

Special Use Permit Application for 640 Bancroft Rd. Keller, Texas

Current City of Keller regulations allows for a 1200 sq. ft. metal structure designated for Agricultural Use. Any size larger must apply for a Special Use Permit.

The Structure under consideration is a 1500 sq. foot Color Metal Building in dark brown for the roof and light tan for the walls. It will also contain a partial wrapped porch about 274sq. feet.

This structure will be a top of the line barn for show animals. The animals will be raised and cared for in cooperation with my three kids for their school 4-H projects.

The structure will be aesthetically pleasing and blending with the surrounding neighborhood. North Keller has larger properties and has many horses, cattle, and other livestock.

The primary nuisance potential is noise and odor. This will be mitigated by fully insulating the structure to help greatly diminish the noise. It will also have air filtration to help reduce odor and improve air quality for the animals as well as full a/c and heat for the welfare of the animals. Waste will be removed in a timely fashion as well to help promote a clean facility and reduce odor. The surrounding neighbors will likely just see the structure but only if on a surrounding property. From Bancroft road, the building will not be visible.

In accordance with the City of Keller, I respectfully ask for your consent to this project.

Please print your name and address along with your signature. Thanks, Ken and Beth Slough.

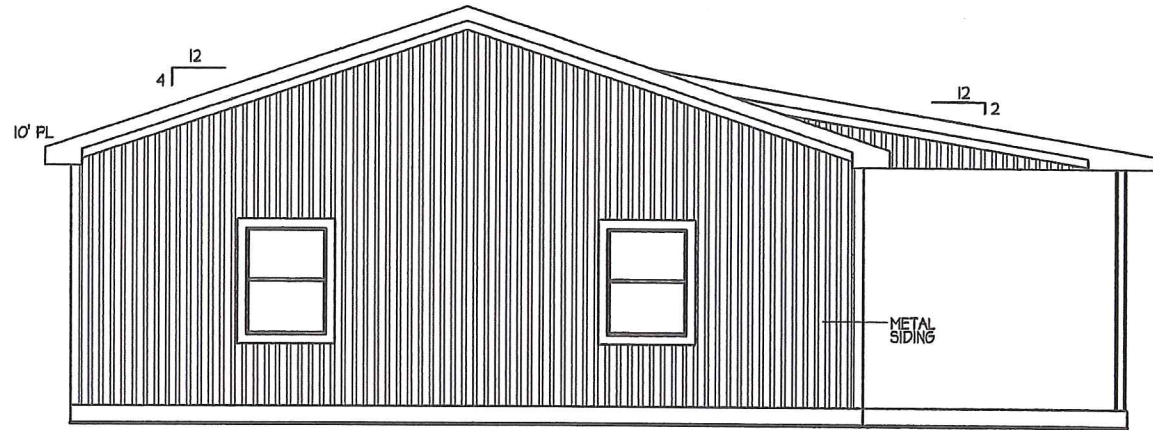
Name	Address
<i>[Signature]</i>	552 Bancroft Rd 76248
Patricia Kahig	608 Bancroft Rd 76248
Christy Leidy	630 Bancroft Rd 76248
<i>[Signature]</i> CHRIS DAY	600 BANCROFT RD 76248
<i>[Signature]</i> Ramona McEnery	641 Bancroft Rd 76248
<i>[Signature]</i> Sam S. McMurry	653 Bancroft Rd 76248
<i>[Signature]</i> Jess Hamilton	605 Bancroft Rd 76248

APPROVED BY
CITY COUNCIL ACTION
 ORDINANCE # 1963
 Date: 10/17/17

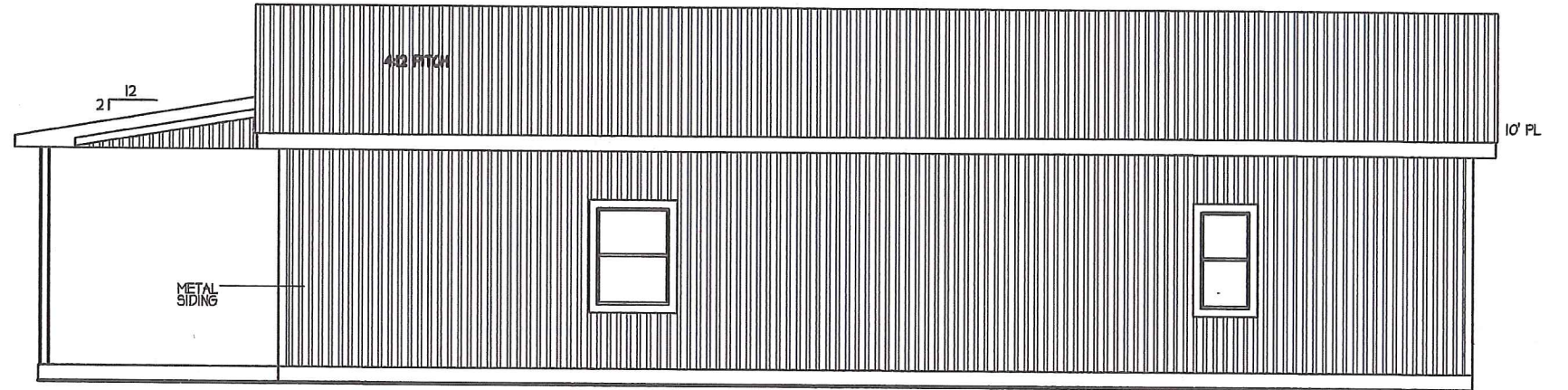
RECEIVED
 SEP 05 2017

BY:

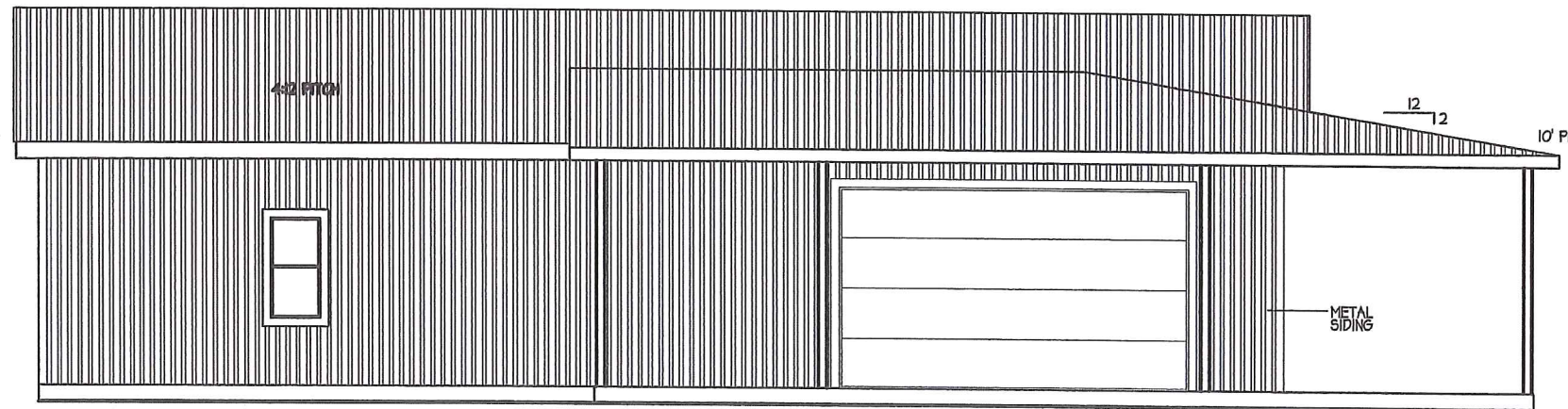
Exhibit "A"



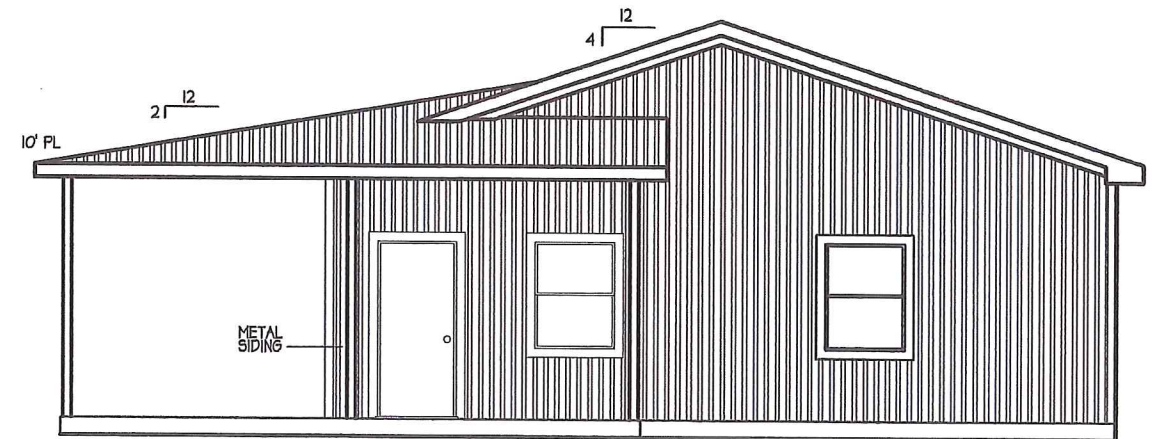
REAR ELEVATION



RIGHT SIDE



LEFT SIDE



FRONT ELEVATION

640 BANCROFT ROAD

APPROVED BY
CITY COUNCIL ACTION
ORDINANCE # 1803
Date: 10/17/17

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BY: IST+CD

Exhibit "A"

244.62'

APPROVED BY
CITY COUNCIL ACTION

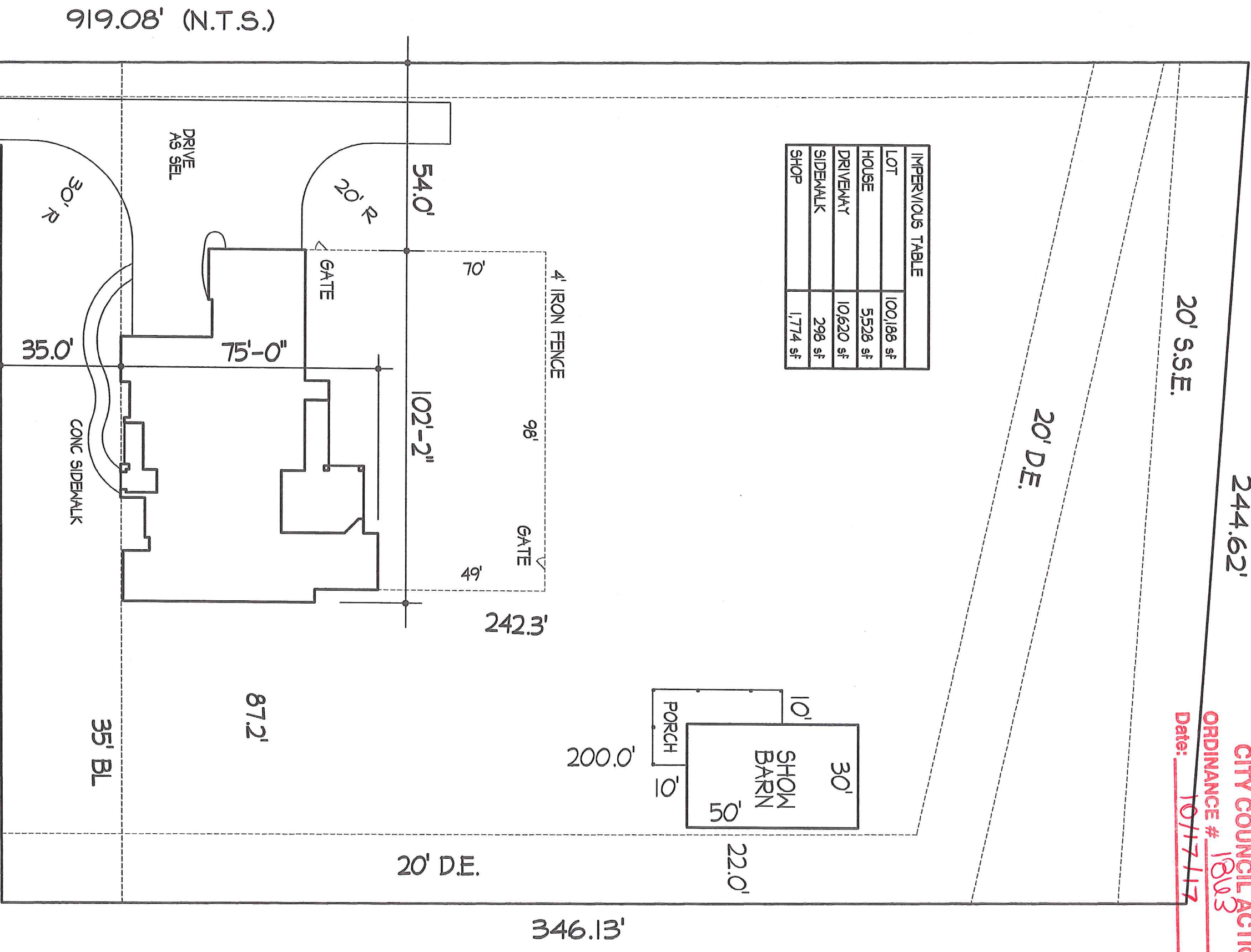
ORDINANCE # 1803

Date: 10/17/17

20' S.S.E.

20' D.E.

IMPERVIOUS TABLE	
LOT	100,188 sf
HOUSE	5,528 sf
DRIVEWAY	10,620 sf
SIDEWALK	298 sf
SHOP	1,774 sf



PLOT PLAN
LOT 3, BLOCK A
LEIDY ADDITION
KELLER, TEXAS

SCALE: 1"=30'

NORTH

640 BANCROFT ROAD

RECEIVED
SEP 05 2017

BY: 1st CD

ORDINANCE NO. 1863

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3 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER,
4 TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A 1,997
5 SQUARE-FOOT BARN, LOCATED ON 2.3-ACRES, ON THE SOUTH SIDE
6 OF BANCROFT ROAD, APPROXIMATELY 1,400 FEET EAST OF BOURLAND
7 ROAD, AT 640 BANCROFT ROAD, BEING LOT 3, BLOCK A, LEIDY
8 ADDITION, AND ZONED SF-36 (SINGLE FAMILY RESIDENTIAL -
9 36,000 SQUARE FOOT MINIMUM), IN THE CITY OF KELLER, TARRANT
10 COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING
11 PUBLICATION.

12 WHEREAS, Kenneth Slough, owner/applicant; has
13 submitted an application to the City of Keller
14 to request a Specific Use Permit (SUP-17-
15 0018), which has been reviewed by the City
16 Staff; and

17 WHEREAS, notice of a public hearing before the Planning
18 and Zoning Commission was sent to real
19 property owners within three hundred feet
20 (300') of the property herein described at
21 least ten (10) days before such hearing; and

22 WHEREAS, notice of a public hearing before the City
23 Council was published in a newspaper of
24 general circulation in Keller at least fifteen
25 (15) days before such hearing; and

26 WHEREAS, public hearings to issue a Specific Use Permit
27 on the property herein described were held
28 before both the Planning and Zoning Commission
and the City Council, and the Planning and
Zoning Commission has heretofore made a
recommendation to approve the Specific Use
Permit; and

WHEREAS, the City Council is of the opinion that the
Specific Use Permit herein effectuated
furthers the purpose of zoning as set forth in
the Unified Development Code and is in the
best interest of the citizens of the City of
Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF KELLER, TEXAS:

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Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval of a Specific Use Permit (SUP) for a 1,997 square-foot barn, located on 2.3-acres, on the south side of Bancroft Road, approximately 1,400 feet east of Bourland Road, at 640 Bancroft Road, being Lot 3, Block A, Leidy Addition, and zoned SF-36 (Single Family Residential - 36,000 square foot minimum), in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A", and incorporated herein, as if fully set forth with the condition below:

1. The SUP for a 1,997 square foot accessory building is contingent upon building the primary home as shown in Exhibit 'A'.

Section 3: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

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Passed and approved by a vote of 7 to 0 on this the 17th day of October, 2017.

CITY OF KELLER, TEXAS



BY:

P. H. McGrail
P.H. McGrail, Mayor

ATTEST:

Kelly Ballard
Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry
L. Stanton Lowry, City Attorney