

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Steven Townsend
Street Address: 1909 Willis Lane
City: Keller State: TX Zip: 76248
Telephone: 817-223-7309 Fax: _____ E-mail: steve.townsend28@yahoo.com
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: Steven Townsend
Street Address: 1909 Willis Lane
City: Keller State: TX Zip: 76248
Telephone: 817-223-7309 Fax: _____ E-mail: steve.townsend28@yahoo.com
Steve Townsend Steve Townsend
Signature of Applicant Signature of Owner
Date: 4-26-22 Date: 4-26-22
Printed Name of Owner

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1909 Willis Lane Keller, TX 76248
Legal Description:
Lot(s): 17 Block(s): 1 Subdivision Name: Ashley-Alden Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: _____ Proposed Zoning: _____
Current Use of Property: _____
Proposed Use of Property: _____

May 5, 2022

To: City of Keller Planning and Zoning Commission
Keller City Council

From: Steve and Martha Townsend
1909 Willis Lane
Keller, TX 76248
817-223-7309

Re: Specific Use Permit for a steel building on 1 acre lot at 1909 Willis Lane, Keller, TX

We are asking for approval to build a 30' x 60' steel building at our home for private use.
Our home was built in 1994 and is 2,639 sq ft

The building will sit on the south border of our back yard, 14' off of south property line.
The building will house a woodshop, a bay for automobiles to include a car lift, a space for recreation, an office/game room area with a full bath/dog wash, and areas for storage.
The east end of the building will be a woodshop (16' x 30', 480 sq ft), it will be decked to allow storage in the second story (16' x 30', 480 sq ft), there will be a stairway to the second level.
The center of the building (32' x 30', 960 sq ft) will consist of two bays, one with a car lift, the second for storage and recreation.
The west end of the building will be the office/game room (12' x 30', 360 sq ft), it will be decked to allow for storage in the second story (12' x 30', 360 sq ft), there will be a stairway to the second level.
A 4' x 32' (128 sq ft) second story bridge will span the south wall to serve as a walkway to connect the east and west second levels.

The concrete from existing driveway will be extended through the back yard to the alleyway at rear of property allowing entry via the existing driveway on Willis Lane and via the existing alleyway.

There will be a 20' x 30' (600 sq ft) concrete pad at east end of building to be used for parking and recreation.

This will require 3630 sq ft of flatwork. (This does not include 1980 sq ft footprint of building and porch)

I have reached out to Patty Ledbetter, the community manager for the Chase Oaks HOA (214-445-2777, patty.ledbetter@goodwintx.com) asking for written permission to tie into the alleyway. She asked that I email her pictures, which I have done. I am still waiting for a reply.

I have spoken with Darrel Hohman, Facilities Manager for The Church of Jesus Christ of Latter-Day Saints (325-315-6296) which is our neighbor to the south. He has told me they have no objection to our construction plans.

Building size:

30' x 60' (1800 sq ft footprint)

6' covered porch (180 sq ft)

16' walls (19' at peak) (roof will have a 3/12 pitch)

Structure to consist of 8# and 10# I Beams

14-gauge purling and wall girts

2 – 10'x14' electric roll up doors (doors will be on north face of building)

2 – 3'x7' doors (one decorative door facing west towards Willis Lane, the second a walk-through door will be on the north wall with entry into the woodshop)

3 – windows: two on west wall under porch, one on west end of north wall (office/game room)

6' lean porch on west side of building facing Willis Lane

Materials:

PBR panel 26 gauge with 40-year paint (polar white for walls and black for the roof and trim to complement the white brick and black roof of house)

Elevation facing west toward Willis Lane will have wainscot of stone/brick that will complement the brick of our home. The post for the porch will also have a wainscot of the same complimentary stone.

Mini Split ductless A/C unit will be used to cool and heat the woodshop and office/game room spaces.

Enclosed:

SUP Application

Site Plan

Building elevation (computer generated and hand drawn)

- Computer generated elevations do not reflect a wainscot
Photo of similar metal buildings with porches and wainscot so that you can see the aesthetics.

CCC

