

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT / OWNER INFORMATION

Please Print or Type

Applicant/Developer: Justin Sadler

Street Address: 1084 Sunset Ct

City: Keller State: TX Zip: 76248

Telephone: (817) 480-5122 Fax: _____ E-mail: [REDACTED]

Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: 131 E Hill, LLC

Street Address: 1084 Sunset Ct

City: Keller State: TX Zip: 76248

Telephone: (817) 480-5122 Fax: _____ E-mail: [REDACTED]

Justin Sadler
Signature of Applicant
Date: 3/6/24

Signature of Owner Printed Name of Owner
Date: 3/6/24

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 131 E Hill Street

Legal Description:

Lot(s): 7 & 8B Block(s): 11 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: Residential - OTK Proposed Zoning: Commercial - OTK

Current Use of Property: Residence

Proposed Use of Property: Commercial Office

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 Telephone: (817) 480-5122 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: Alexa Lauren Kelley and Emerald Justine Kelley
 Street Address: 131 E Hill St
 City: Keller State: TX Zip: 76248
 Telephone: _____ Fax: _____ E-mail: _____


 Signature of Applicant
 Date: 2/14/24

	dotloop verified 02/13/24 5:33 PM CST MJHV-7DXU-N7JE-PQGM
Signature of Owner	Printed Name of Owner
	dotloop verified 02/13/24 5:34 PM CST SZ06-DZUH-T0AC-VACY

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Property Location: 131 E Hill Street
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SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

☒	The application fee
☒	Electronic submittal to communitydevelopment@cityofkeller.com
☒	A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to: - 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. - The use is harmonious and compatible with surrounding existing uses or proposed uses; - The activities requested by the applicant are normally associated with the permitted uses in the base district; - The nature of the use is reasonable and appropriate in the immediate area; - Any negative impact on the surrounding area has been mitigated; and - That any additional conditions specified ensure that the intent of the district purposes are being upheld.
☒	A legal description or meets and bounds description of the property.
☒	Concept Plan. The plan shall be to scale and show the following: - 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.
☒	Evidence of communicating the proposal with the adjacent neighborhood
☐	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
☒	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.

Dear City of Keller,

I grew up in Keller from the time my family moved here in 1989 when I was in the 3rd grade. After graduating from Keller High in 1999 I went to college and earned a degree in Accounting with the intention of moving back home to start my own CPA Firm. In 2010 I achieved that goal and set my mind on a new one: to office from Old Town Keller.

It's taken me 13 years to get to this point but now, with your approval, I have the opportunity to update the iconic rock house on Hill Street and ensure that it can be a symbol of Keller's history for another 100 years.

My intention is to remodel the interior and inject new life into a building that has seen better days. I also plan to add on to the backside of the building to increase the square footage and make it suitable for future commercial office use. I plan to keep all of the original rock walls and the street level view will remain as it has always been. I have also started the process of having the property registered with the Texas Historical Commission and I plan to place a marker that will inform visitors of the long history of the house.

I am a Keller kid. I grew up in this town and have lived through the expansion and changes that we have seen over the last 30 years. I have also benefitted greatly from the hard work of the other citizens that treasure our town as much as I do. I would be honored to be the steward of this special property and nothing would make me more proud than to be the person that makes sure that it is still a Keller icon for many years to come.

Justin Sadler



Nidrah Green

Owner & Director

214.669.9660

119 E. Hill Street

Keller, Texas 76248

682.347.7515

www.CubClubChristianPreschool.com

A solid black rectangular box redacts the bottom portion of the business card, likely containing an email address or physical address.

Renewed Strength

FAMILY CHIROPRACTIC & WELLNESS

Dr. Natalie Moore

Chiropractor
682-237-9769

Dr. Aubrey Tom

Doctor of Natural Health
817-964-0232

130 E Hill Street
Keller, TX 76248

renewedstrengthchiro.com


WINDIE NELSON

Agency Partner



108 E. Hill St, Keller TX 76248



214-930-0820



www.northtexashealthins.com



NORTH TEXAS

**HEALTH
INSURANCE**



- AREA TABULATION -

EX. GROUND LEVEL:	1,144	sq. ft.
NEW GROUND LEVEL:	825	sq. ft.
EX. UPPER LEVEL:	0	sq. ft.
NEW UPPER LEVEL:	0	sq. ft.

TOTAL A/C AREA:	1,969	sq. ft.
FUTURE AREA:	0	sq. ft.

NEW COVERED PATIO:	84	sq. ft.
EX. COVERED PORCH:	108	sq. ft.

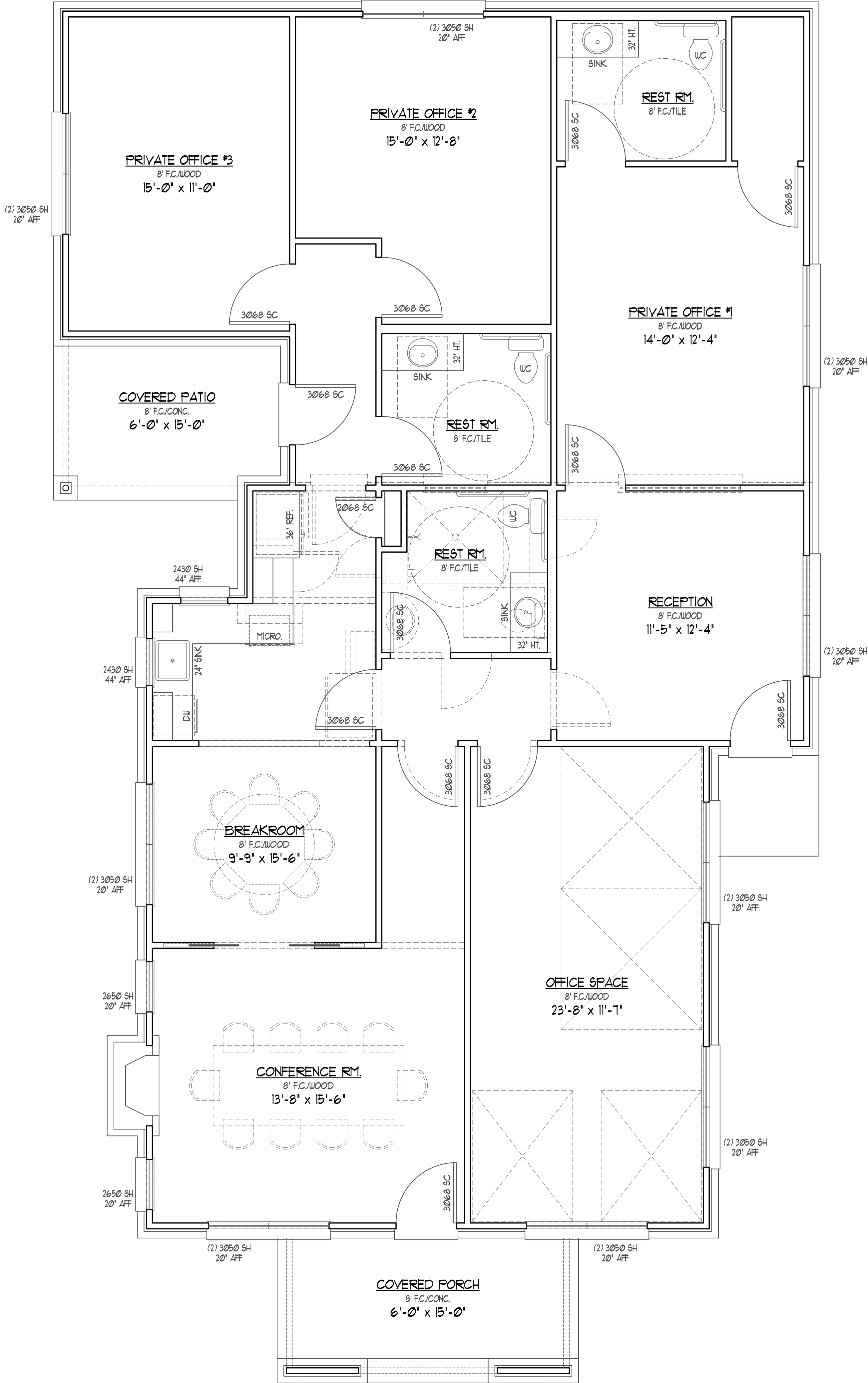
GARAGE:	0	sq. ft.
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AREA UNDER ROOF:	2,161	sq. ft.
EX. GROSS SLAB:	1,252	sq. ft.
NEW GROSS SLAB:	909	sq. ft.
TOTAL GROSS SLAB:	2,161	sq. ft.

CLIENT ACCEPTANCE OF DESIGN

PLEASE SIGN PRIOR TO CONSTRUCTION DOCUMENTS.
ALL CLIENT INITIATED REVISIONS AFTER REVIEW AND APPROVAL
OF THE PRELIMINARY DESIGN PACKAGE RESULTING IN CHARGES
BEING MADE TO THE CONSTRUCTION DOCUMENTS, SHALL BE BILLED
AT AN HOURLY RATE.

SIGNATURE: _____ DATE: _____

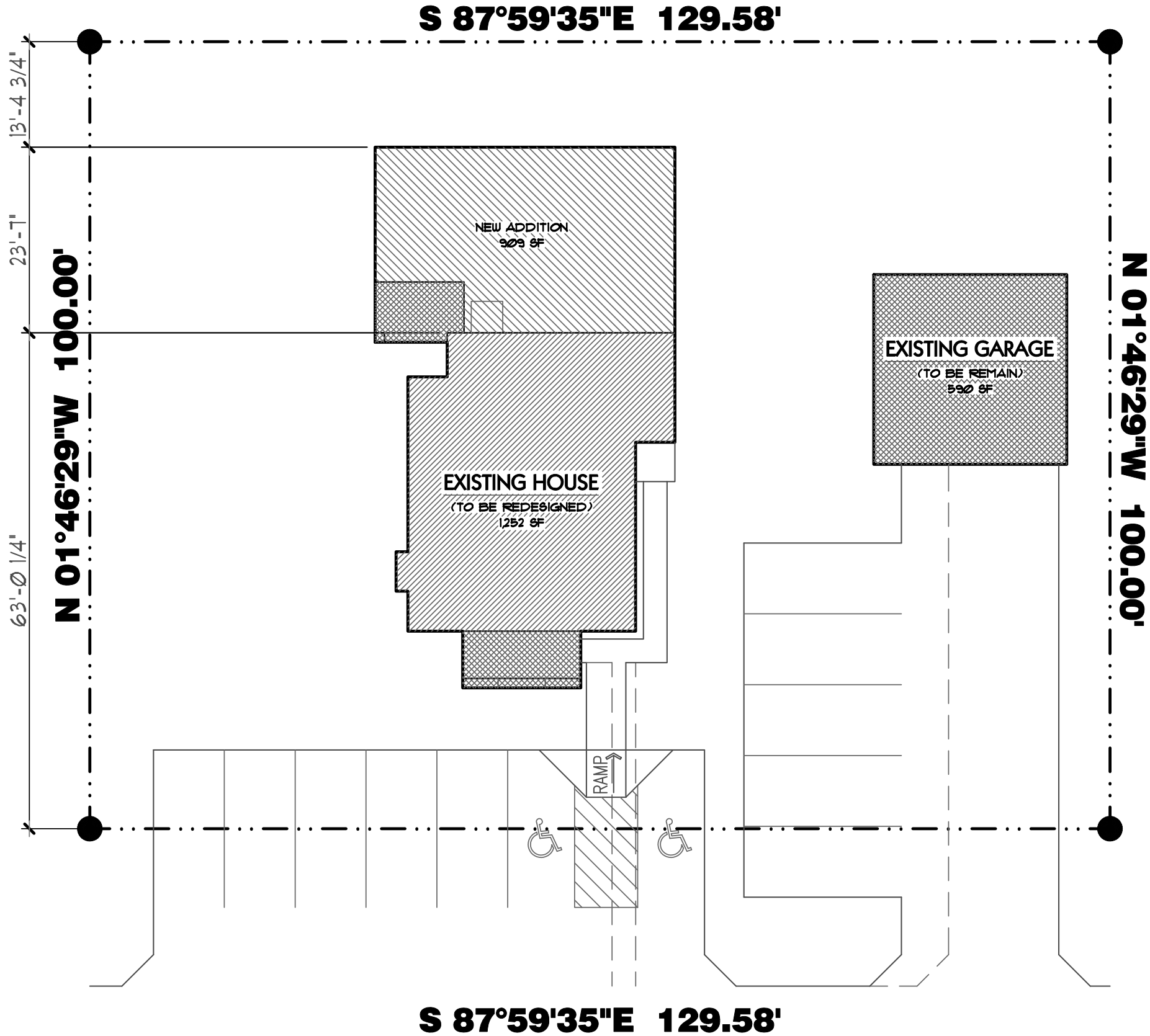


- PRELIMINARY EXISTING/NEW FLOOR PLAN -
A NEW OFFICE FOR JUSTIN SADLER, CPA

131 E. HILL ST. - LOT: 1/8, BLOCK: 11 - TOWN OF KELLER ADDITION
AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TX.
CHRIS GROOM CONSTRUCTION CO.

DESIGN CONSULTANTS INC.

129 GRAPEVINE HWY., STE 141 - HURST, TEXAS - OFFICE: 817-905-1314 - FAX: 682-323-3090



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ALL CLIENT INITIATED REVISIONS AFTER REVIEW AND APPROVAL
OF THE PRELIMINARY DESIGN PACKAGE RESULTING IN CHARGES
BEING MADE TO THE CONSTRUCTION DOCUMENTS, SHALL BE BILLED
AT AN HOURLY RATE.

SIGNATURE: _____ DATE: _____

- PRELIMINARY EXISTING/NEW SITE PLAN -
A NEW OFFICE FOR JUSTIN SADLER, CPA
131 E. HILL ST. - LOT: 1/8, BLOCK: 11 - TOWN OF KELLER ADDITION
AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TX.
CHRIS GROOM CONSTRUCTION CO.

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129 GRAPEVINE HWY., STE 141 - HURST, TEXAS - OFFICE: 817-905-1314 - FAX: 682-323-3090



SURVEY PLAT



BURNS
SURVEYING



BURNS
SURVEYING

pay on the ground of property
KELLER Texas

to Tarrant County, Texas, according to Public Record No. 067989, Tarrant County, Texas and being a tract of land recorded in Instrument Number 067989, Tarrant County, Texas are particularly described by metes

COMMENCING at a 1/2 inch iron rod found for corner being at the Southeast corner of JS20 Investments, LLC, by deed recorded in Instrument Number D221161295, (D.R.T.C.T.) and being at the Southwest corner of a tract of land described in deed to DBN Properties, Inc., a Texas corporation, by deed recorded in Instrument Number D213284978, (D.R.T.C.T.);

Recorded in Instrument Number

THENCE South 87 degrees 58 minutes 32 seconds East, a distance of 125.27 feet to a fence post for corner being in the South line of Lot 3-R, Block 11, of Original Town of Keller Addition, an addition recorded in Cabinet A, Slide 11343, of the Official Public Records, Tarrant County, Texas and being at the Northeast corner of Lot 8-R,

bears North 17 degrees 27 minutes 11 seconds East, 0.49 feet for reference;

THENCE South 87 degrees 59 minutes 35 seconds East, a distance of 129.58 feet to a point for corner being at the Southeast corner of Lot 4, Block 11, of City Addition, an Addition to the City of Keller, Tarrant County, Texas, recorded in Volume V, Page 24 of the Map or Plat Records, Tarrant County, Texas and being in the West line of

set to a point for corner being at the
f Keller, Tarrant County, Texas,
Texas and being in the West line of
ler, Tarrant County, Texas
ty, Texas, from which a 5/8 inch
reference;

THENCE South 01 degrees 46 minutes 29 seconds West a distance of 100.00 feet to a point for corner being in the North line of E. Hill Street from which a 1/2 inch iron pipe found bears North 16 degrees 09 minutes 45 seconds West, 3.41 feet for reference;

THEENCE North 87 degrees 59 minutes 35 seconds West with the North line of said E. Hill Street, a distance of 129.58 feet to a point for corner being at the Southeast corner of the aforesaid Lot 8R, from which a 1/2 inch iron pipe found bears South 03 degrees 06 minutes 18 seconds West, 0.96 feet for reference;

et to the PLACE OF BEGINNING


FIDELITY

ACCEPTED BY: _____

WOOD PINE /	LEGEND	TRUC //
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BARRY S. RHODES
 3691
 PROFESSIONAL
 LAND SURVEYOR

10

USE OF THIS SURVEY FOR ANY OTHER PURPOSE

ON OTHER FACILITIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR

Ⓢ - CABLE
Ⓢ - CLEAN OUT
Ⓢ - ELECTRIC
Ⓢ - POOL EQUIP

ANY LOSS RESULTING THEREFROM.

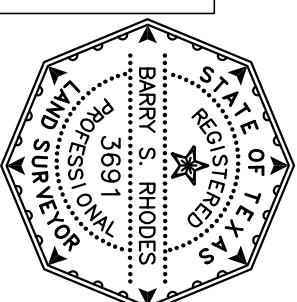
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

③ - GAS METER ● - POWER POLE
④ - FIRE HYDRANT T - TELEPHONE



① - LIGHT POLE
② - MANHOLE
③ - WATER METER
④ - WATER VALVE

(UNLESS OTHERWISE NOTED)



FIDELITY
NATIONAL TITLE COMPANY

WOOD FENCE	—O—	IRON FENCE	—//—
CHAIN LINK	—X—	WIRE FENCE	—X—
PROPERTY LINE BASEMENT  STAIRCASE			
CM - CONTROLLING		MONUMENT	
M/RD - MONUMENTS OF RECORD		DIGNITY	
1/12" IRON ROD FOUND			
1/2" YELLOW-CAPPED IRON ROD SET	X		
3/4" SET "X"		FOUND "X"	
1/2" IRON PIPE FOUND			
5/8" IRON ROD FOUND			
POINT FOR CORNER EM -		ELECTRIC	
CABLE	—E—	ELECTRIC	
CLEAN OUT	PE	POOL EQUIP	
GAS METER	●	POWER POLE	
FIRE HYDRANT	⊕	TELEPHONE	
LIGHT POLE	W	WATER METER	
MANHOLE	⊙	WATER VALVE	
(UNLESS OTHERWISE NOTED)			

