


# SPECIFIC USE PERMIT (SUP) APPLICATION


## SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: North To South Construction & Excavation LLC  
Street Address: 703 Roach street  
City: Bowie State: Texas Zip: 76230  
Telephone: 940-233-3280 Fax: N/A 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: William Starck  
Street Address: 760 SmithField Road  
City: Keller State: TX Zip: [REDACTED]  
Telephone: 817-800-9634 Fax: [REDACTED] E-mail: [REDACTED]

  
Signature of Applicant  
Date: 10-23-2023

 WILLIAM J. STARCK  
Signature of Owner Printed Name of Owner  
Date: 10-23-2023

## SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 760 KELLER SMITHFIELD ROAD  
Legal Description:  
Lot(s): 1R Block(s): A Subdivision Name: OUR LADY OF THE FIELDS ADDITION  
Unplatted Property Description:  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: SF 36000 Proposed Zoning: SAME  
Current Use of Property: RESIDENCE  
Proposed Use of Property: RESIDENCE

William J. Starck, DDS  
760 Keller Smithfield Road  
Keller, TX 76248  
817-800-9634

October 24<sup>th</sup>, 2023

Community Development  
City of Keller  
1100 Bear Creek Parkway  
Keller, TX 76248

To whom it may concern:

Thank you for considering my application to construct a workshop on my property at 760 Keller Smithfield Road.

For many years I have collected and restored classic cars and trucks and now need more space to work on the vehicles with an urgent need for a lift. A secondary but equally vital concern is the ability to protect these vehicles, as well as a place to park my work truck (which does not fit in a standard garage) from sun and hail exposure, which has caused considerable damage to both in the past two years.

I have located the workshop on the back northwest corner of my property in order to minimize visibility from the street and the architectural details are in keeping with similar buildings on nearby properties.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'WJ Starck', written over the word 'Sincerely,'.

William J. Starck, DDS





Drawn: BNN DF/S/06  
 Revision  
 Revision  
 Revision

**MEASUREMENTS / RATINGS / BEARING BASE**  
 Measurements are based on found or not marked MNS or CHS.  
 CHS: 1/2" color stamped "JPH Land Surveying" set  
 MNS: Mag nail & wooden stamped "JPH Land Surveying" set  
 V: Vertex or corner point (not a measurement)  
 Bearings are based on grid north (G.N. 83 NAD 83)

**LEGEND OF ABBREVIATIONS**  
 U.S. S.F.S.: United States Survey Foot  
 T.C.S.S.M.C.: Texas Commission System of 1903, North Central Zone  
 N.A.S.D.M.S.: North American Vertical Datum of 1988  
 P.R.T.C.T.: Plat Records of Tarrant County, Texas  
 O.P.R.T.C.T.: Official Public Records of Tarrant County, Texas  
 D.R.T.C.T.: Deed Records of Tarrant County, Texas  
 V.C.S.P.L.A.N.S.T.Y.: Vertical-Plane-Location Number  
 P.O.B.P.C.: Point of Beginning Point of Commencement  
 E.S.M.T.S.L.: Easement Easement Line

**LEGEND OF SYMBOLS**

- Circle with crosshair: Benchmark
- Circle with 'X': Utility pole
- Circle with 'M': Manhole
- Circle with 'S': Sewer manhole
- Circle with 'W': Water manhole
- Circle with 'E': Electric meter
- Circle with 'F': Fence or boundary
- Circle with 'A': Air duct connection
- Circle with 'K': Keyhole
- Circle with 'L': Landmark
- Circle with 'G': Gas meter
- Circle with 'T': Telephone meter
- Circle with 'C': Cable TV meter
- Circle with 'I': Irrigation meter
- Circle with 'P': Power meter
- Circle with 'D': Drainage meter
- Circle with 'R': Rainwater meter
- Circle with 'S': Sewer manhole
- Circle with 'W': Water manhole
- Circle with 'E': Electric meter
- Circle with 'F': Fence or boundary
- Circle with 'A': Air duct connection
- Circle with 'K': Keyhole
- Circle with 'L': Landmark
- Circle with 'G': Gas meter
- Circle with 'T': Telephone meter
- Circle with 'C': Cable TV meter
- Circle with 'I': Irrigation meter
- Circle with 'P': Power meter
- Circle with 'D': Drainage meter
- Circle with 'R': Rainwater meter

NOTE: Some items may not appear in this survey. The client has been notified of any discrepancies, errors or omissions.



**PROPERTY DESCRIPTION**

FIELD NOTES to this certain tract being all of Lots 1 & 2, Block 3, Venado Ridge Addition, an addition in the City of Keller, Tarrant County, Texas, according to the site recorded under Instrument Number D01724635, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and a portion of Lot 2, Block 1, Henson Place, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2078, Plat Records, Tarrant County, Texas (P.R.T.C.T.), the subject tract, surveyed by JPH Land Surveying in more particularly described as follows (changes are based on the Texas Coordinate System of 1983, North Central Zone):

**Beginning** at a 3/8 inch iron found at the southeast lot corner of said Lot 2, same being the southeast corner of a right-of-way dedication, being shown on and dedicated by Charles A. Jones Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Volume 38428, Page 96, P.R.T.C.T., and point of beginning being on the west right-of-way line of Keller Southfield Road, being a variable width right-of-way.

**THENCE** SOUTH 04° 47' 51" EAST, with the east lot line of Lot 2 and with the east right-of-way line, a distance of 51.29 feet to a Mag Nail stamped "RPLS 5047" found at the southeast corner of a variable width right-of-way dedication, being shown on and dedicated by said Venado Ridge Addition;

**THENCE** SOUTH 85° 15' 21" WEST, with the south lot line of Lot 2 and with the west line of said right-of-way dedication, a distance of 10.15 feet to a 1/2 inch capped color stamped "SEV RPLS 5047" found at the southeast lot corner of said Lot 1;

**THENCE** SOUTH 80° 07' 40" EAST, with the east lot line of Lot 1 and with the east line of the said right-of-way dedication, a distance of 224.09 feet to a 1/2 inch capped color stamped "SEV Land Surveying" set at the southeast lot corner of Lot 3, Block 3, Venado Ridge Addition, same being a point on the north lot line of Lot 1, Block 1, of Henson Place;

**THENCE** NORTH 80° 13' 49" WEST, with the south lot line of Lot 1, Block 1, Venado Ridge Addition, being common with the north line of Lot 1, Block 1, Henson Place, a distance of 360.28 feet to a 1/2 inch capped color stamped "SEV RPLS 5047" found at the southeast lot corner of Lot 1, Block 1, Henson Place;

**THENCE** SOUTH 00° 03' 58" EAST, with the west line of Lot 1, Block 1, Henson Place, a distance of 180.00 feet to a 1/2 inch color found at the southeast corner of Lot 1, Block 1, Henson Place;

**THENCE** NORTH 80° 13' 49" WEST, with the south lot line of Lot 1, Block 1, Henson Place, a distance of 207.45 feet to a 1/2 inch color found at the southwest corner of said Lot 3, Block 3, Venado Ridge Addition, same being the southeast corner of Lot 38, Block 3, Henson Place Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1049, P.R.T.C.T.;

**THENCE** NORTH 00° 45' 51" WEST, with the west line of Venado Ridge Addition, a distance of 345.19 feet to a 1/2 inch color found at the southwest lot corner of Lot 2, Block 1, Venado Ridge Addition, same being a point on the south line of the aforementioned Charles A. Jones Addition;

**THENCE** NORTH 00° 28' 10" EAST, with the south line of the Charles A. Jones Addition, a distance of 563.75 feet turning to the **POINT OF BEGINNING** and enclosing 6.173 acres (181,792 square feet).

**BEING THE SAME AS**  
 Proposed Lot 1R, Block 1  
 VENADO RIDGE ADDITION  
 (CURRENTLY UNDER REVIEW BY THE CITY OF KELLER)

**EXISTING CONDITIONS SURVEY SHOWING PROPOSED LOT 1R, BLOCK 1 VENADO RIDGE ADDITION (CURRENTLY UNDER REVIEW WITH THE CITY OF KELLER)**

BEING A REPLAT OF  
 LOTS 1, 2 & 3, BLOCK 3  
 VENADO RIDGE ADDITION  
 AN ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS  
 RECORDED UNDER INSTRUMENT NUMBER D01724635, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
 AND A PORTION OF  
 LOT 2, BLOCK 1  
 HENSON PLACE  
 AN ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS  
 RECORDED IN CABINET A, SLIDE 2078, PLAT RECORDS, TARRANT COUNTY, TEXAS



JPH Land Surveying, Inc.  
 2003 144,000 Keller Southfield, Keller, Tarrant Co., Tx - East Building  
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 785 Lonsonessa Drive, Tarrant, Texas 76084  
 Telephone (817) 431-8771 www.jphlandsurveying.com  
 TARRANT FAX (817) 431-8771 (817) 431-8771 (817) 431-8771  
 (JPH) Austin | Dallas

**SURVEYOR'S NOTES**

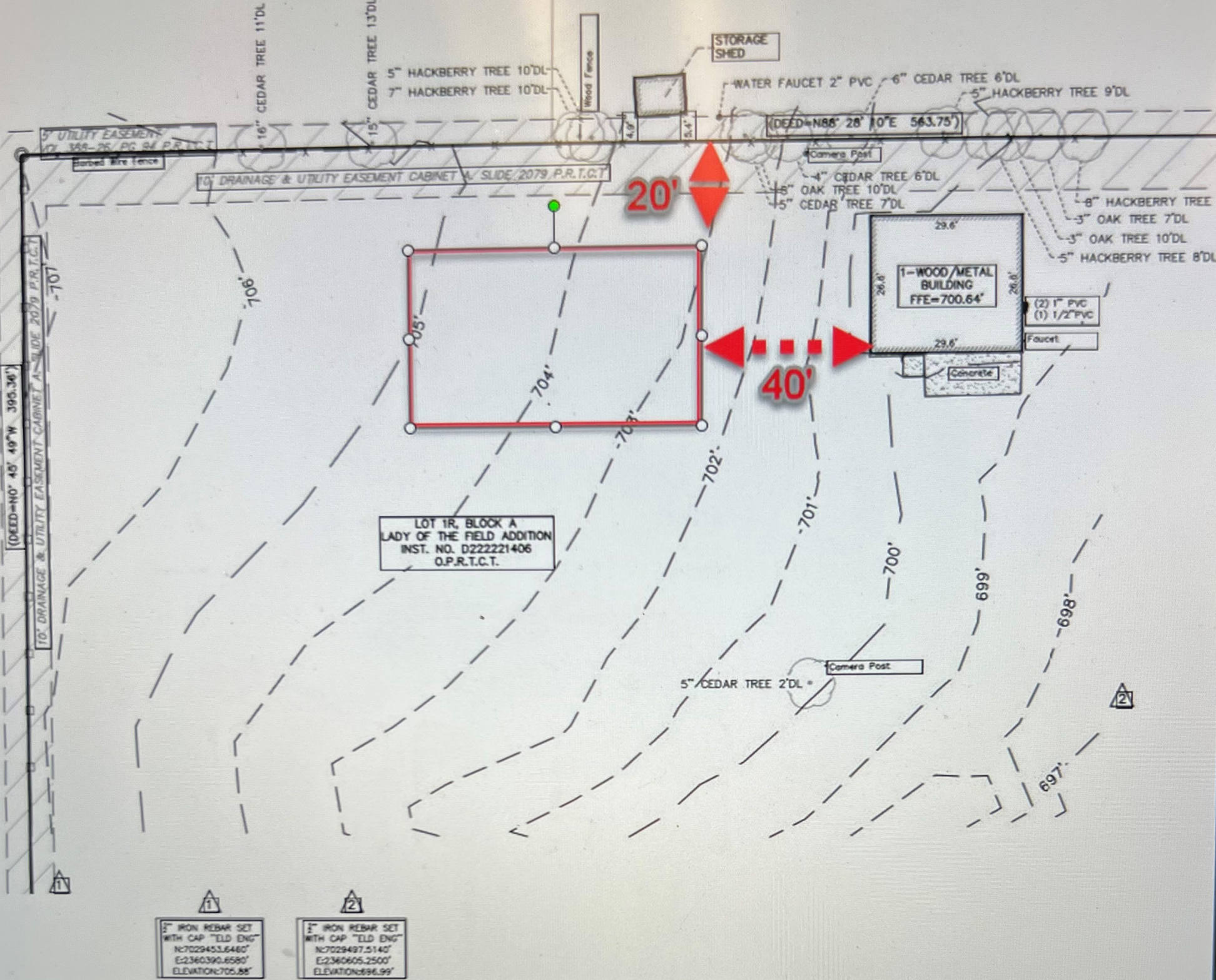
1. Subject property's record description's area of choice, HENSON PLACE 8.8119, VENADO RIDGE ADDITION 0.0847, Proposed Block 1, Lot 1 Venado Ridge Addition 0.09
2. Field work completed on February 21, 2022.
3. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be encumbrances or documents pertaining to the subject tract that are not shown or referenced herein.
4. The improvement shown herein were derived from recorded topography having a root mean square error of 0.010 of a foot. The aerial photography was performed by JPH on February 21, 2022.

To: William Stock

Arnel Chadd  
 Registered Professional  
 Land Surveyor No. 5754  
 jrchadd@jph.com  
 February 25, 2022







1  
 2" IRON REBAR SET  
 WITH CAP TELD ENG  
 N:7029453.6460'  
 E:2360390.8580'  
 ELEVATION:705.88'

2  
 2" IRON REBAR SET  
 WITH CAP TELD ENG  
 N:7029497.5140'  
 E:2360605.2500'  
 ELEVATION:696.99'

OWNER: NORTH TO SOUTH CONSIST  
 ADDRESS: OUR LADY OF THE FIELDS  
 ADDRESS: 760 KELLER SMITHFIELD RD  
 CITY: KELLAR, TX  
 BLOCK: 19  
 LOT: 1R BLOCK A

PLAN: TOPOGRAPHIC SURVEY  
 ELD JOB NO: DIF23-0330  
 DRAWN BY: DM  
 CHECKED BY: JH  
 COUNTY: FARMERS

TOPOGRAPHIC SURVEY  
 PREPARED FOR  
 NORTH TO SOUTH CONSTRUCTION  
 & EXCAVATION LLC

ERIC L. DAVIS ENGINEERING, INC.  
 FIRM NO: T0788880  
 401 PHELSON RD  
 FARMERS, TEXAS 75118  
 972/384-0382 F/972/384-8333

SCALE: 1" = 30'



## Alexis Russell

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**From:** Jordan Daoust [REDACTED]  
**Sent:** Wednesday, December 13, 2023 9:36 PM  
**To:** Alexis Russell  
**Subject:** Re: 760 smithfeild road: SUP

13'9" on the top of the wall  
20" of rise from side wall to peak which brings the peak to roughly 15' 7" if my maths correct.

North To South Construction & Excavation LLC  
Jordan Daoust  
Cell- (940-233-3280)  
Email- [REDACTED]

On Wed, Dec 13, 2023 at 5:45 PM Alexis Russell <[arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)> wrote:

Great, thank you.

**Alexis Russell | Planner I**

P: 817-743-4130

City of Keller, Texas

[www.cityofkeller.com](http://www.cityofkeller.com)

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**From:** Jordan Daoust [REDACTED]  
**Sent:** Wednesday, December 13, 2023 5:43 PM  
**To:** Alexis Russell <[arussell@cityofkeller.com](mailto:arussell@cityofkeller.com)>  
**Subject:** Re: 760 smithfeild road: SUP

Got it. I will work on this tonight for you

North To South Construction & Excavation LLC  
Jordan Daoust