

SUP-22-0005

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Valter Moreira
Street Address: 990 Elkin Ln
City: Keller State: TX Zip: 76262
Telephone: 817-379-1474 Fax: E-mail: alekirs990@gmail.com
Applicant's Status: (Check One) Owner [x] Tenant [ ] Prospective Buyer [ ]

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

Owner: Valter Moreira / Gee Moreira
Street Address: 990 Elkin Ln
City: Keller State: TX Zip: 76262
Telephone: 817-379-1474 Fax: E-mail: alekirs990@gmail.com
Signature of Applicant Date: 3-18-22
Signature of Owner Date: 3-18-22
Printed Name of Owner: Valter Moreira / Gee Moreira

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 990 Elkin Ln; Keller, TX, 76262
Legal Description:
Lot(s): 1 Block(s): 2 Subdivision Name: Arabian Horse Country
Unplatted Property Description:
Abstract Name & Number: Tract Number(s):
If property is not platted, please attach a metes and bounds description.
Current Zoning: Residential Proposed Zoning: N/A
Current Use of Property: Residential
Proposed Use of Property: Residential

VALTER MOREIRA  
990 ELKIN LANE  
KELLER, TEXAS 76262  
H—817 379 1474 C—617 959 7453

## **BUILDING USAGE**

**The first floor is to be used for primarily a garage for my trucks and a little bit of storage.**

**Second floor is to be my retirement work shop and more storage.**

**Our present garage is too small for all I am needing this structure for.**

# JM BUILDERS

QUALITY SERVICE SINCE 1974  
6513 NORMANDY DRIVE  
FORT WORTH, TEXAS 76112  
817-451-3404

VALTER MOREIRA  
990 ELKIN LANE  
KELLER, TEXAS 76262  
H—817 379 1474  
C—617 959 7453

December 29, 2021

## SCOPE OF JOB

### PREPARATION

1. Obtain engineered plans, engineered drainage and building permit
2. Remove existing garage structure
3. Cut and grade in order to maintain proper elevations

### FOUNDATION

1. Slab—form and pour 720 SF slab utilizing 3500-PSI concrete.
2. Beams—perimeter and center beams to be a minimum of ten inches in width and twenty inches in depth with at least twelve inches into undisturbed soil. Beams to have four strands of 5/8" rebar steel.
3. Mat to be four inches of concrete on sand fill 3/8" rebar steel on 16" centers.

### EXTERIOR

1. Exterior Walls—frame eight (8') foot high utilizing #2 studs on sixteen inch centers, 7/16" OSB and TYVEK HOME WRAP moisture barrier per approved plans
2. Floor Joists—install 14" TJI 230 floor joists placed on 16" centers—cover with 3/4" floor decking.
3. Stairs—frame simple set of 3' wide yellow pine stairs with open handrail.
4. Second Story Walls—frame eight foot (8') walls in same manor as first floor.
5. Roof—construct 6:12 gable roof utilizing #2-2"x 6"s placed on 24" centers with 7/16" OSB decking.
6. Soffit & Fascia—construct conforming to existing home.
7. Roofing—install conforming composition shingles.
8. Garage Door—install 16'x 7' Clopay overhead steel paneled door and Lift Master door opener.
9. Entry Door—install 36"x 80" six panel door unit complete with brass dead bolt and entry lockets.
10. Windows—install four (4) 36"x 36" single hung double insulated units to garage and four (4) 36"x 48" like units to second floor.

(Exterior Continued)

9. Siding—install Hardie fiber cement 12” lap siding and trim to walls and gables.
10. Paint—caulk, prime and paint exterior to match existing home.

### **INTERIOR FINISH**

1. Sheetrock, Garage Only—install ½” to all walls and ceilings, tape, float, texture, trim and paint.

### **ELECTRICAL**

1. Sub-Panel—install 80amp sub-panel to your existing electrical service.
2. Garage—install seven (7) duplex wall plugs and one ceiling duplex plug for garage door opener—install four 4’ fluorescent lights
3. Second Floor—install six (6) wall plugs and two 4’ fluorescent lights.
4. Exterior—install one double spot light and one weather proof GFCI duplex wall plug.
5. Circuits—install two to new sub-panel

*Existing Circuit Panel—if existing panel is not large enough to receive added circuits, panel will need to be increased at a cost of \$11.50 per amp which is not included in this proposal*

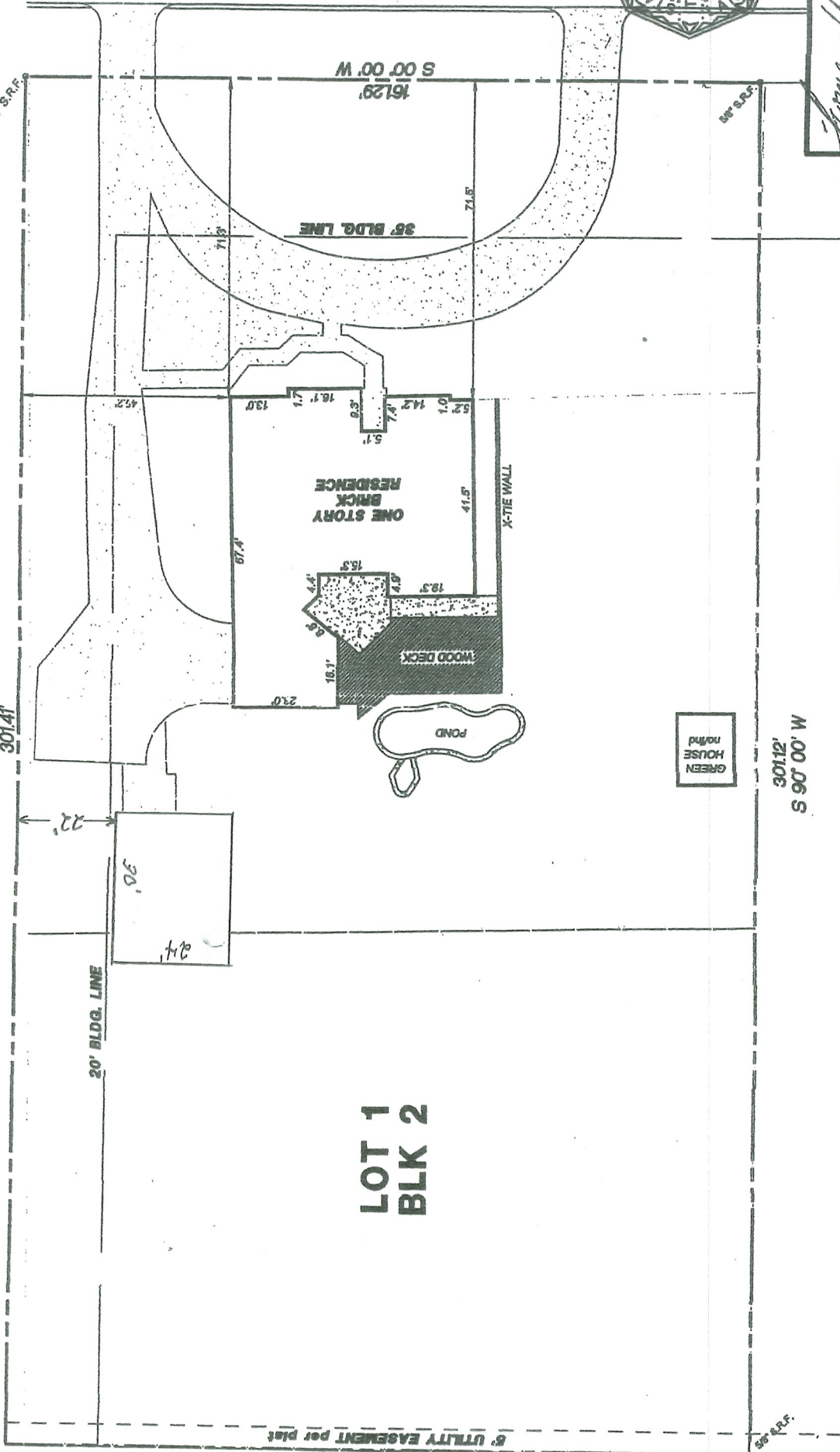
**WE WILL REMOVE ALL OUR CONSTRUCTION DEBRIS IN A TIMELY  
MANOR**

**SURVEY NO. 11**

DRESS: 990 Elkin Lane, KELLER, Texas.  
 GAL: Lot 1, Block 2, ARABIAN HORSE COUNTRY, subdivision to the City of Keller, Tarrant County, Texas, according to map or plat thereof recorded in Volume 388-134, Page 27, of the Plat Records of Tarrant County, Texas.  
 NOTE: According to Flood Insurance Rate Map, dated August 2, 1995, KELLER, Texas, Community No. 480602H, this residence IS NOT in a Flood Hazard Area. (Residence is in Zone X)

**FLORENCE LANE**

S 89° 41' 02" E  
 301.41'



LOT 10  
 N 00° 05' 57" W  
 162.89'

5' UTILITY EASEMENT per plat

20' BLDG. LINE

**LOT 1  
 BLK 2**

301.12'  
 S 90° 00' W

**LEGEND**

R.F. ○	STEEL ROD FOUND
R.S. ○	STEEL ROD SET
---	PROPERTY LINE
---	WOOD FENCE
-X-	CHAIN LINK FENCE
P.P. ○	POWER POLE
-E-	OVER HEAD ELEC. LINE

REVISED: 11-27-2000  
 DATE: 11-27-2000  
 SURVEY NO.: 0013059  
 G.F.: 00008883  
 SCALE: 1 inch = 25 feet  
 PURCHASER: Brown  
 SELLER: Post

**NOTES:**

1. Bearings from plat.
2. Steel rods found at lot corners used for control.
3. Use front property line for directional control.
4. Street right of way dedicated with plat.

**SURVEYORS CERTIFICATION**

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown hereon and that said property has access to and from a dedicated roadway. Any reference to the 100 year flood plain or flood hazard zones are an estimate based on data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property.

*Thomas W. VC*  
**THOMAS W. VC**  
 REGISTERED PROFESSIONAL  
 NO. 1998  
 REGISTERED PROFESSION  
 NO. 46622  
 1701 OAKWOOD  
 HALTOM CITY, TEXAS  
 817-854-568  
 FAX 817-854-568  
 COPYRIGHT 2000 - THOMAS

990 ELKIN LANE



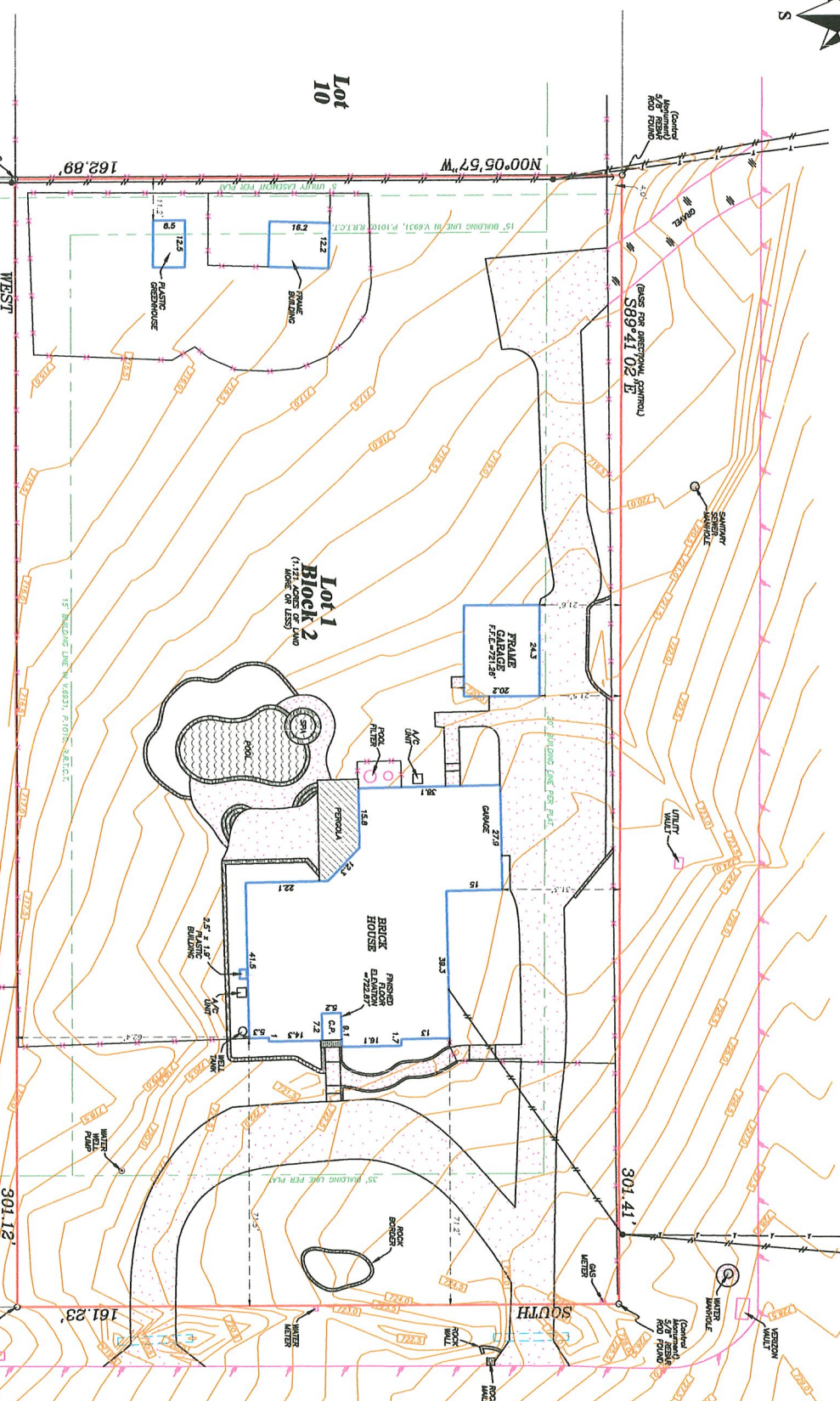


LEGEND

(Circle with dot)	UTILITY POLE
(Arrow pointing down)	UTILITY POLE
(Arrow pointing up)	DOWN GUT
(Dashed line)	ASPHALT
(Dotted line)	CONCRETE
(Pink shaded area)	UTILITY
(Red dashed line)	CONCRETE
(Blue dashed line)	CONCRETE

**BPM**

Professional Engineer  
No. 10710  
State of Texas



4/3/16 TRICO/DELAN JOINT VENTURE  
 176 LAVER STREET SUITE 172 FORT WORTH  
 OFFICE TRIO SURVEYING: 817-720-9387  
 TRIO SURVEYING: 817-720-9387  
 TRIO SURVEYING: 817-720-9387

**Legal Description:**  
 Lot 1, Block 2, ABRAHAM HORSE COUNTRY, an addition to the City of Keller, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 389-104, Page 27, Plat Records, Tarrant County, Texas.

**Notes:**  
 According to the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Community Panel Number 64959C 0080 I, Dated September 25, 2008, this tract is in Zone X, an area not in the 1% annual chance flood.

Restrictions and easements recorded in Volume 6831, Page 1010, Real Records, Tarrant County, Texas affect this tract.

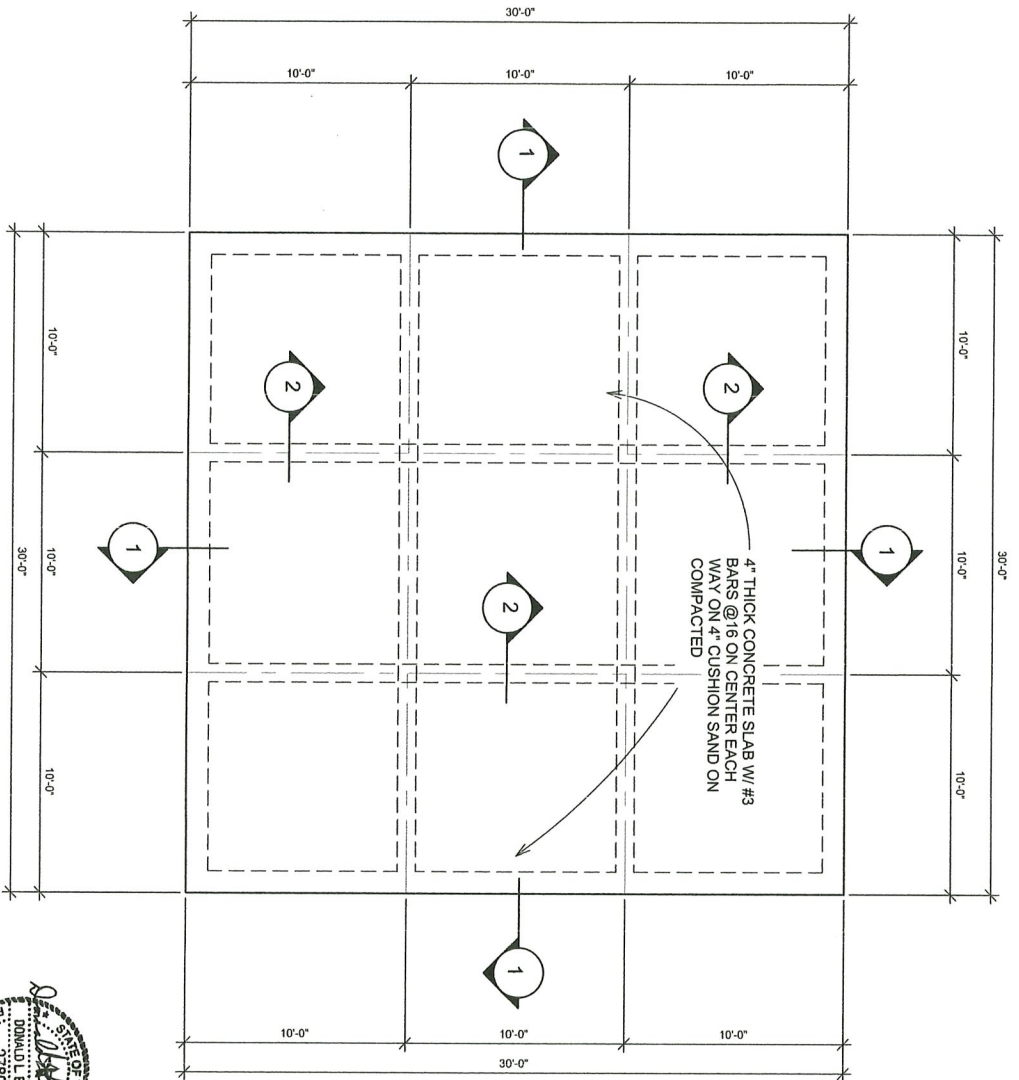
Vertical datum is NAVD89 and computed from a static GPS session and processed through AUSPOS.



This sketch accurately represents on the ground survey performed under my direction, and which has been prepared and approved by me. The survey has been performed in accordance with the laws and regulations of the State of Texas, and I am a duly licensed Professional Engineer in the State of Texas.

*James Reed*

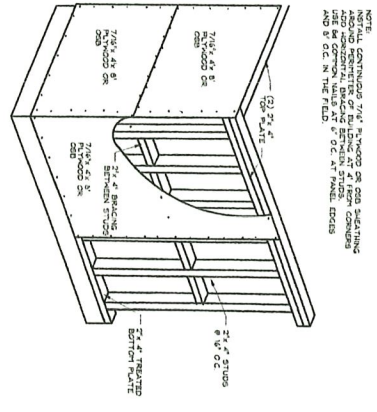
02-21-2022



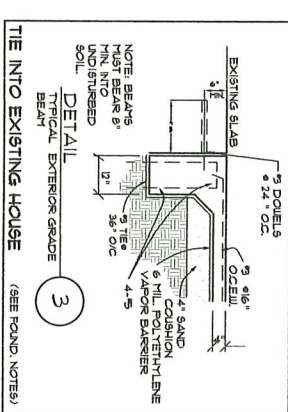
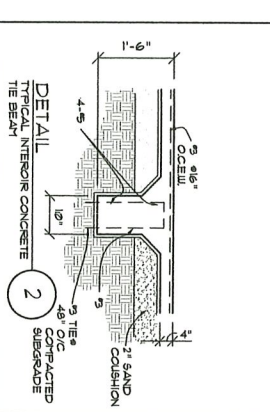
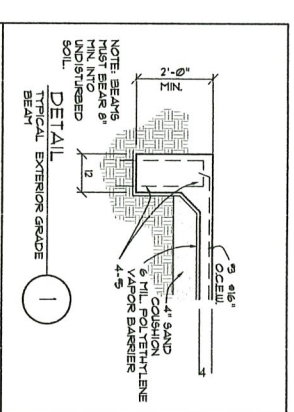
# FOUNDATION

SCALE 1/4" = 1'-0"

3-11-22



NOTE: WINDOW SILL, LINTEL AND JAMB SHALL BE SET IN 4" THICK CONCRETE ON 4" CUSHION SAND ON 4" COMPACTED SOIL. WINDOW SILL SHALL BE SET IN 4" THICK CONCRETE ON 4" CUSHION SAND ON 4" COMPACTED SOIL. WINDOW SILL SHALL BE SET IN 4" THICK CONCRETE ON 4" CUSHION SAND ON 4" COMPACTED SOIL.



**LANE & ASSOCIATES, INC.,**  
 PROFESSIONAL CUSTOM HOME DESIGNERS  
 JESUS  
 (817) 721-7274  
 5761 KROGER DRIVE STE 230  
 KELLER, TEXAS 76244

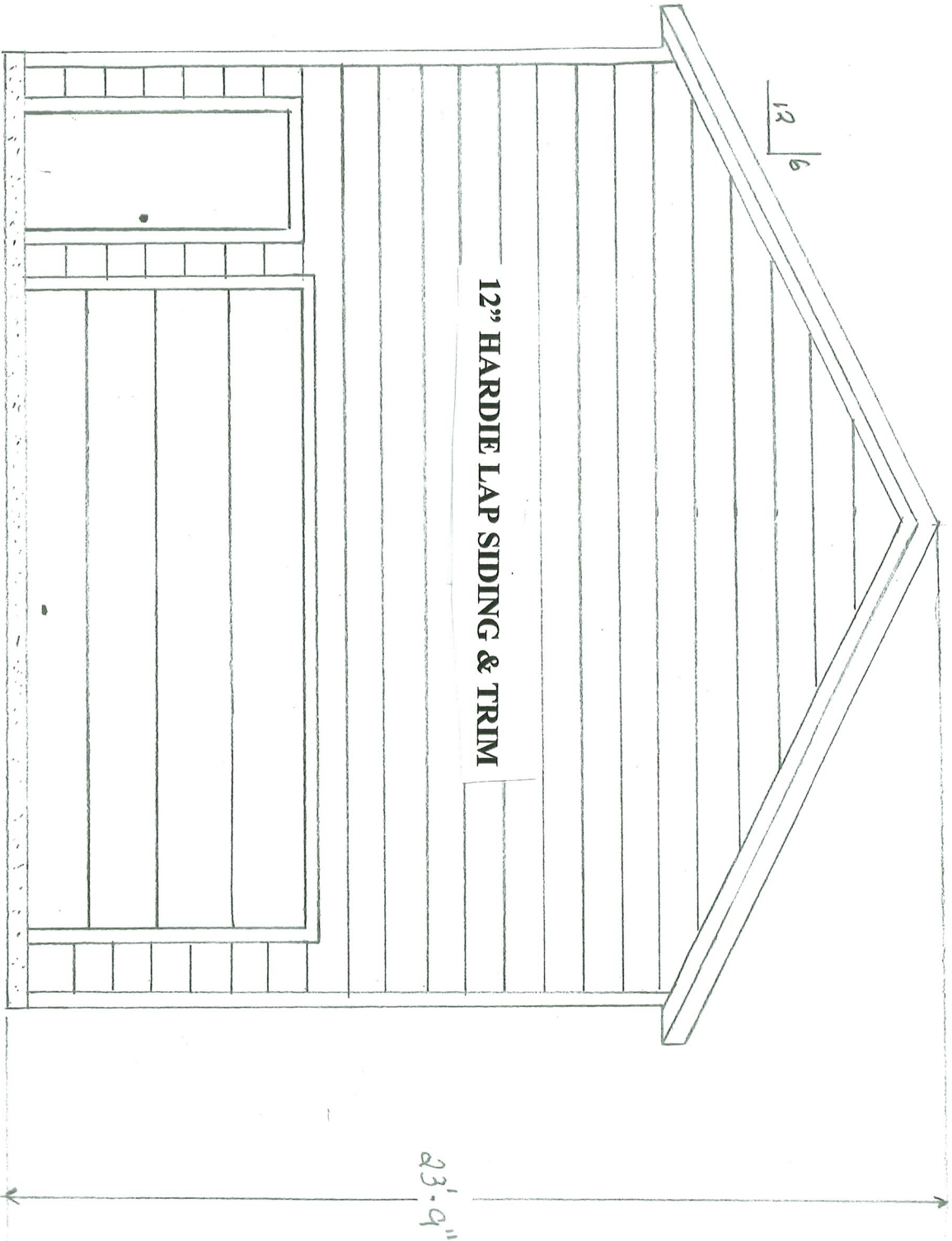
**VALTER MOREIRA**  
 930 ELKING LANE  
 KELLER TEXAS

DATE	
REVISIONS	
JOB NO.	ELKINS-1
SHEET NO.	8

ELKINS-1

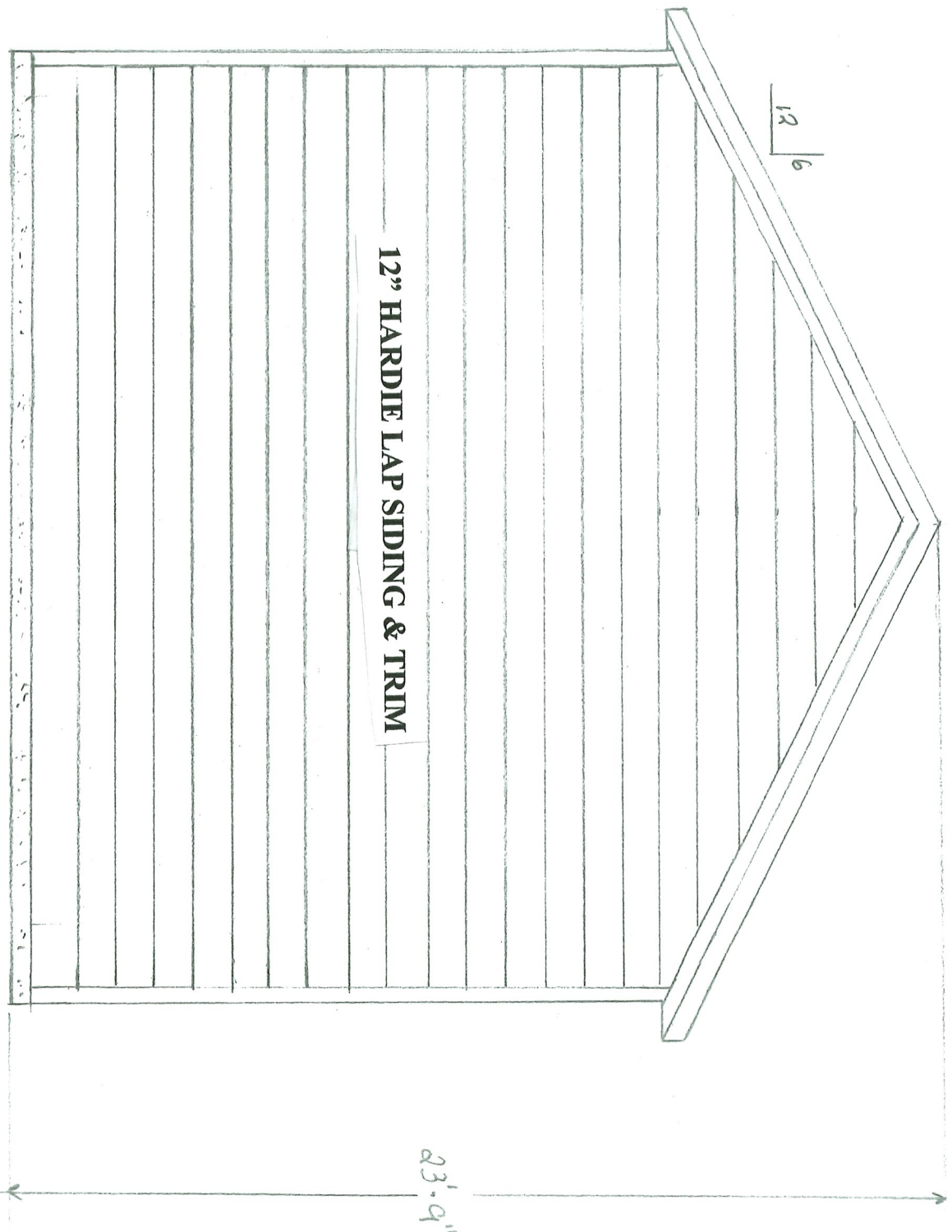
**WIND BRACING NOTE:**  
 1" x 4" @ 4' O.C. IN WOOD SOLE PLATES TO BE ALL EXTERIOR WALL BRACING THAT EXTENDS TO THE TOP PLATE TO LEAVE 1" GAP AT EDGE 1" GAP BETWEEN WALLS TO 8" O.C. @ O.C. AT BRACE. 2" x 2" INTERIOR BRACING TO BE ALL INTERIOR WALLS TO 8" O.C. @ O.C. AT BRACE. 2" x 2" INTERIOR BRACING TO BE ALL INTERIOR WALLS TO 8" O.C. @ O.C. AT BRACE.

**EAST SIDE—FRONT**





**WEST SIDE—REAR**



**12" HARDIE LAP SIDING & TRIM**

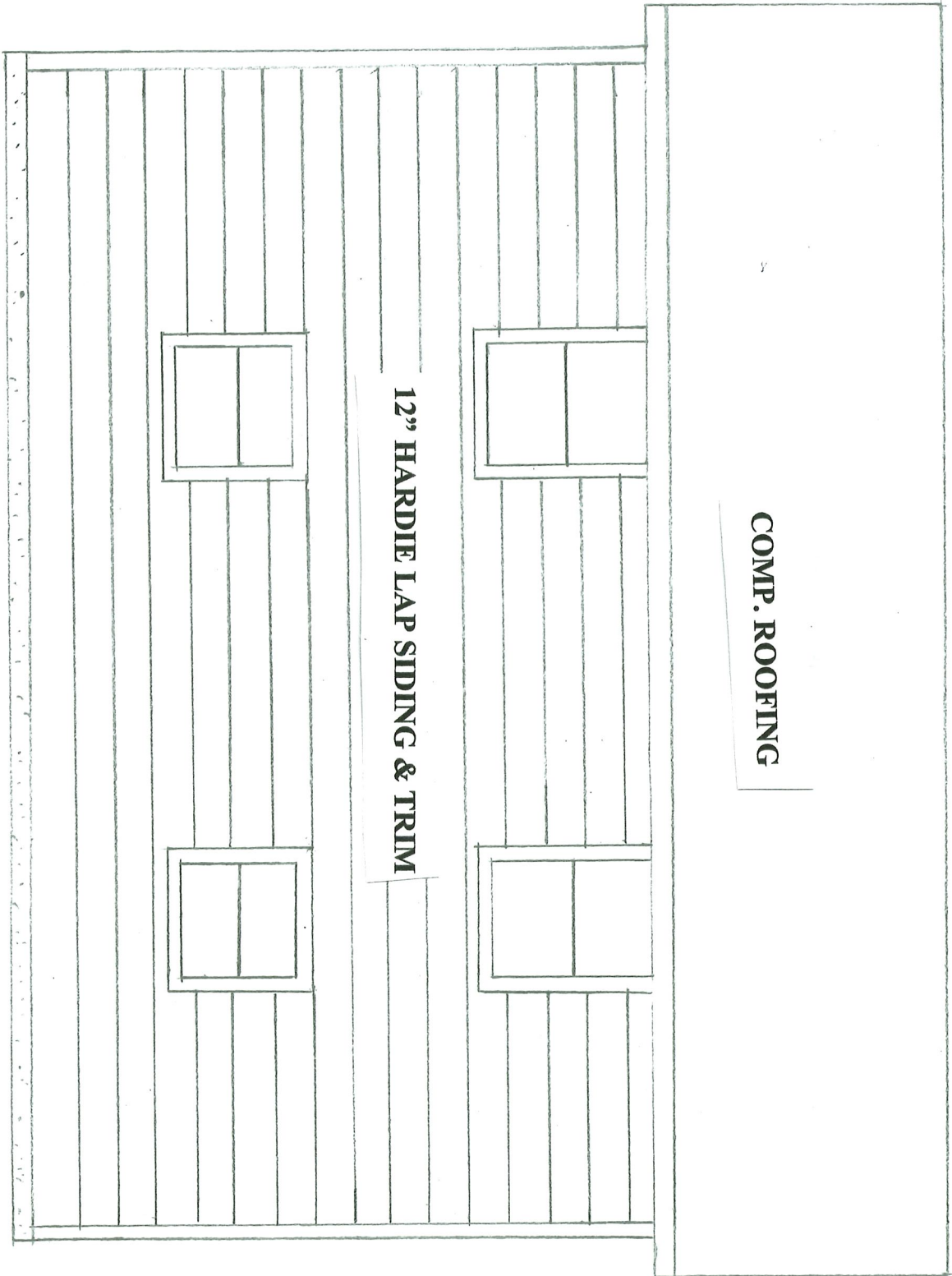
12  
6

23'-9"

**NORTH & SOUTH SIDES OR THE SAME**

**COMP. ROOFING**

**12" HARDIE LAP SIDING & TRIM**



# **JM BUILDERS**

QUALITY SERVICE SINCE 1974  
6513 NORMANDY DRIVE  
FORT WORTH, TEXAS 76112  
817-451-3404

## **LOT COVERAGE CALCULATIONS**

**Existing Lot Total SF = 48,832.85 SF**  
**50% (.5) x 48,832.4 = 24,416.43**

**Existing Home Including Garage SF = 2,942.4 SF**  
**Two Existing Out Buildings = 672 SF**  
**All Flatwork SF = 2,170 SF**

**TOTAL FOR ALL EXISTING = 5,784.4 SF**

**New Detached Garage/Storage Building SF = 720 SF**  
**We are Removing 20' x 24' Outbuilding = 480 SF**

**Total SF Adding to Lot = 240 SF**

**50% LOT COVERAGE ALLOWED 24,416.43 SF**  
**NEW TOTAL SF OF LOT COVERAGE 6,024.4 SF**

