

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Lane Darracq
Street Address: 1717 Main Street Suite 5630
City: Dallas State: TX Zip: 75019
Telephone: 214-529-0153 Fax: _____ E-mail: lane@greenmarkbuild.com
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Dam Thompson
Street Address: 1613 Westminster Trail
City: Keller State: TX Zip: 76262
Telephone: 830-285-3449 Fax: _____ E-mail: dgthomson57@gmail.com

<u>Lane Darracq</u> Signature of Applicant Date: <u>5/7/21</u>	<u>Dan Thomson</u> Signature of Owner Date: <u>5/10/21</u>	<u>Dan Thomson</u> Printed Name of Owner
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SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1613 Westminster Trail, Keller TX
Legal Description:
Lot(s): 18 Block(s): 2 Subdivision Name: Windsor Forrest Phase 2
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: Residential Single Family
Proposed Use of Property: Residential Single Family

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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. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <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.



GREEN MARK BUILD™

Date: 5/7/2021

Homeowner: Dan Thompson
1613 Westminster Trail
Keller, TX

Contractor/Applicant: Green Mark Build
1717 Main Street Suite 5630
Dallas, TX 75201
(214) 231-3435 (Office)
(469) 587-8488 (Fax Line)
(214) 529-0153 (Direct Line)

Special Use Permit Letter

The following letter is to provide further detail and clarification for the use of the proposed project located at 1613 Westminster Trail in Keller TX. On the current property there is an existing detached garage which is approximately 578 square feet. It is proposed that this existing detached garage be expanded 40' in length by 34' in depth or approximately 1,187 SF. Due to the total square footage of the accessory structure it automatically is required to apply for a special use permit. The listed is still to remain as a residential single-family property with the use of the expanded garage to be utilized as additional storage for the Homeowners collection of antique cars.

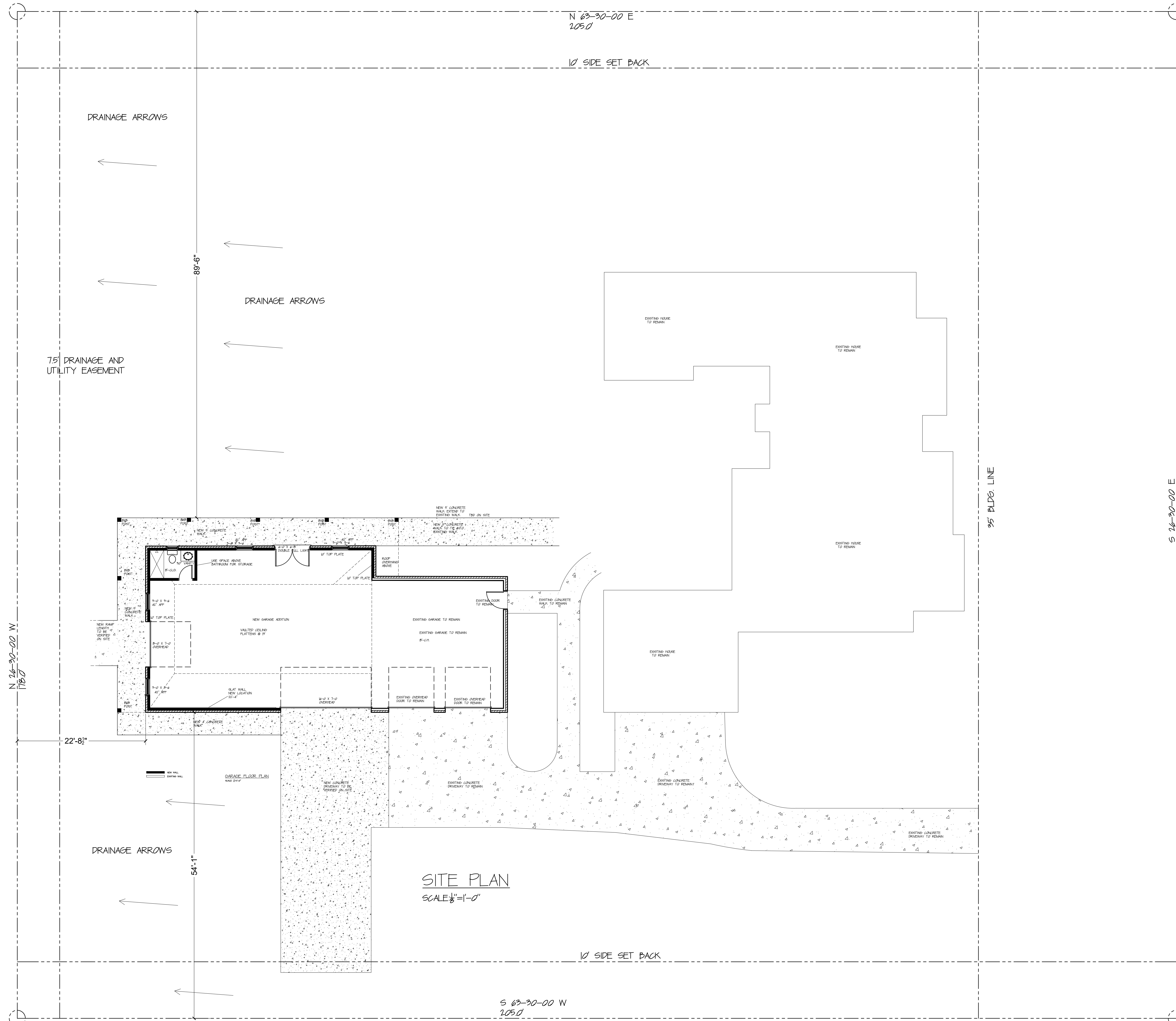
Applicant: Lane Darracq

Date 5/13/21

TABULATIONS-

EXISTING GARAGE SQ. FT.-578
 NEW GARAGE SQ. FT.-1,187
 TOTAL SQ. FT.-1,765

NEW DRIVEWAY SQ. FT.-809(+/-)
 NEW SIDEWALK SQ. FT.-692(+/-)
 BACK RAMP SQ. FT.-40(+/-)
 TOTAL SQ. FT.-1,535



SITE PLAN
 SCALE 1/8"=1'-0"

These Plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked by the builder or the person and authority of this project. Any discrepancy, error, and/or omission, if found, is to be brought to the immediate attention of the designer before any construction is commenced or purchases made. It is recommended that the owner or builder obtain complete engineering services; foundation, HVAC, and structural, before beginning construction of any kind.

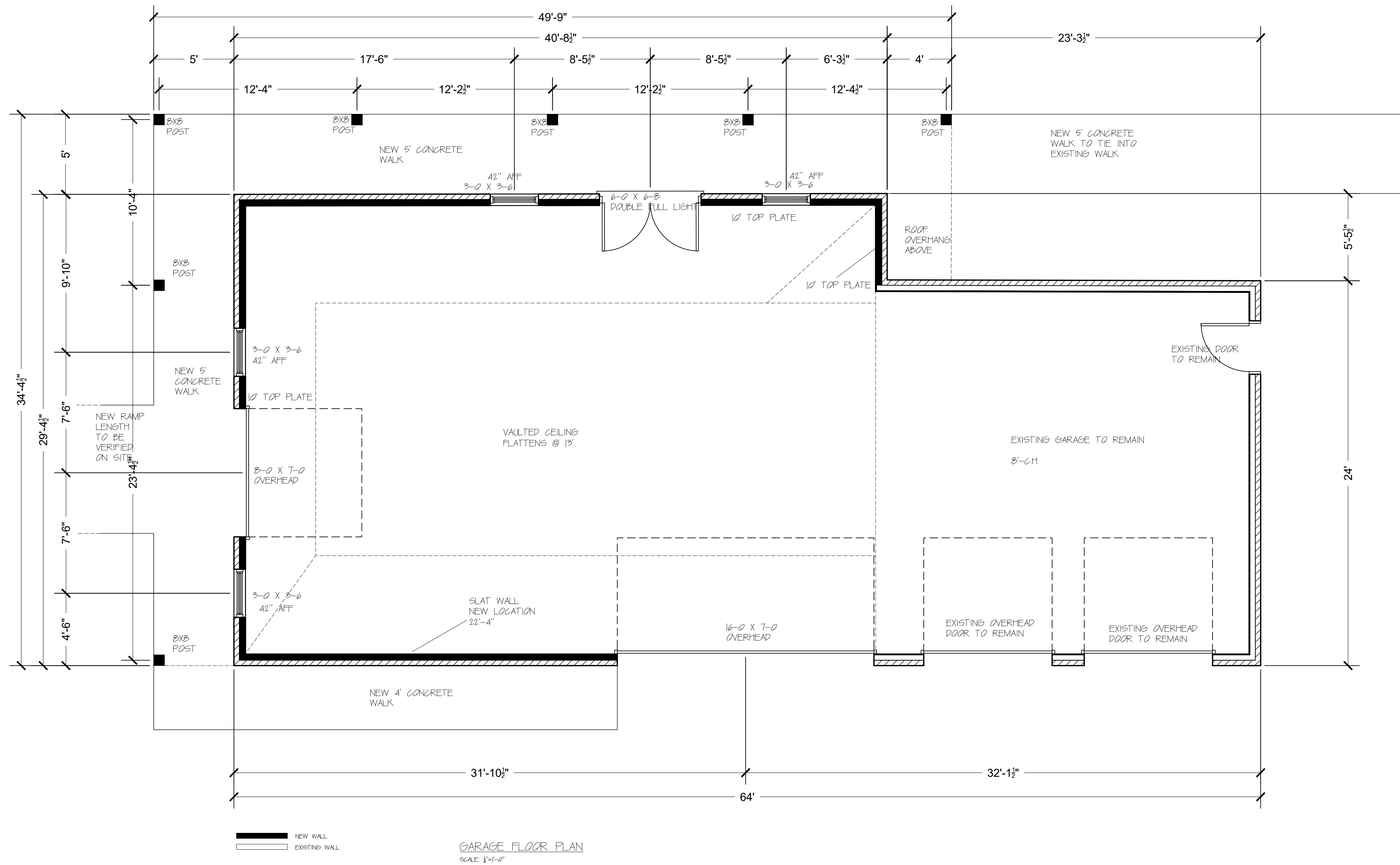
THOMPSON RESIDENCE TRAIL
 1613 WESTMINSTER TRAIL
 KELLER, TEXAS 76262

PLAN #:
 189

DATE:
 5/14/2021

SHEET #:
 S-1

S-1



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 1613 WESTMINSTER TRAIL
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PLAN #:
 189

DATE:
 5/14/2021

SHEET #:
 A-1

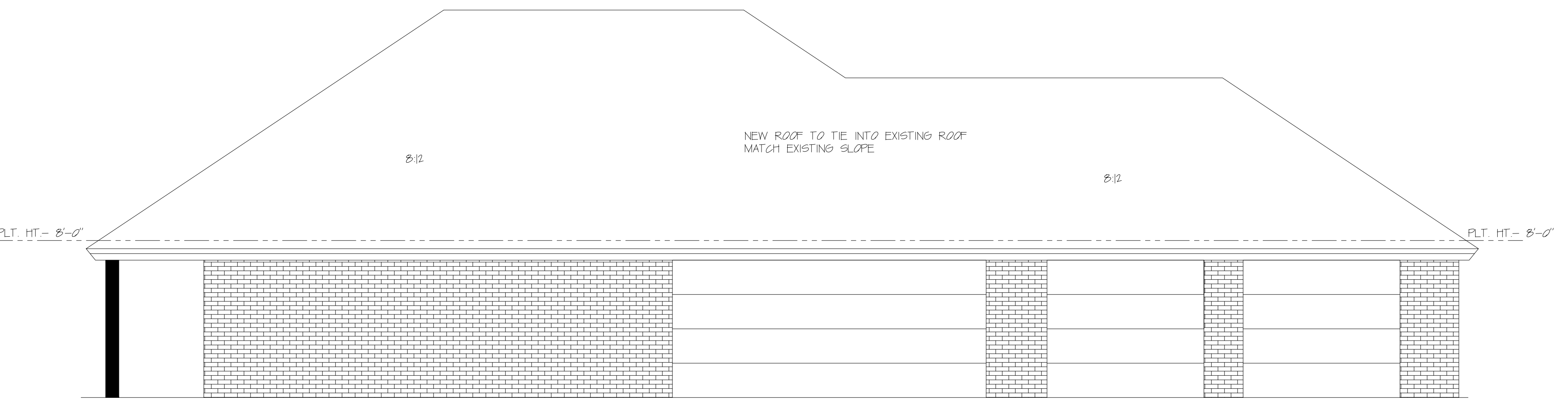
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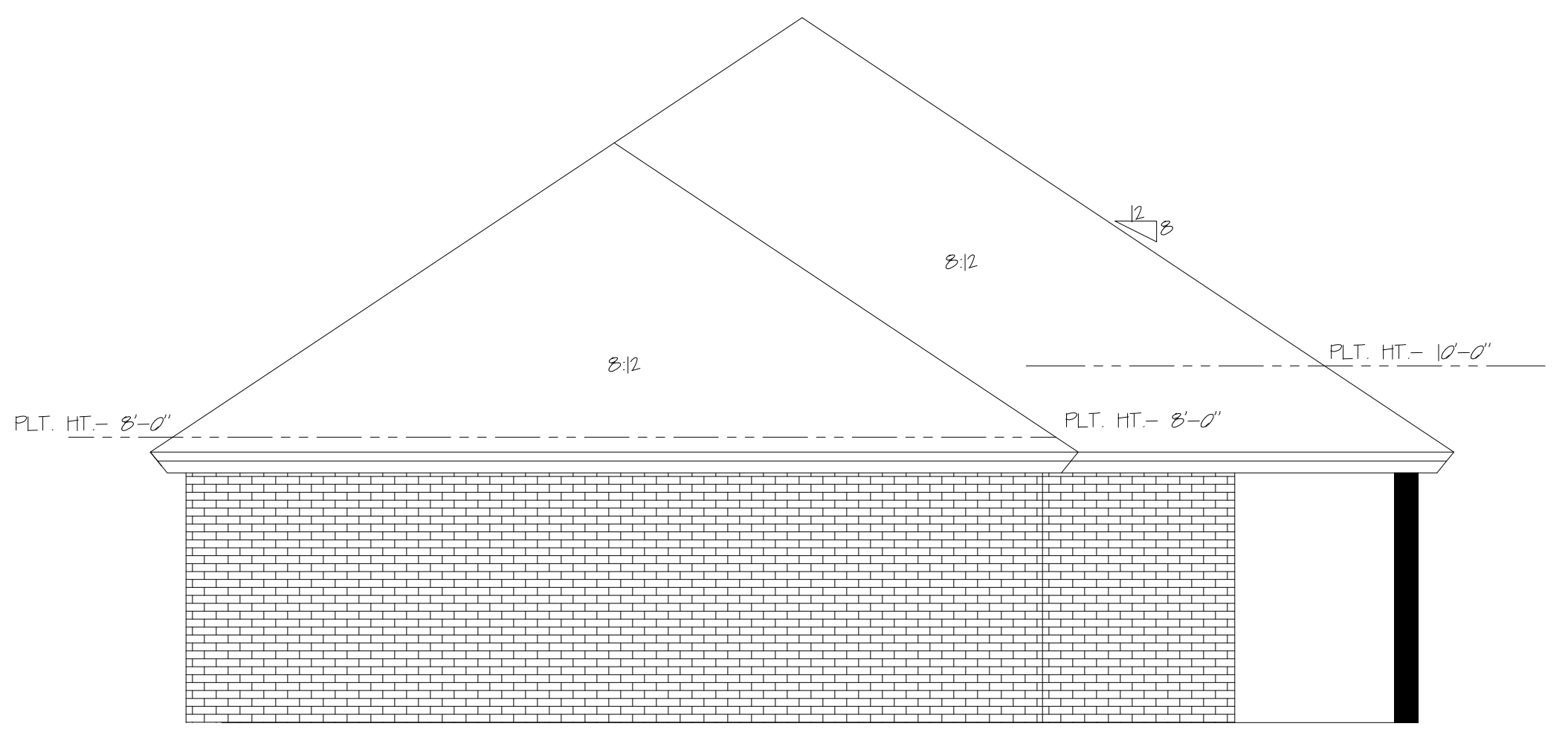
PLAN #:
 189

DATE:
 5/14/2021

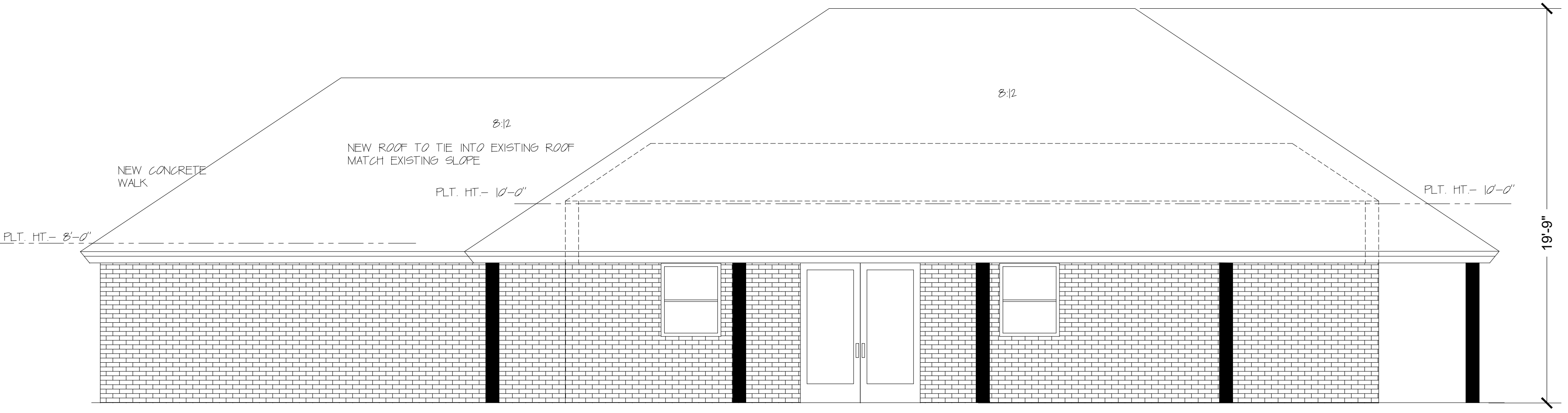
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 A-2



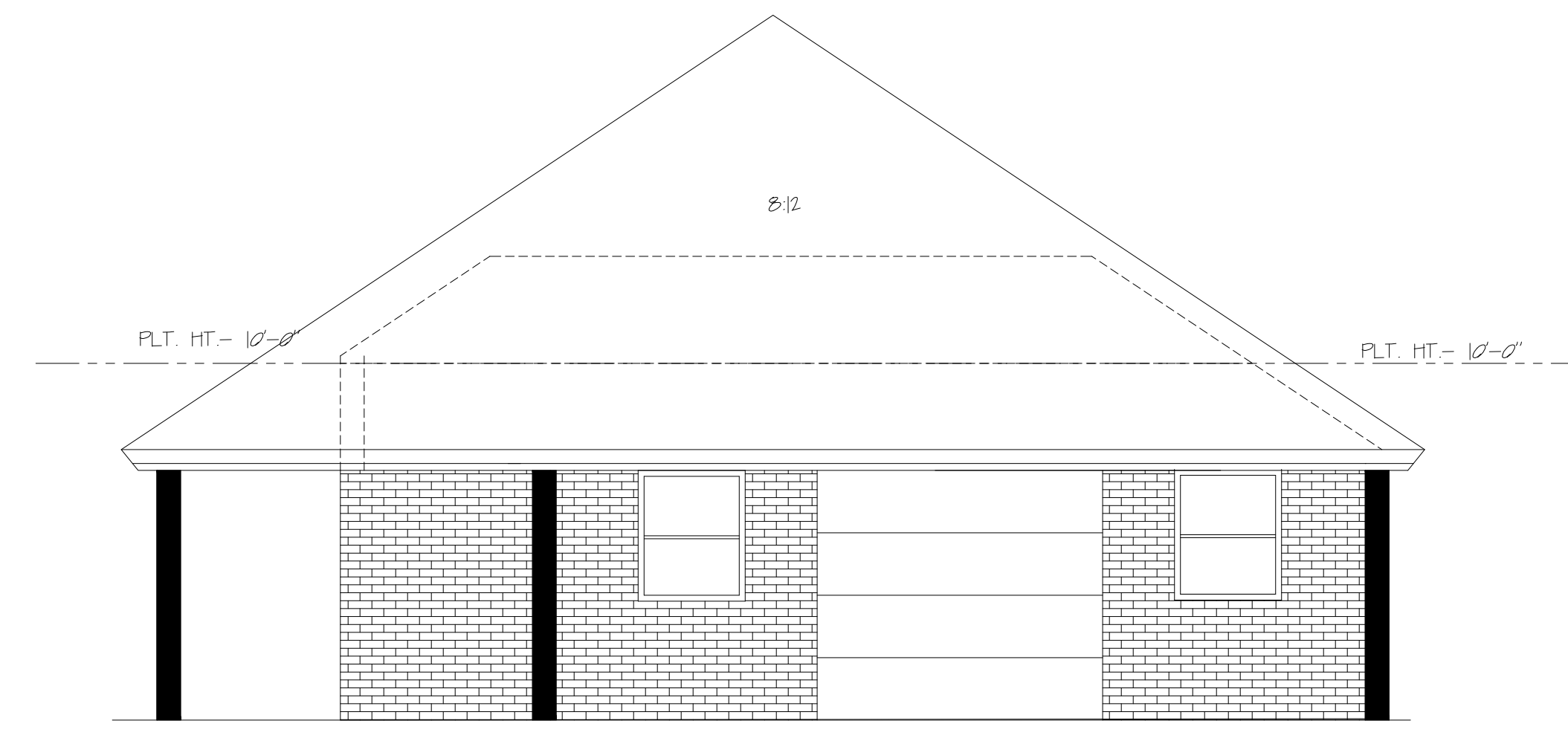
FRONT ELEVATION
 SCALE 3/4"=1'-0"



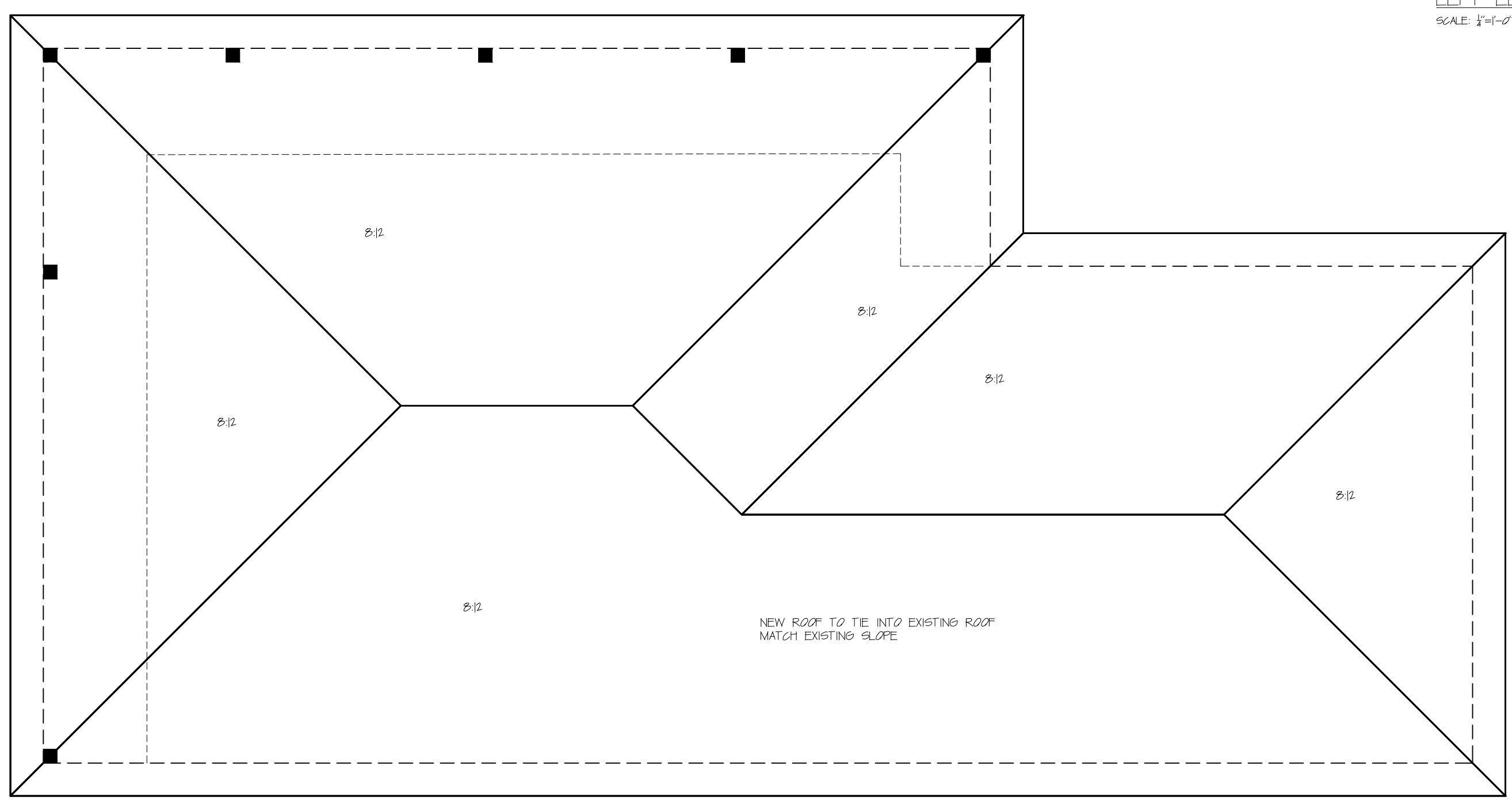
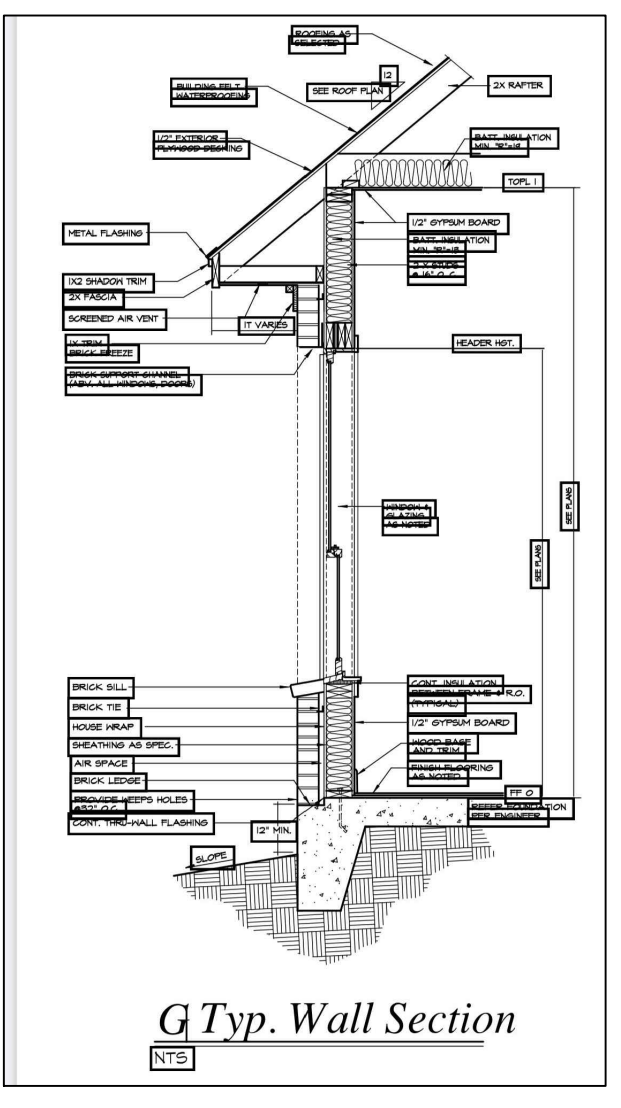
RIGHT ELEVATION
 SCALE 3/4"=1'-0"



BACK ELEVATION
 SCALE 3/4"=1'-0"



LEFT ELEVATION
 SCALE 3/4"=1'-0"



ROOF PLAN
 SCALE 3/4"=1'-0"