

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Will Ann Brewer
Street Address: 529 Lavena St
City: Keller State: TX Zip: 76248
Telephone: 817-431-3060 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: same as above
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant
Date: _____

Will Ann Brewer
Signature of Owner Printed Name of Owner
Date: 1-21-2024
Will Ann Brewer

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: Keller, Tarrant Co, TX
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: The Bird Abode
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-36 Proposed Zoning: SF-36
Current Use of Property: Residential
Proposed Use of Property: Residential

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

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

☒ WB	The application fee
☒ WB	Electronic submittal to communitydevelopment@cityofkeller.com
☒ WB	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. 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.
☒ WB	A legal description or meets and bounds description of the property.
☒ WB	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.
☒ WB	Evidence of communicating the proposal with the adjacent neighborhood
☐ N/A	Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis
☐ N/A	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.

PROPOSAL FOR SPECIFIC USE PERMIT

Will Ann Brewer

529 Lavena St

Keller, TX 76248

I have lived in my current home since 1980. A Minor Final Plat Residential of my property was completed in March 2023. I am planning to build a new house on a different site on my acreage, but I wish to continue to live in my current home until three months after the new house is completed. The former home will either be removed or demolished.

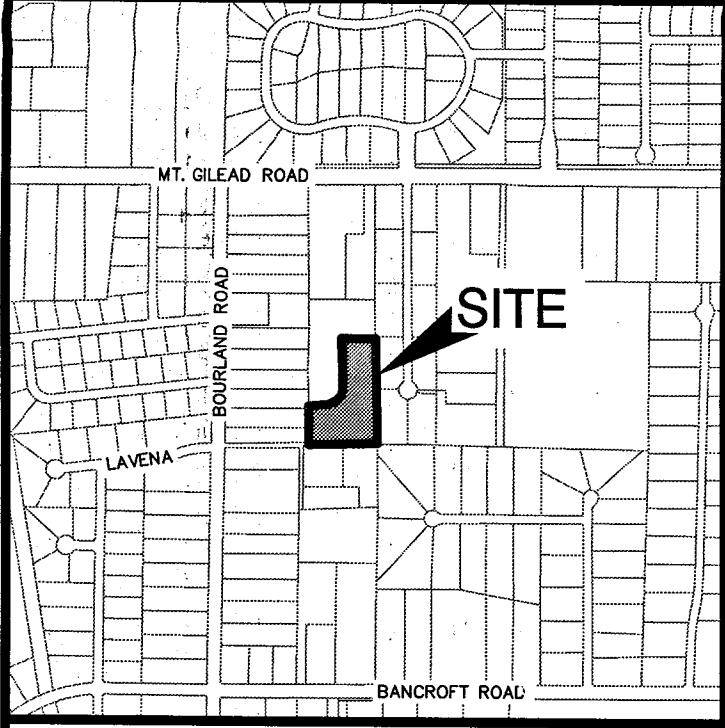
Hopefully, construction will begin after the following have been completed.

1. SUP Approval
2. Geotechnical Report
3. Foundation Plan
4. Engineered Framing Plan
5. Building Permit

There are no other special conditions or additional requirements.

1. A driveway will be paved to the garage of the proposed house from Lavena St.
2. The ingress and egress to the property will not change.
3. A drainage study has been completed by Thomas Hoover Engineering Inc. Mr. Hoover will revisit this study to assist in the grading of the property for the new build.
4. There is adequate off-street parking with a 4-car garage, a driveway and 3 acres.
5. All adjoining neighbors have been informed about the application for a SUP by written letter.

Mar-10-2023 - 8:11am
C:\Users\David\Documents\Projects\05 Waterford Classic Homes\05-006 529 Lavena St - Keller 30-Plat.spry- The Bird Abode 529 Lavena St plat.dwg



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
04/03/2023 12:50 PM

D223054634
PLAT
Pages: 2
Fees: \$88.00

Mary Louise Nicholson
COUNTY CLERK

D223054634
04/03/2023 12:50 PM Page: 1 of 2 Fees: \$88.00
PLAT
SUBMITTER: SPRY SURVEYORS LLC

Mary Louise Nicholson
COUNTY CLERK

VICINITY MAP
SCALE 1:1000

Graphic Scale in Feet
0 30' 60' 90'
SCALE: 1"=30'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	IRON ROD SET
4" WFP	FOUND 4" WOOD FENCE POST
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N 81°39'15" E	6.79'
L2	N 65°52'51" E	29.65'
L3	N 57°51'20" E	10.57'
L4	N 47°14'24" E	31.03'
L5	N 35°05'55" E	9.22'
L6	N 15°25'06" E	28.73'
L7	N 02°00'46" E	20.31'

- NOTES
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
 - On the issue date of this survey the property shown hereon is zoned according to the City Keller zoning SF-36 (Single Family Residential - Low Density). All building lines shown hereon are according to the City Keller zoning SF-36.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - According to the Flood Insurance Rate Map No. 48439C0080K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
 - Any new home built on the property described a Lot 1, Block A, The Bird Abode, that is 6,000 square fee or greater requires the installation of residential fire sprinklers.
 - A separate tap and meter are required for fire supply lines.

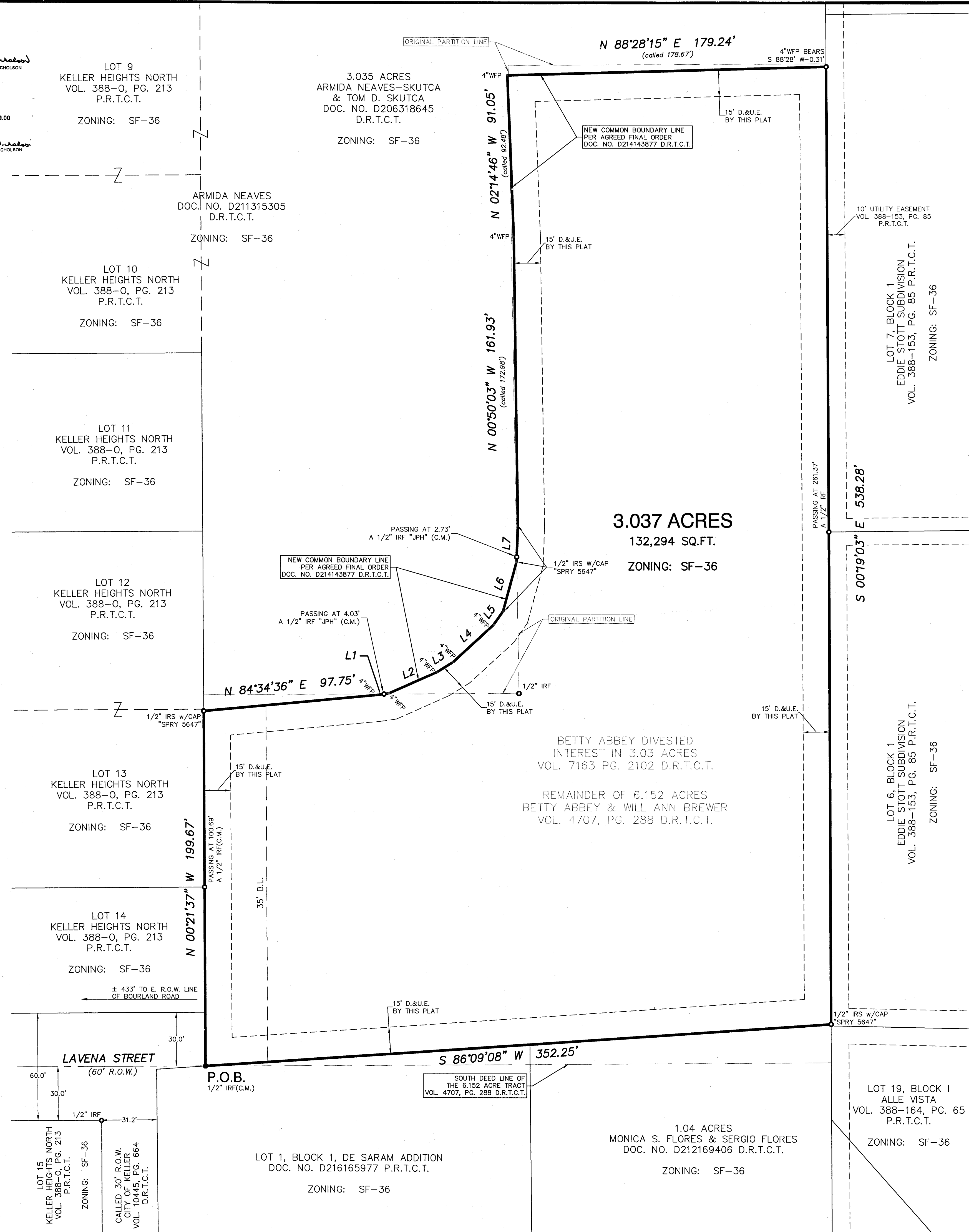
SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Keller, Texas.

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

3/10/2023

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID CARLTON LEWIS
5647



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Will Ann Brewer is the owner of all that certain 3.037 acres of land by virtue of the deed recorded in Volume 4707, Page 288, D.R.T.C.T., in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is subject to the final decree recorded in Volume 7163, Page 2102 D.R.T.C.T., and is subject to the Agreed Final Order, recorded in Document Number D214143877, D.R.T.C.T., in the R.F. Allen Survey, A-29, City of Keller Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southwest corner of the herein described tract, in the north line of Lot 1, Block 1, De Saram Addition, recorded in Document Number D216165977, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and in the south right-of-way line of Lavena Street (a 60' right-of-way);

THENCE North 00° 21' 37" West, passing a 1/2" iron rod found for the northeast corner of Lot 14, Keller Heights North, recorded in Volume 388-0, Page 213, P.R.T.C.T., common to the southeast corner of Lot 13, of said Keller Heights, at a distance of 100.69', and continuing for a total distance of 199.67' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most westerly northwest corner of the herein described tract, on the common boundary line as dedicated in said Agreed Final Order;

THENCE along said common boundary line, the following courses and distances:

North 84° 34' 36" East - 97.75' to a 4" wood fence post found for an angle corner of the herein described tract;

North 81° 39' 15" East, passing a 1/2" iron rod with a cap stamped "JPH" found at a distance of 4.03', and continuing for a total distance of 6.79' to a 4" wood fence post found for an angle corner of the herein described tract;

North 65° 52' 51" East - 29.65' to a 4" wood fence post found for an angle corner of the herein described tract;

North 57° 51' 20" East - 10.57' to a 4" wood fence post found for an angle corner of the herein described tract;

North 47° 14' 24" East - 31.03' to a 4" wood fence post found for an angle corner of the herein described tract;

North 35° 05' 55" East - 9.22' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

North 15° 25' 06" East - 28.73' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

North 02° 00' 46" East, passing a 1/2" iron rod with a cap stamped "JPH" found at a distance of 2.73', and continuing for a total distance of 20.31' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

North 00° 50' 03" West - 161.93' to a 4" wood fence post found for an angle corner of the herein described tract;

North 02° 14' 46" West - 91.05' to a 4" wood fence post found for the most northerly northwest corner of the herein described tract;

North 88° 28' 15" East - 179.24' to the northeast corner of the herein described tract, to appoint in the west line of Lot 7, Block 1, Eddie Stott Subdivision, recorded in Volume 388-153, Page 85, P.R.T.C.T., and from which a 4" wood fence post found bears South 88° 28' West - 0.31';

THENCE South 00° 19' 03" East, along the east line of the herein described tract, common to said Lot 7, Block 1, Eddie Stott Subdivision, passing a 1/2" iron rod found for the southwest corner of said Lot 7, Block 1, Eddie Stott Subdivision, common to the northwest corner of Lot 6, Block 1, of said Eddie Stott Subdivision at a distance of 261.37', and continuing for a total distance of 538.28' to the 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of a 1.04 acre tract of land described in the deed to Monica S. Flores & Sergio Flores, recorded in Document Number D212169406, D.R.T.C.T.;

THENCE South 86° 09' 08" West - 352.25' to the POINT OF BEGINNING and containing 3.037 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, Will Ann Brewer, the Owner, does hereby adopt this plat designating the hereinbefore described property as Lot 1, Block A, The Bird Abode, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands this 10th day of March, 2023.

Will Ann Brewer
Will Ann Brewer

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the said County and State on this day personally appeared Will Ann Brewer, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this 10 day of March, 2023.

Freddie V. Sanchez
Notary Public in and for Tarrant County

My Printed Name: Freddie Sanchez

My Commission expires: 3-31-2024

FREDDIE V. SANCHEZ
Notary Public, State of Texas
Comm. Expires 03-31-2024
Notary ID 132421592

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

Sarah Hunsley
Director
3/9/2023
Date

Tom Theng
Secretary
3/9/2023
Date

Document Number _____ Date _____

OWNER:
Will Ann Brewer
529 Lavena Street
Keller, TX 76248

ENGINEER:
Thomas Hoover Engineering, LLC
P.O. Box 1808
Keller, TX 76244
Phone: 817-913-1350
Email: tom.theng@yahoo.com

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
sprysurveyors.com www.sprysurveyors.com
Project Number: 105-006-30

MINOR PLAT OF
LOT 1, BLOCK A
THE BIRD ABODE
ZONING: SF-36, SINGLE FAMILY RESIDENTIAL 36,000 S.F.
AN ADDITION TO THE CITY OF KELLER,
WHICH IS 3.037 ACRES
IN THE R. F. ALLEN SURVEY, A-29
CITY OF KELLER, TARRANT COUNTY, TEXAS
DATE: MARCH 2023

DATE ISSUED: 11-17-2023

THE USE OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFIC INFORMATION CONTAINED HEREIN. ANY REPRODUCTION OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF MASTERPLANS, DENNIS C. HUBBARD, IS PROHIBITED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF MASTERPLANS, DENNIS C. HUBBARD. THESE DRAWINGS CONTAIN PROPRIETARY INFORMATION AND TITLE REMAINS IN MASTERPLANS, DENNIS C. HUBBARD. COPYRIGHT 2023

CONSTRUCTION DRAWINGS

CUSTOMER HOME
LAVENA STREET
KELLER, TEXAS

MasterPlans
817-379-7326
COPYRIGHT 2023 DENNIS C. HUBBARD

1 of 2
#29-010

THESE DRAWINGS, FOR THE DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT ANY SPECIFIC KNOWLEDGE OF THE EXISTING CONDITIONS OF THE SITE. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

STEGALL ROAD
(60' R.O.W.)

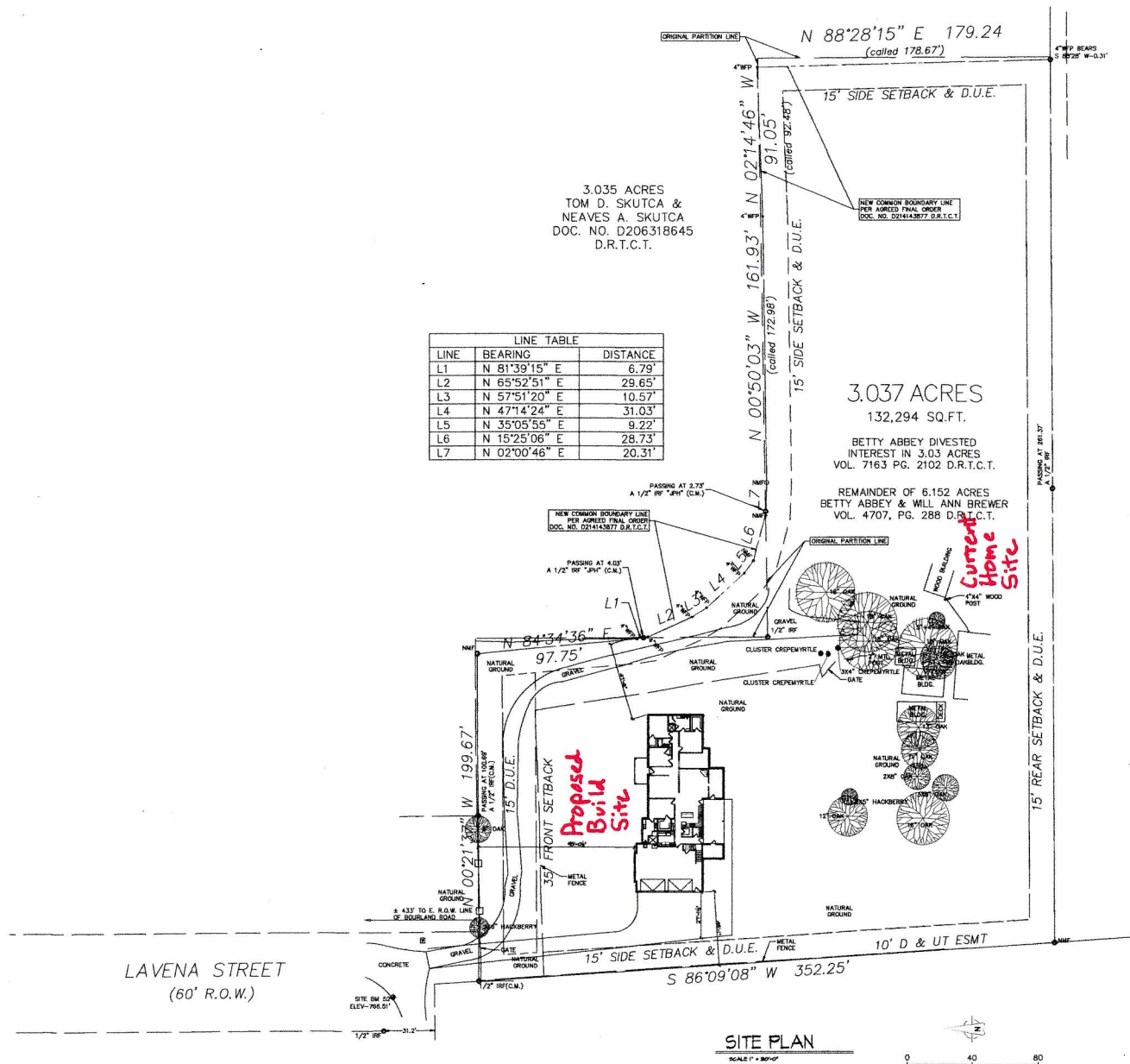
3.035 ACRES
TOM D. SKUTCA &
NEAVES A. SKUTCA
DOC. NO. D206318645
D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 81°39'15" E	6.79'
L2	N 65°52'51" E	29.65'
L3	N 57°51'20" E	10.57'
L4	N 47°14'24" E	31.03'
L5	N 35°05'55" E	9.22'
L6	N 15°25'06" E	28.73'
L7	N 02°00'46" E	20.31'

3.037 ACRES
132,294 SQ. FT.

BETTY ABBEY DIVESTED
INTEREST IN 3.03 ACRES
VOL. 7163 PG. 2102 D.R.T.C.T.

REMAINDER OF 6.152 ACRES
BETTY ABBEY & WILL ANN BREWER
VOL. 4707, PG. 288 D.R.T.C.T.

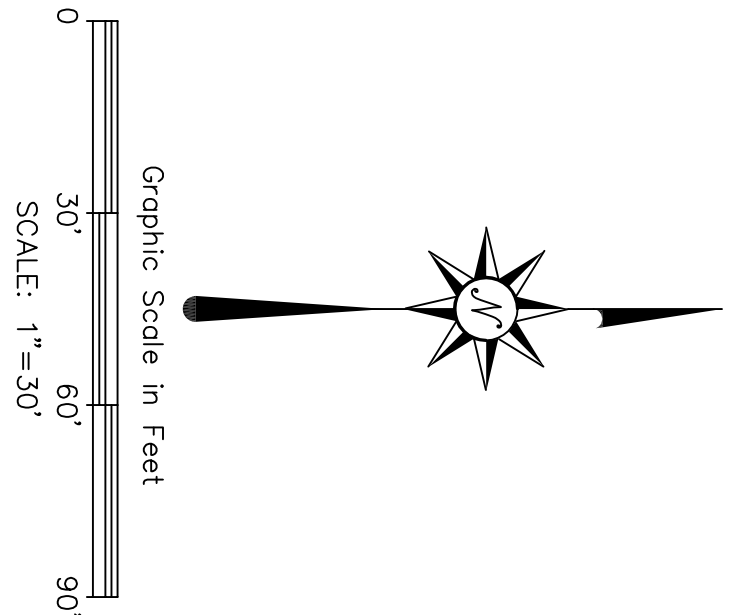
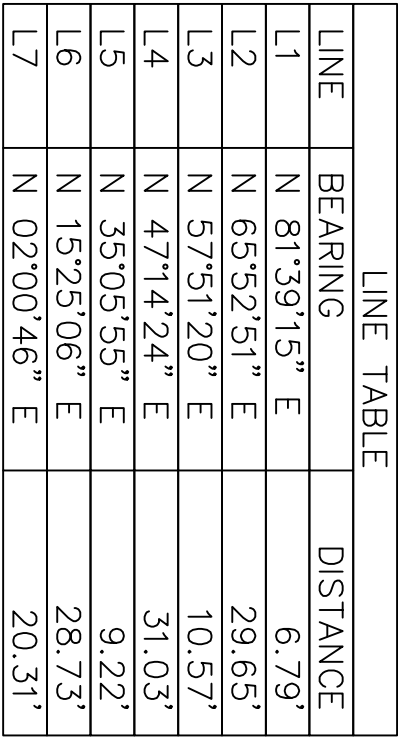


SITE PLAN

SCALE 1" = 30'-0"



LAVENA STREET
(60' R.O.W.)



PROJECT BENCHMARK #2: MAG NAIL, WITH WASHER SET IN CONCRETE, AT THE SOUTHWEST INTERSECTION OF LAMAR STREET AND THE CALLED 30' R.O.W. TO THE CITY OF KELLER, AND # 61.5' SOUTHWEST OF GATE AT ENTRANCE OF SWEETED PROPERTY, AND AS SHOWN HEREON. ELEVATION = 726.51'

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. Surveyor is in the process of submitting a Minor Plat on this property. All corners called "No Monument Found" will be set property corners once plat recorded.
4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
5. According to the Flood Insurance Rate Map No. 48439C080K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

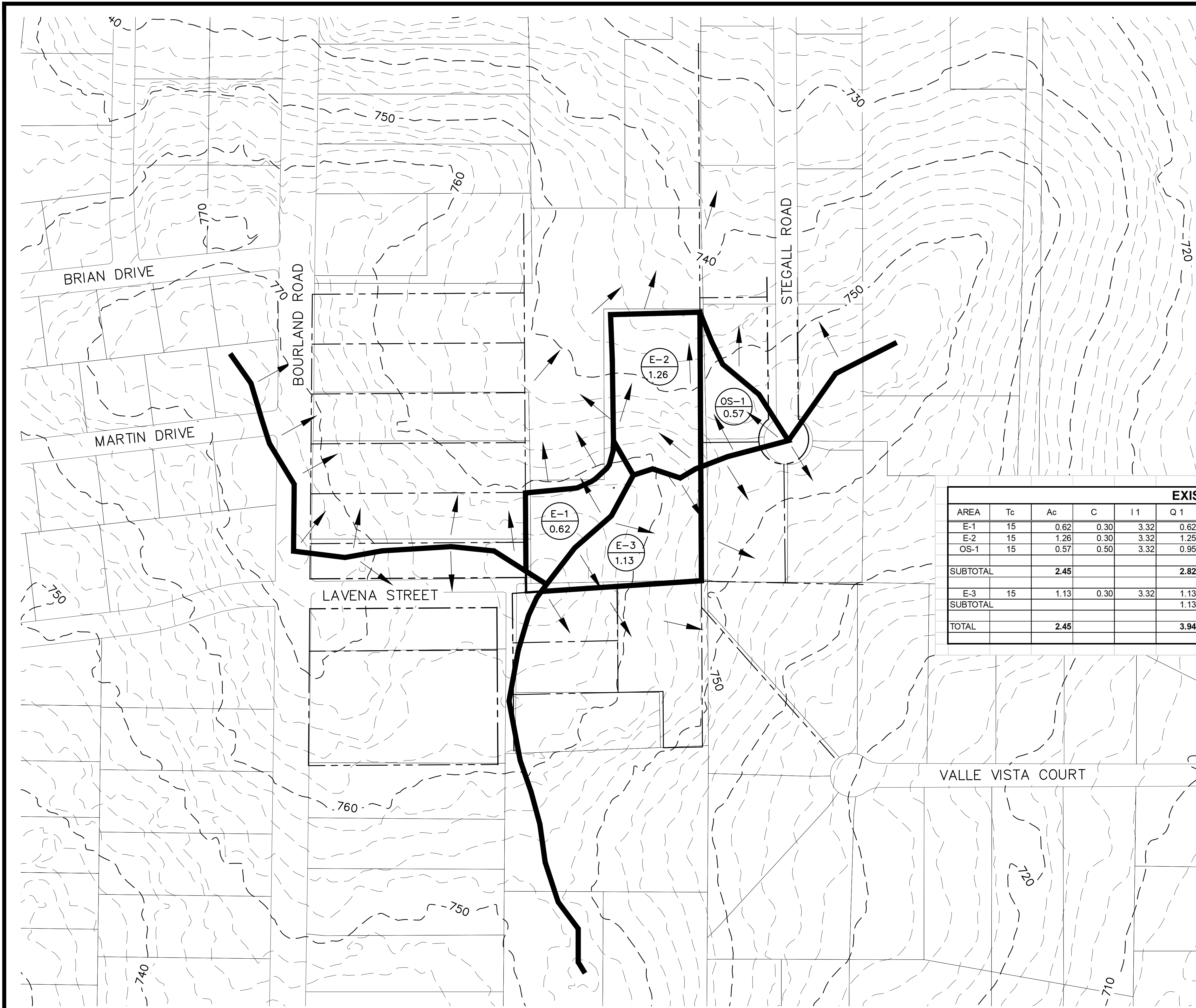
SPRY  **SURVEYORS**

8241 Mid-Cities Blvd., Suite 102 • North Richmond Hill, TX 75182
Form Reg. No. 10112000 • PH: 817.776.4049 • spj@sprysurveyors.com • www.sprysurveyors.com

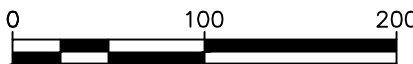
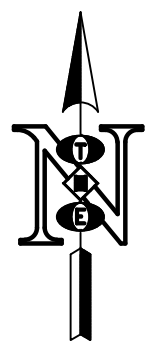
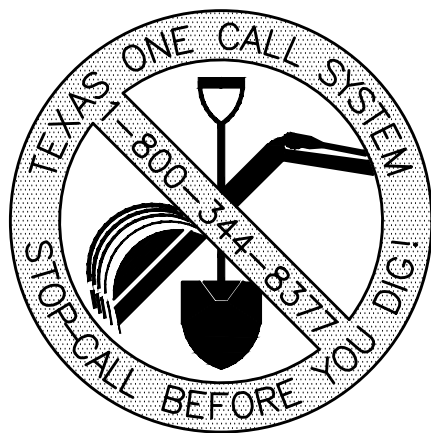
3.037 ACRES

529 LAVENA STREET
IN THE R. F. ALLEN SURVEY, A-29
CITY OF KELLER, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 9/15/2021	SCALE 1"=20'	PROJECT NO.: 105-006-20
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No.	REVISIONS/ SUBMISSIONS	Date



LEGEND

- DIRECTION OF RUNOFF FLOW
- EXISTING GRADE CONTOUR
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA NO.
AMT. OF ACRES

EXISTING DRAINAGE AREAS											
AREA	Tc	Ac	C	I 1	Q 1	I 10	Q 10	I 100	Q 100	COMMENTS	
E-1	15	0.62	0.30	3.32	0.62	5.53	1.03	7.98	1.48	DRAINS TO LOT TO NORTH	
E-2	15	1.26	0.30	3.32	1.25	5.53	2.09	7.98	3.02	DRAINS TO LOT TO NORTH	
OS-1	15	0.57	0.50	3.32	0.95	5.53	1.58	7.98	2.27	DRAINS TO SITE FROM EAST	
SUBTOTAL		2.45			2.82		4.69		6.78	TOTAL TO AND THROUGH SITE TO NORTH	
E-3	15	1.13	0.30	3.32	1.13	5.53	1.87	7.98	2.71	DRAINS TO LOT TO EAST	
SUBTOTAL					1.13		1.87		2.71		
TOTAL		2.45			3.94		6.57		9.48	TOTAL TO AND THROUGH SITE	

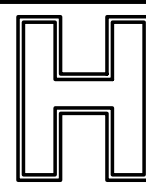
PREPARER/ENGINEER

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/913-1350
CONTACT: THOMAS HOOVER
tom.theng@yahoo.com

OWNER/APPLICANT

WILL BREWER & VICTORY GUY
529 LAVENA STREET
KELLER, TX 76248
817/475-5309
CONTACT: VICTORY GUY
bluebutton@aol.com

WILL ANN BREWER &
VICTORY J. GUY PROJECT



THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

WILL ANN BREWER &
VICTORY J. GUY
LOT 1, BLOCK A
BIRD ABODE ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
3.037 ACRES OF LAND
CURRENT ZONING - "SF-36"

DRAINAGE AREA MAP - 529 LAVENA ST

DESIGNED	TLH	SCALE	1"=100'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	01-09-23		SP-2
CHECKED	TLH				of

January 21, 2023

Dear Neighbor,

I have lived in my current home since 1980. I am planning to build a new house on a different site on my acreage, but I wish to continue to live in my current home until three months after the new house is completed.

The City of Keller requires that I submit an application for a Specific Use Permit (SUP) and inform all adjacent neighbors of my plans. A public hearing with the Planning and Zoning Committee will be scheduled before this is approved.

Thank you in advance for your support.

Will Ann Brewer
529 Lavena St
Keller, TX 76248
817-431-3060

NEIGHBORING PROPERTIES TO 529 LAVENA ST

Martell L and Sharon D Willis
539 Lavena St
Keller, TX 76248

Sergio and Monica Flores
529 Lavena St
Keller, TX 76248

Armida L Neaves
1209 Bourland Rd
Keller, TX 76248

Ernest L and Linda C Taylor
1201 Bourland Rd
Keller, TX 76248

Henry and Nafija U Perolli
or
Empress Lul, LLC
1149 Bourland Rd
Keller, TX 76248

John D and Wendy Bagley
1141 Bourland Rd
Keller, TX 76248

Dan and Wendy Betka
1200 Stegall Rd
Keller, TX 76248

Elizabeth P Cook
1208 Stegall Rd
Keller, TX 76248

ACCESSORY BUILDINGS -- 529 Lavena St
SUP-24-0001

BARN 2,306 sq ft
Houses 2 tractors, 2 riding lawn mowers, 2 vehicles, wood splitter,
fertilizer spreader, yard tools, garden tools and accessories, auto and
tools and accessories, compressor, lumber, table saw, miscellaneous
tools, small wagons, fish fryers, grills

STORAGE 384 sq ft 16 x 24
General storage, tools, small cooking appliances, transport chair

WORKSHOP 518 sq ft
Workshop 120 sq ft 10 x 12
Porch 120 sq ft 10 x 12
Carport 278 sq ft 10.5 x 26.5
Houses electric and battery-operated tools, hand tools, tool
accessories, 1 vehicle, bench, outdoor furniture

BOAT SHED 247 sq ft 10.5 x 23.5
Houses ski boat and accessories

STORAGE 120 sq ft 10 x 12
General storage, outdoor furniture, wheelchair

ACCESSORY BUILDINGS TOTAL SQUARE FOOTAGE -- 3,575 sq ft
PLANNED HOUSE SQUARE FOOTAGE UNDER ROOF -- 4,886 sq ft

Living Area -- 2,899 sq ft
Garage -- 1,331 sq ft
Front Porch -- 134 sq ft
Sunroom -- 178 sq ft
Covered Patio -- 344 sq ft
LAND -- 3.037 acres or 132,294 sq ft