had to match the exact dimensions submitted. Currently we have moved out of our recently sold house, set the purchased modular home on a storage lot, and are living in a 20' pull-behind trailer. Please take in with heavy consideration the approval of this revision.

As the property owner, this application seeks approval for the temporary use of modular home for the purposes of living and overseeing construction of a permanent home structure. The temporary home is 1,900 sqft and will be placed approximately 200ft off S. Pearson Ln. and between the existing residence and newly proposed home site.

This application for a specific use permit is being requested for a period of 24 months commencing upon approval of the City's permanent resident construction permit. Within the requested 24 months the new permanent residence will be constructed, and the temporary modular home will be removed from the property.

The proposed home will be a single-story structure, roughly 3,000 to 3,500 sqft with a two-bay attached garage.

The time frame to start the construction process on the new home site would be early to mid-summer 2021.

Please see attached PDF of proposed location for the temporary modular home and permanent structure.

PROPERTY DESCRIPTION:

BEING A 1.995 ACRE TRACT OF LAND SITUATED IN THE D. E. ELSTON SURVEY, ABSTRACT NO. 498, TARRANT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RANDAL B. SNOW AND DEBORA K. SNOW, AS RECORDED IN INSTRUMENT NO. D211105855, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

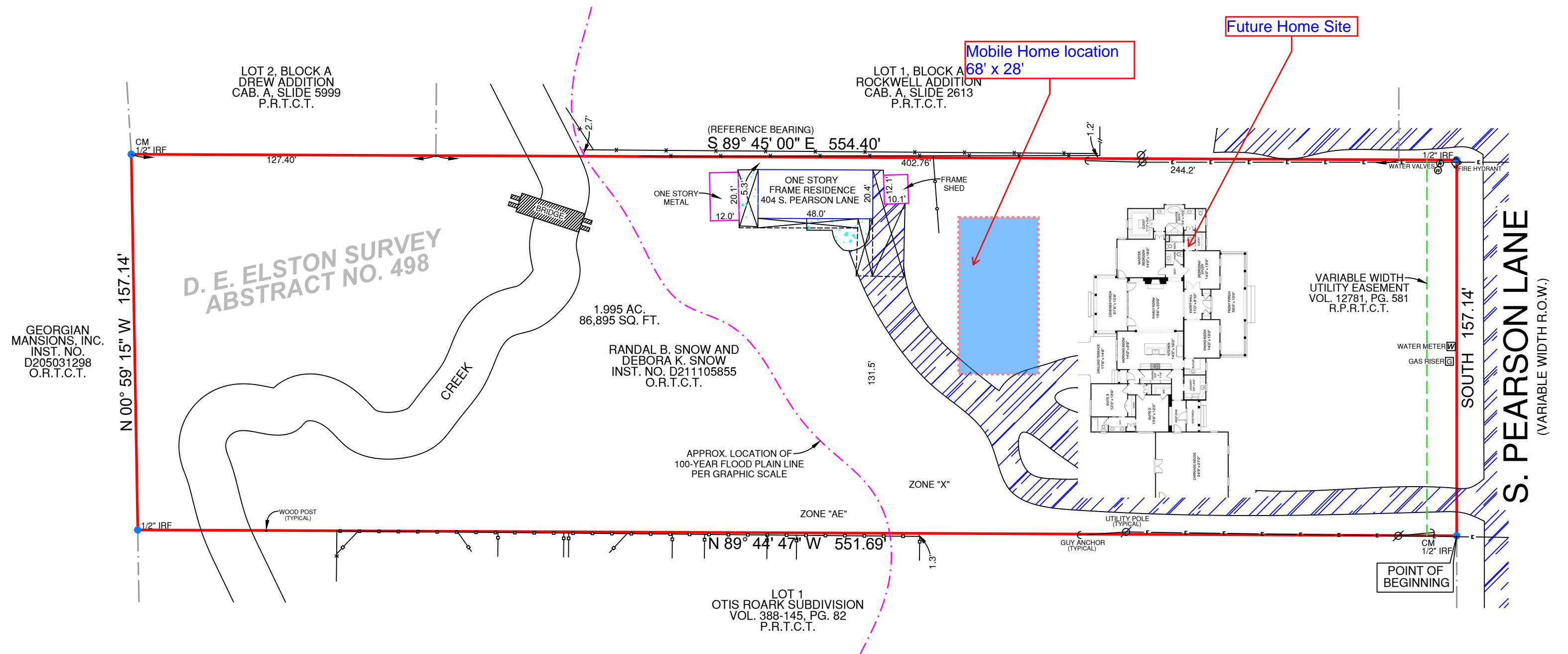
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID SNOW TRACT AND LOT 1, OTIS ROARK SUBDIVISION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-145, PAGE 82, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF S. PEARSON LANE;

THENCE NORTH 89° 44' 47" WEST, A DISTANCE OF 551.69 FEET ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 1 TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID SNOW TRACT AND SAID LOT 1, SAID IRON ROD BEING ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GEORGIAN MANSIONS, INC., AS RECORDED IN INSTRUMENT NO. D205031298, AFORESAID OFFICIAL RECORDS;

THENCE NORTH 00° 59' 15" WEST, A DISTANCE OF 157.14 FEET ALONG THE COMMON LINE OF SAID SNOW AND GEORGIAN TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID SNOW TRACT AND LOT 2, BLOCK A, OF DREW ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 2613, SAID PLAT RECORDS;

THENCE SOUTH 89° 45' 00" EAST ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 2, PASSING THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 1, BLOCK A, OF ROCKWELL ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 2613, SAID PLAT RECORDS, AT A DISTANCE OF 127.40 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID SNOW TRACT AND SAID LOT 1, PASSING THE SOUTHEAST CORNER OF SAID LOT 1 AT A DISTANCE OF 530.16 FEET AND CONTINUING ALONG THE NORTH LINE OF SAID SNOW TRACT A TOTAL DISTANCE OF 554.40 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SNOW TRACT, SAID IRON ROD BEING ON THE AFORESAID WEST LINE OF S. PEARSON LANE;

THENCE SOUTH, A DISTANCE OF 157.14 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 86,895 SQUARE FEET OR 1.995 ACRES OF LAND.



FEMA NOTE
 FLOOD INFORMATION:
 A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48439C0090 L, DATED MARCH 21, 2019.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON. PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

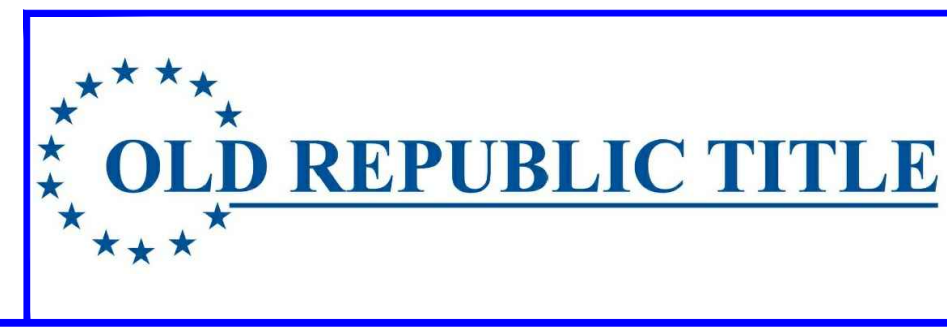
GENERAL NOTES
 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**404 S. PEARSON LANE
 CITY OF KELLER
 TARRANT COUNTY, TEXAS**

GF#: 5150017326
 BORROWER: CHRISTOPHER CLOY AND LAUREN CLOY
 TITLE CO.: OLD REPUBLIC TITLE
 PREMIER JOB #: 20-10539
 TECH: MSP DATE: 01/12/21
 FIELD: JS FIELD DATE: 01/08/21



CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET W/CAP
	STAMPED "PREMIER SURVEYING"
	WFCEP = WOOD FENCE COR POST



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 Firm Registration No. 10146200

