



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Daniel / Jamie Evans
Street Address: 1013 Hillview Dr
City: Keller State: TX Zip: 76248
Telephone: 214 790 8300 Fax: _____ E-mail: _____
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Daniel Evans / Jamie Evans
Street Address: 1013 Hillview Dr
City: Keller State: TX Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____

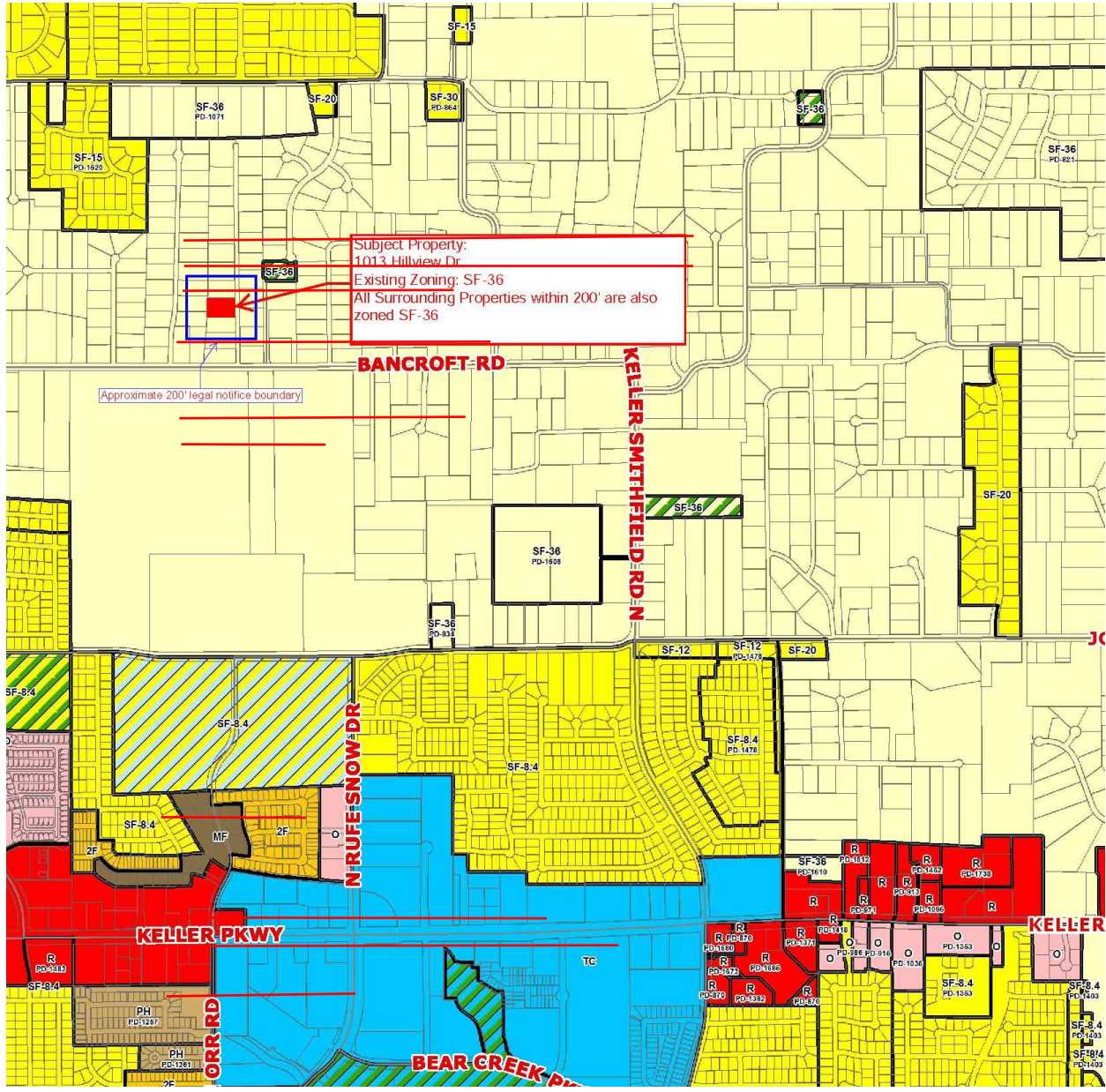
[Signature]
Signature of Applicant
Date: 10/5/23

[Signature] Jamie Evans
Signature of Owner Printed Name of Owner
Date: 10/5/23

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1013 Hillview Dr Keller, TX 76248
Legal Description:
Lot(s): 4 Block(s): 2 Subdivision Name: Rolling Oaks North Addition
Unplatted Property Description:
Abstract Name & Number: N/A Tract Number(s): N/A
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-30 Proposed Zoning: SF-30SUP
Current Use of Property: single family residential - low density
Proposed Use of Property: single family residential - low density with carport

Location Map and Zoning



Legal Description

Lot 4, Block 2 of the Rolling Oaks North addition commonly known as 1013 Hillview Drive, Keller Texas 76248.

Justification Letter

To:

City of Keller Mayor

City of Keller, City Council

City of Keller, Planning and Zoning Commission

City of Keller, Community Development Department

Per Section 8.06.f.1 of the UDC, we are applying for a Specific Use Permit to allow a carport on our property located at 1013 Hillview, Keller Tx. This is our second submission after working with the City on other improvements to our property. Since our last submission, we have paved a ~20,000 sq foot turnaround and driveway to the garage in the back of our property to meet, and exceed, code requirements.

The Carport is constructed of stained cedar and a standing seam metal roofing. The covered area provided is approximately 720 square feet exclusive of eave overhangs. It is 24' wide and 30' deep. The highest point of the structure is 15'-6" which is approximately 3' lower than the highest point of the main structure.

Property line Setbacks: Front 54.4', Side 6.1', Rear 162.6'.

Distance between Carport and existing accessory building: 127.6'

Distance between Carport and existing main building: 6.5' with attached breezeway

Our neighborhood was developed in the late 1960's and early 1970's. The standard home size was much smaller and adequate covered parking was limited. We have provided a design that is compatible with the design of home and blends in well with our heavily treed neighborhood. The natural wood tones complement our home as well as bring a fresh aesthetic to our aging neighborhood.

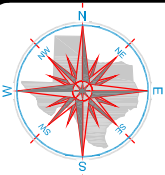
The carport will be used only for vehicle parking, there will be no outside storage of lawnmowers, tools or other household items typically found in garages under the carport. We have an existing detached garage that is used for storage of household items, but it is impractical to use for everyday vehicle parking given its distance from the house.

There are 4 other carports on our street so it seems that a carport is considered by our neighbors as an appropriate structure for the neighborhood.

Thank you for your consideration,

Daniel Evans

Jamie Evans



1013 Hillview Drive

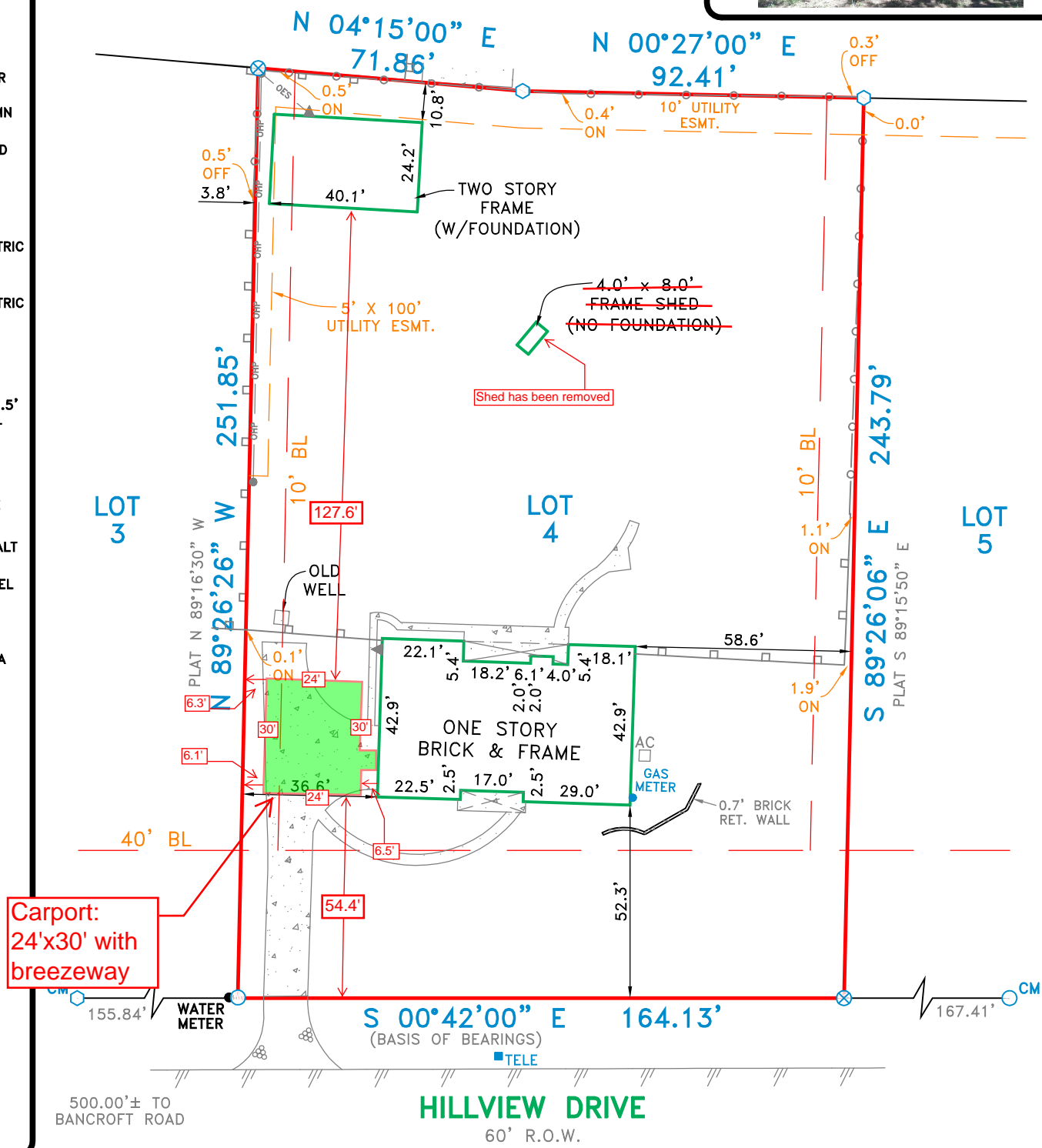
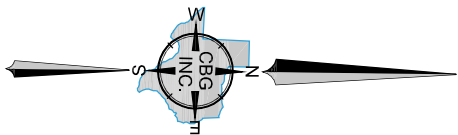
Being Lot 4, Block 2, ROLLING OAKS NORTH ADDITION, an addition to the City of Keller, Tarrant County, Texas, according to the map and/or plat thereof recorded in Volume 388-87, Page 11, Map and/or Plat Records, Tarrant County, Texas.

Site Plan SUP 22-00XX



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 5/8" ROD FOUND
- ⊗ "X" FOUND/SET
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- BRICK COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 338-87, PG. 11.

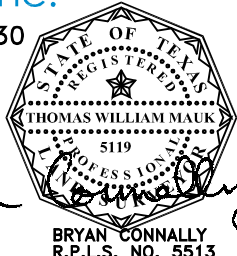
NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48439C0080K, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by First American Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RLH
 Scale: 1" = 40'
 Date: 07/15/15
 GF No.: 2052920-FW94
 Job No. 1510737

C.B.G. Surveying, Inc.
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
www.cbgsfw.com



Accepted by: _____
 Purchaser
 Date: _____
 Purchaser

BRYAN CONNALLY
R.P.L.S. NO. 5513

Before



After



East Elevation
(facing street)



South Elevation



Detached Garage - Before













Detached Garage - After

