



CODE COMPLIANCE

Notice of Violation

May 8, 2024

Jose Rivera & Isis Santiago
1856 Highland Drive E
Keller, TX 76262

Certified Mail Receipt # 9589 0710 5270 1324 8360 06
Signature Mail Receipt # 9590 9402 8445 3156 7648 05
First Class Mail

Re: 1856 Highland Drive E, Block: Lot: 31, Highland Terr Mobile HM Park

To all referenced parties:

This letter is to inform you, that our office has become aware of a carport built on your property without a Specific Use Permit (SUP). Per the City of Keller ordinance, carports are only permitted with a SUP. The ordinance pertaining to this issue includes, but is not limited to, the following:

2021 International Residential Code, Part I-Administrative, Chapter 1-Scope and Administration-

Section R105-Permits

R105.1-Required-Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

Part III, Unified Development Code, Article 9 – Development Standards, Section 9.01 – Building Design and Development Standards

A. *Exterior Construction Requirements.*

1. *Residential Construction Standards.*

d. Mobile Homes & Temporary Buildings shall adhere to the following standards:

2) All other temporary buildings for dwelling or storage purposes may be permitted by an SUP with approval of the City Council.

If you have questions regarding the permitting process you can reach Community Development at 817-743-4130 or at communitydevelopment@cityofkeller.com.

Jose Rivera & Isis Santiago

Please abate the violation(s) present on the property **within ten (10) days of this letter**. If you have any questions you can contact me at (817) 743-4121 or ccastleberry@cityofkeller.com. **Failure to contact me in this matter does not relinquish your responsibility, and can and may result in further Code Enforcement action.**

Sincerely,

A handwritten signature in black ink that reads "Chase Castleberry". The signature is written in a cursive, flowing style.

Chase Castleberry
Code Compliance Officer

Enclosed: Pictures of property

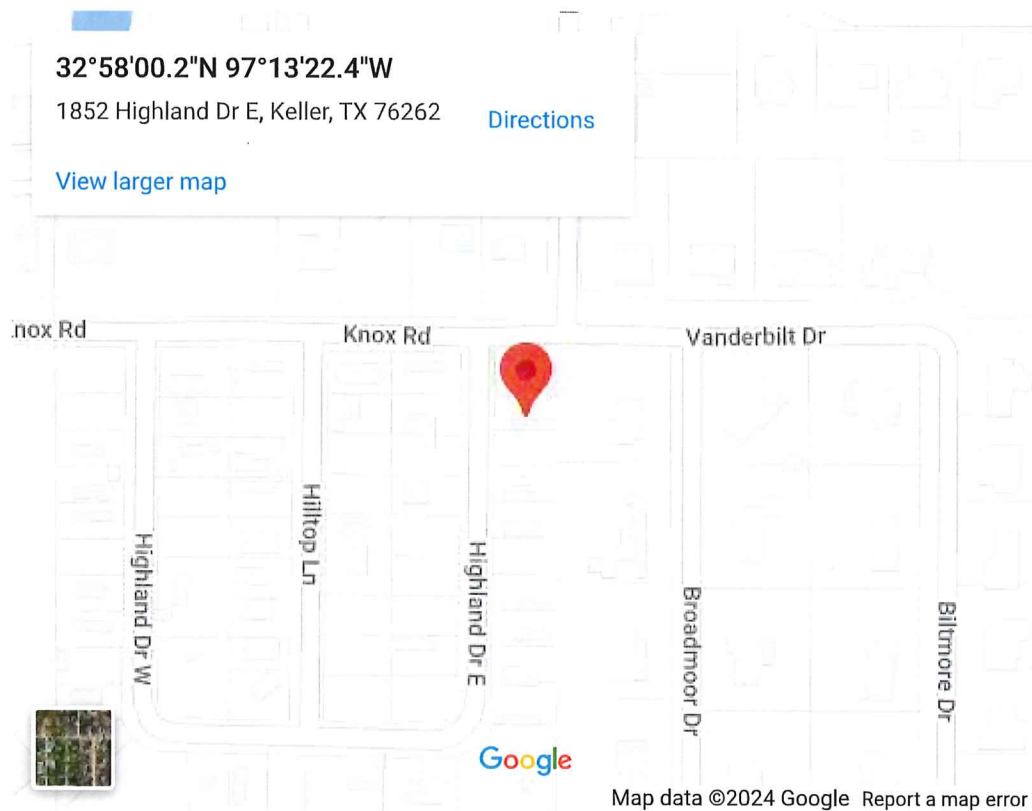


1856 Highland Dr. E.

5/6/24 11:19 AM

Account: 01258095
Address: 1856 HIGHLAND DR E

Location



This map, content, and location of property is provided by Google Services.

Address: 1856 HIGHLAND DR E
City: KELLER
Georeference: [18150--31](#)
Subdivision: [HIGHLAND TERR MOBILE HM PARK](#)
Neighborhood Code: [3W040X](#)
Latitude: 32.9667107234
Longitude: -97.2228871988
TAD Map: 2084-472
MAPSCO: TAR-010S

Property Data

Legal Description: HIGHLAND TERR MOBILE HM PARK Lot 31 1993
FLEETWOOD 16 X 76 ID# TXFLP12A70136FD FESTIVAL

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1993

Agent: None

Site Number: [101258095](#)

Site Name: HIGHLAND TERR MOBILE HM PARK-31

Site Class: A2 - Residential - Mobile Home

Parcels: 1

Approximate Size⁺⁺⁺: 1,216

Percent Complete: 100%

Land Sqft^{*}: 6,540

Land Acres^{*}: 0.1501

Pool: N

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2024 Documents

[Property Value Information](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

RIVERA JOSE ORTIZ
SANTIAGO ISIS VALERIA

Primary Owner Address:

1856 HGHLAND DR E
KELLER, TX 76262

Deed Date: 3/25/2021

Deed Volume:

Deed Page:

Instrument: [D221105597 CWD](#)

Previous Owners:

Name

THANH THANH NGOC

Date

8/18/2015

Instrument

[D220332137](#)

Deed Volumne

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Name