

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 3620 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:

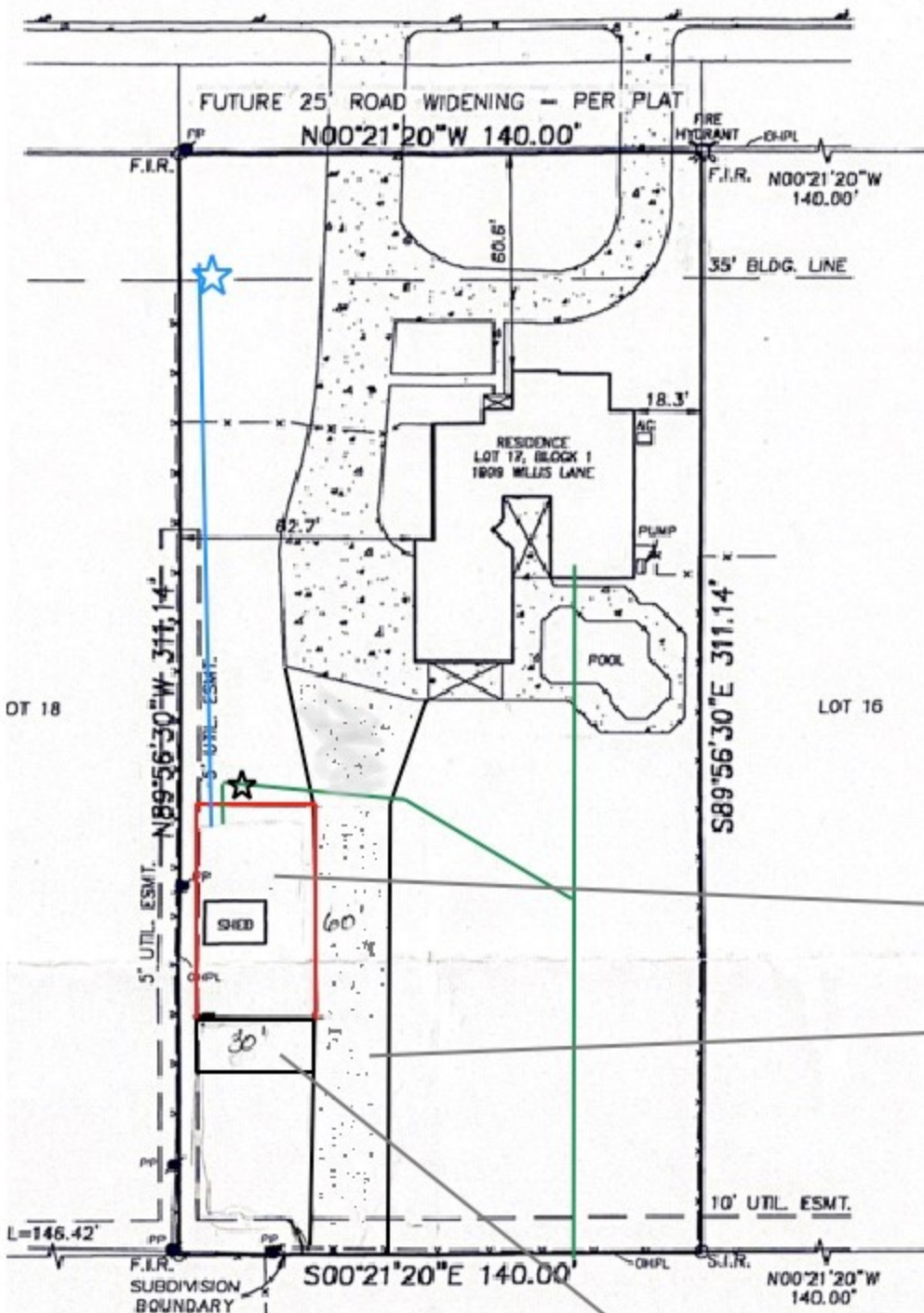
SUP Application

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.

MILLIS LANE



Sewage tie with lift station ★

Water tie in

30'x60 building

Concrete 3020 sq driveway flatwork

30'x60' 1800 sq ft flatwork

20'x30' Concrete 600 sq ft

BARNEY BALLARD CORPORATION

536 NW Chisholm Road
Burleson, Texas 76028

Registered Firm # F-48

817-295-4891
817-999-7539

June 7, 2022

Residential Inspector
City of Keller
1100 Bear Creek Pkwy.
Keller, Texas 76244

Re: Address: 1909 Willis Lane
City of Keller, Tarrant County, Texas

Owner : Steven Townsend

Dear Sir,

The Atterberg Limits for the soil at this location was obtained from the "Soil Survey of Tarrant County, Texas", as prepared by the U. S. Department of Agriculture Soil Conservation Service in cooperation with Texas Agricultural Experiment Station. This report indicates that this slab is to be situated on a native clay loam soil at depths from 0 feet to 20 feet. The approximate plasticity index of this soil varies from 40 to 45 with a designed maximum Q. U. of 2,000 psf.

The proposed foundation designed for this location was designed in compliance with a modified FHA Type C steel re-bar foundation for active clay soils with a P.I. range from 30 to 45. The modification in the design increases the size of the steel reinforcing to withstand greater soil movement from soils with a P.I. higher than 45. The Perimeter grade beam, which is capable of resisting 1200 pounds per foot, is more than capable of supporting the intended structure. It is my opinion that this foundation design is also in accordance with the WRI/CRSI-81 Design of Slab on Ground Foundations and the 2021 International Residential Code (IRC) and with any applicable sections of the City of Keller Building Code.

Yours truly,

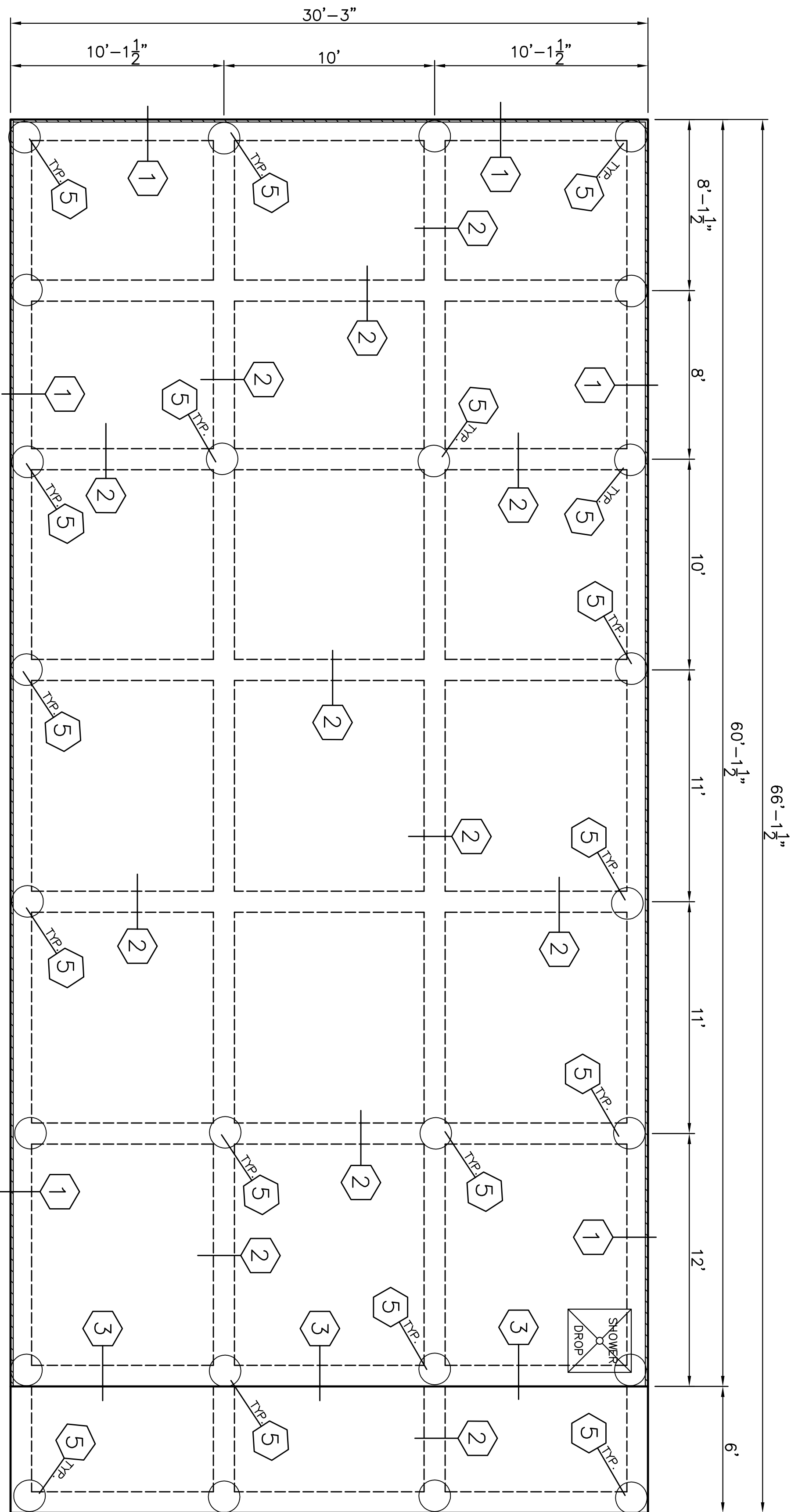


Barney Ballard, P. E.
Structural Engineer for the
Barney Ballard Corporation



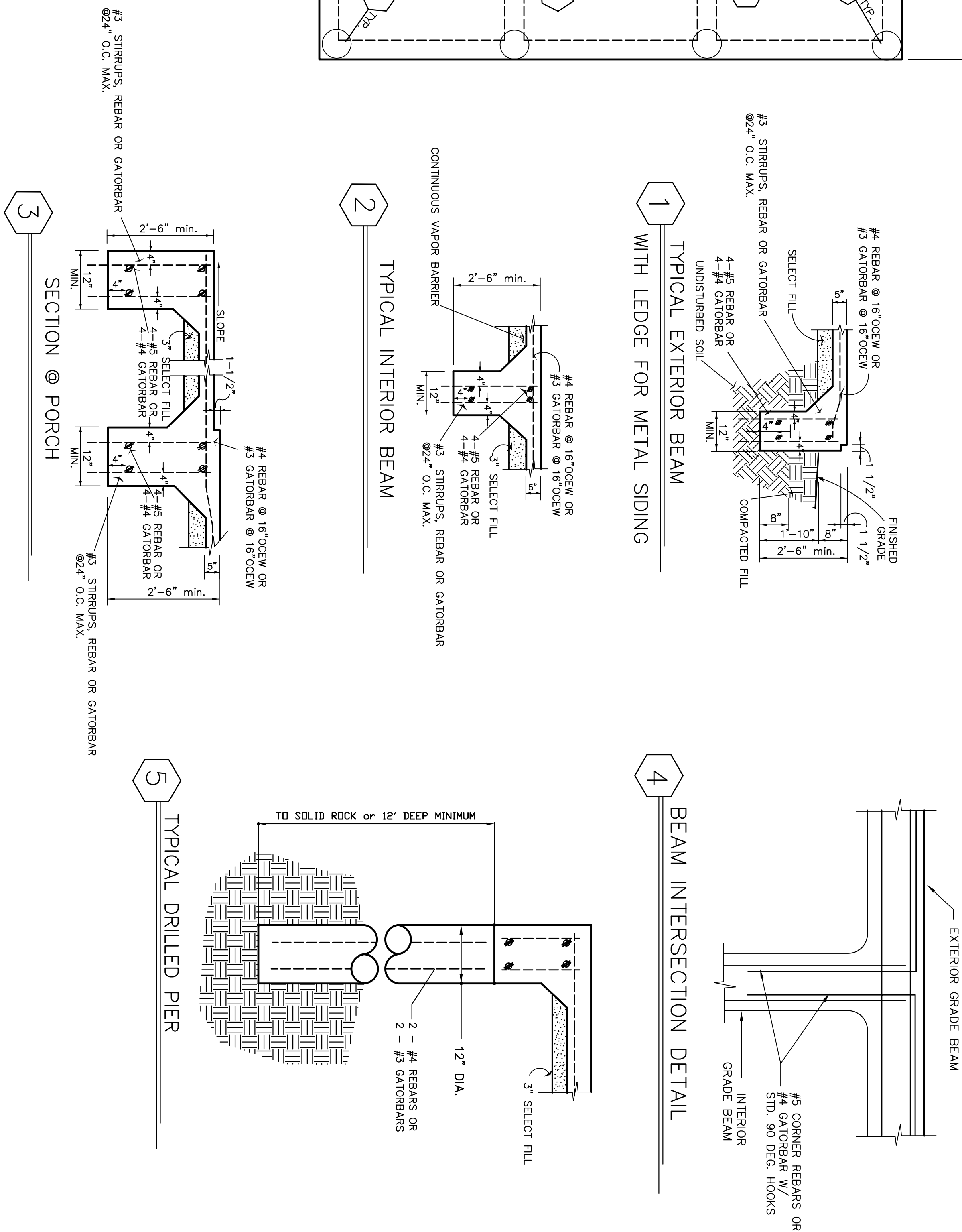
FOUNDATION PLAN

Scale: 1/4" = 1'-0"



BEAM DETAILS

Not Drawn to Scale

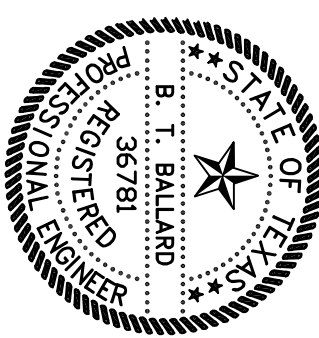


FOUNDATION NOTES

1. Footings shall penetrate undisturbed soil a minimum of 12 inches.
2. Lap all reinforcing steel a minimum of 40 bar diameters.
3. All reinforcing shall be Grade 60.
4. Sub grade shall be stripped of all deleterious organic material and be well compacted fill material shall consist of sandy soils with a low plasticity. Fill shall be placed in 6 lifts and thoroughly compacted.
5. Concrete work shall conform to ACI 318, latest edition. Concrete shall have a 28-day compressive strength of 3000 psi and shall conform to the following mix ratio per CY:
 - A. 317 Lbs. Portland Cement
 - B. 106 Lbs. Fly Ash
 - C. 495 Lbs. Sand
 - D. 1,800 Lbs. Lime Stone
 - E. 1,154 Lbs. Manufactured Sand
 - F. 25 Gal. Water
 - G. 16.92 oz. X20 or 668 Water Reducer or equal odd-mixture.
 - H. 8.5 oz. NR Quick Set Retarder.
6. Steel in piers shall not extend into Concrete Beams.
Slab shall be allowed to float on the piers.
7. Plastic vapor barrier shall only extend 8" down into trenches.
8. Steel reinforcing shall be supported by Doble Brick Chairs, debars, broken bricks, rods or chunks of concrete. Plastic Chairs are not an acceptable method for supporting the steel reinforcing.

NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND LOCATION OF STEEL, BRICK LEDGES, AND RECESSES PRIOR TO CONCRETE PLACEMENT.

Barney Ballard
6-8-22



Total Area of Slab: 2,000.3 Square Feet
Estimated Concrete: 720 Cubic Yards

Barney Ballard Corporation
Surveying, Engineering, & Planning
536 NW Chisholm Road
Burleson, Texas 76028
(817) 295-4891
Registered Firm # F-48

NEW METAL BUILDING FOR
Townsend residence
1909 Willis Avenue,
City of Keller, Texas.
Tarrant County, Texas.

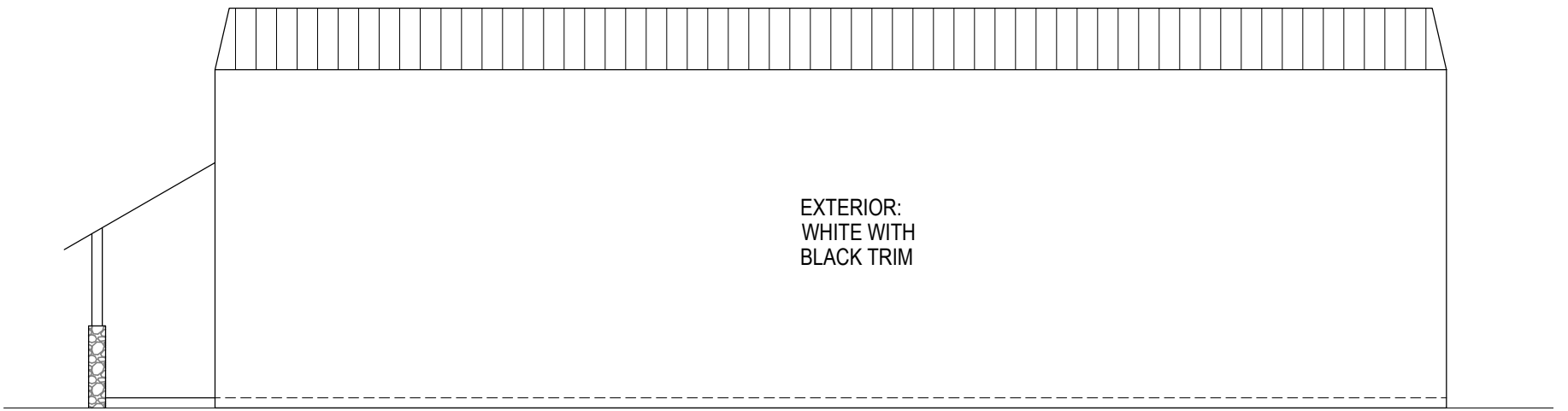




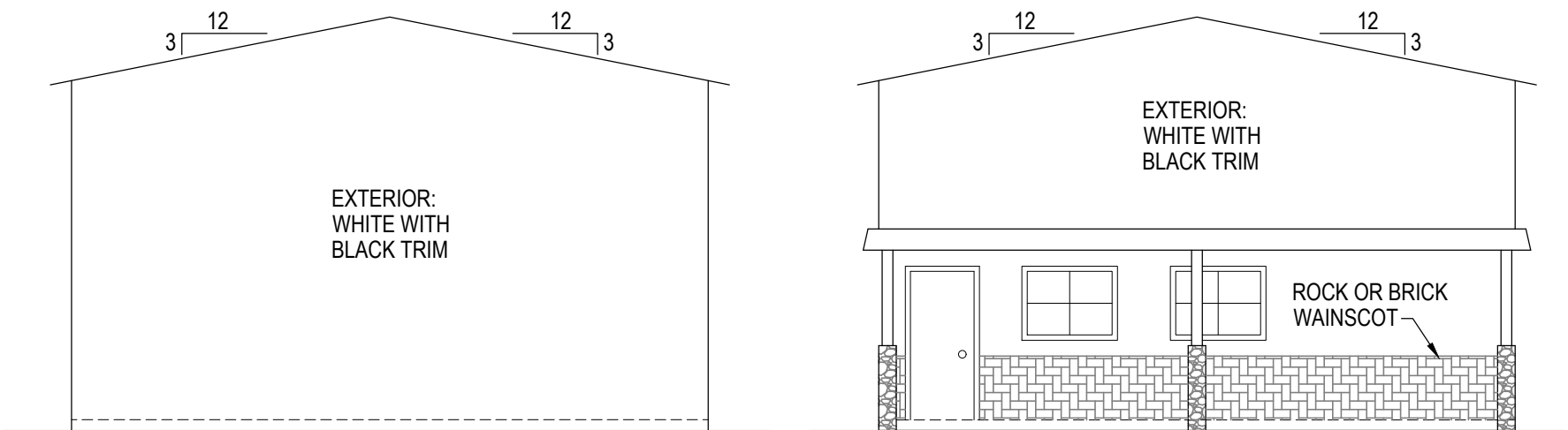






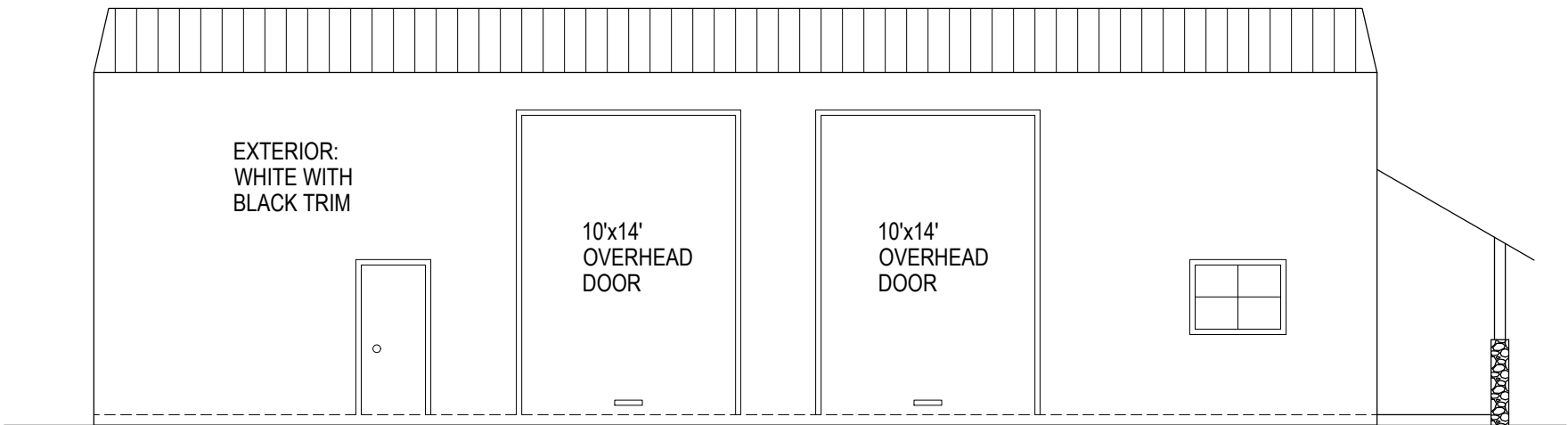


SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

WEST EXTERIOR ELEVATION

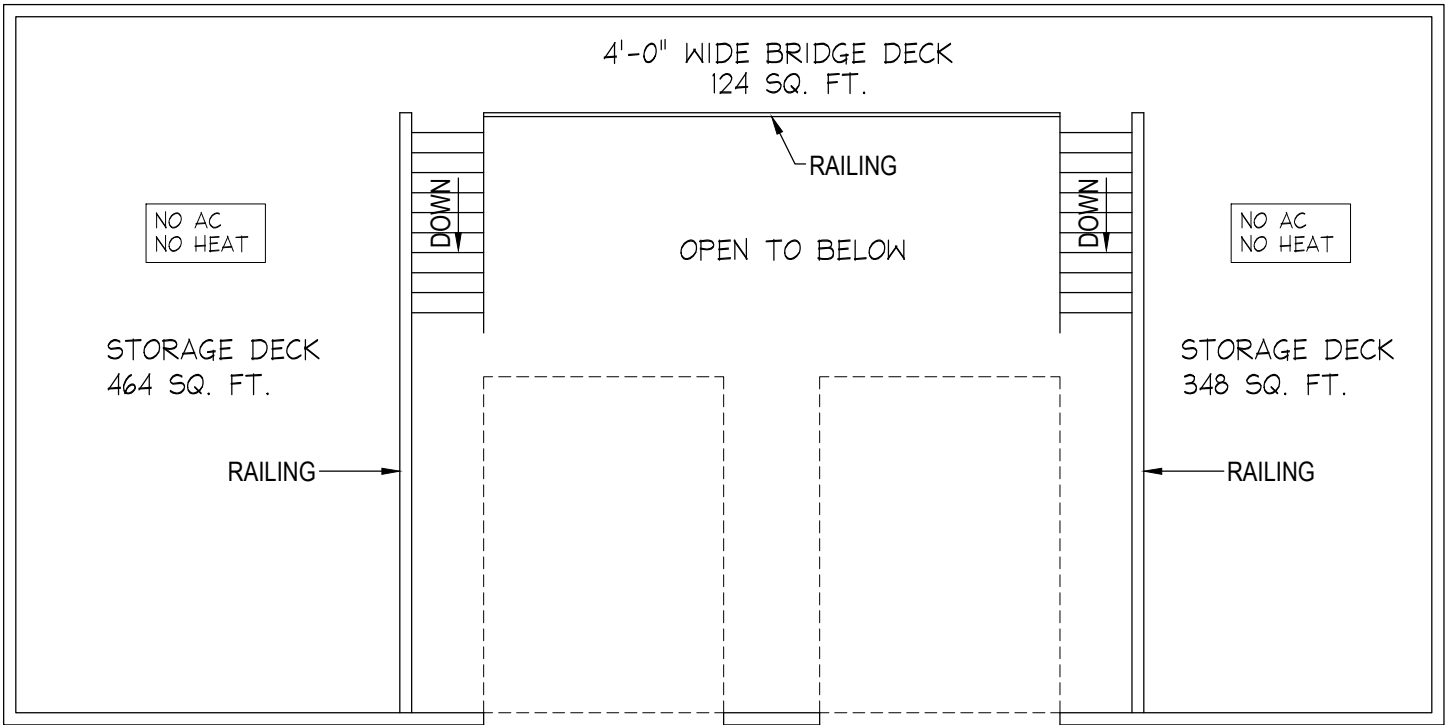


NORTH EXTERIOR ELEVATION

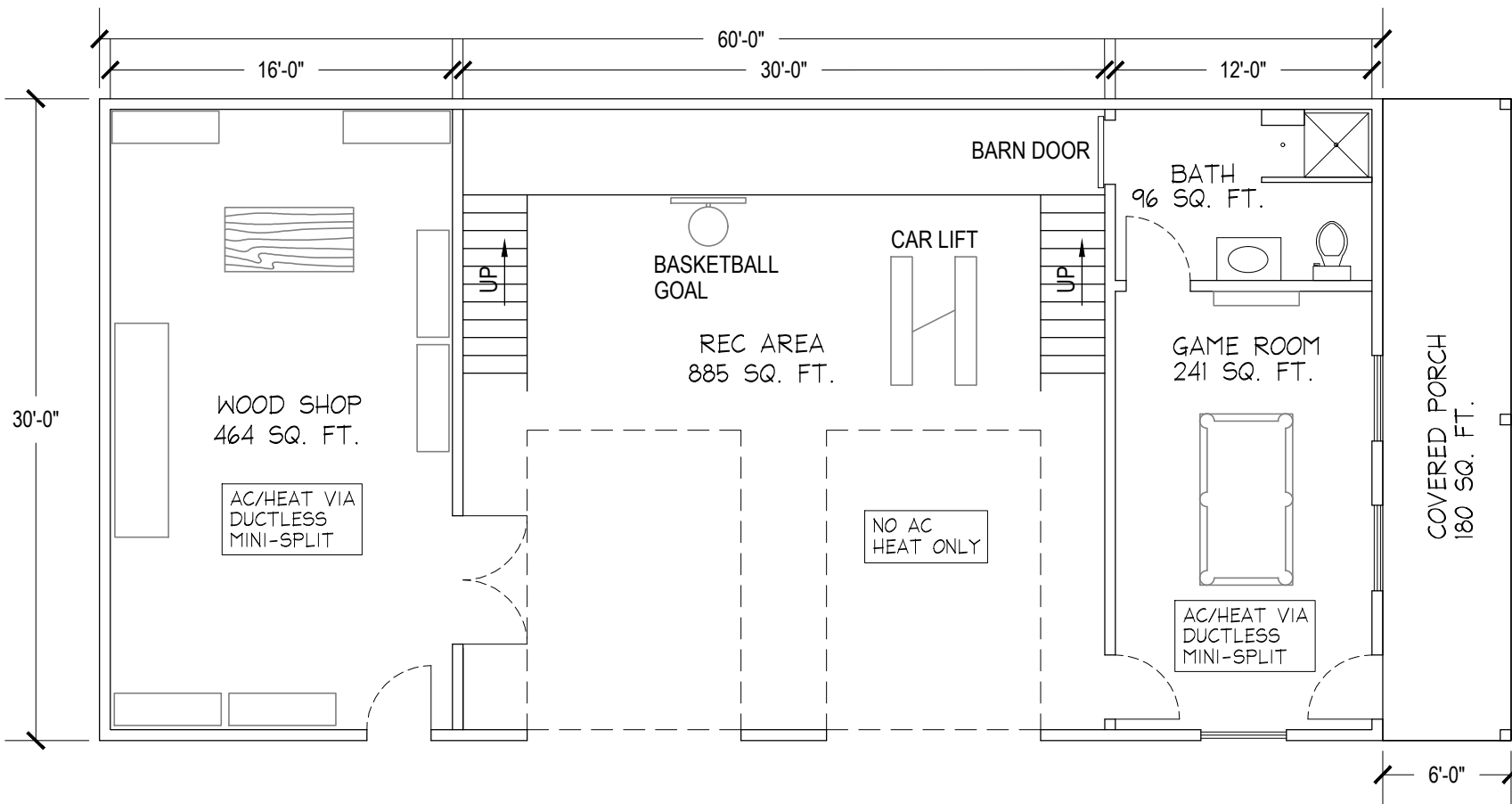
SCALE: 1/8" = 1'-0"

TOWNSEND RESIDENCE
NEW METAL BUILDING

1909 WILLIS LANE
KELLER, TX 76248



SECOND LEVEL PLAN
936 SQ. FT. UNDER ROOF



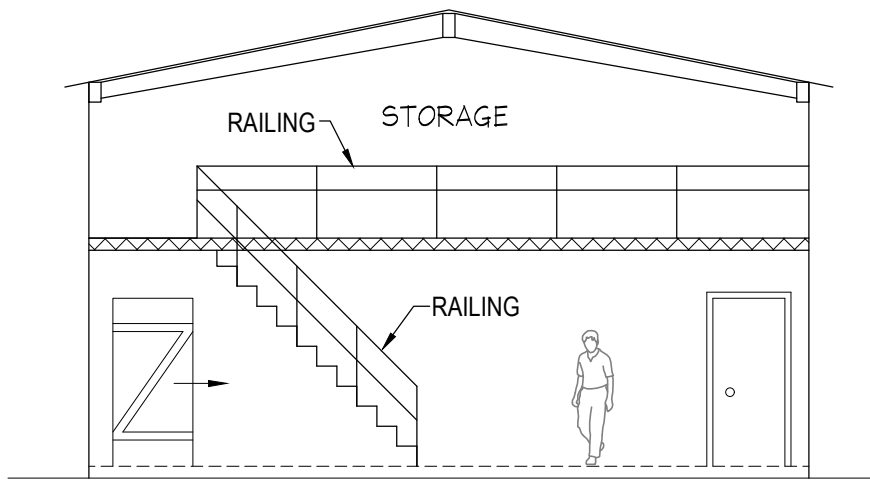
FIRST LEVEL PLAN
1686 SQ. FT. UNDER ROOF



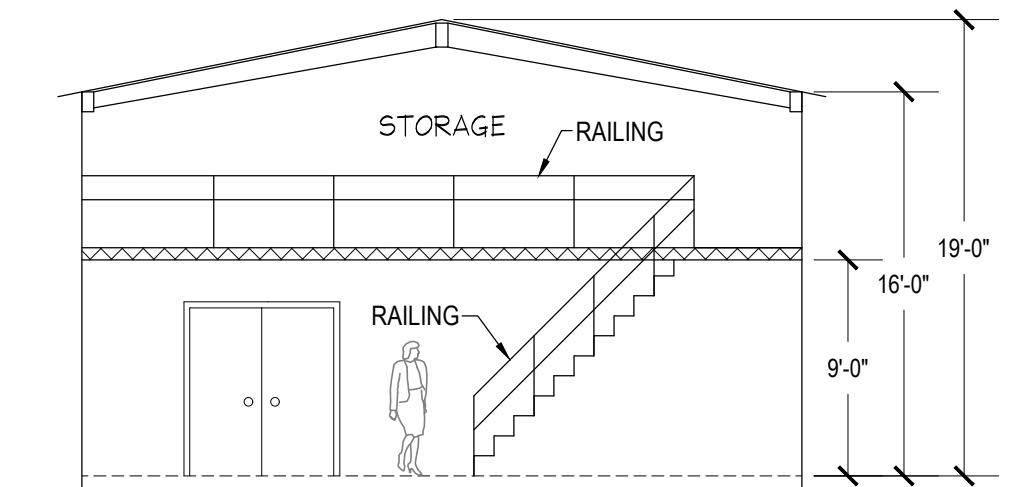
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**TOWNSEND RESIDENCE
NEW METAL BUILDING**

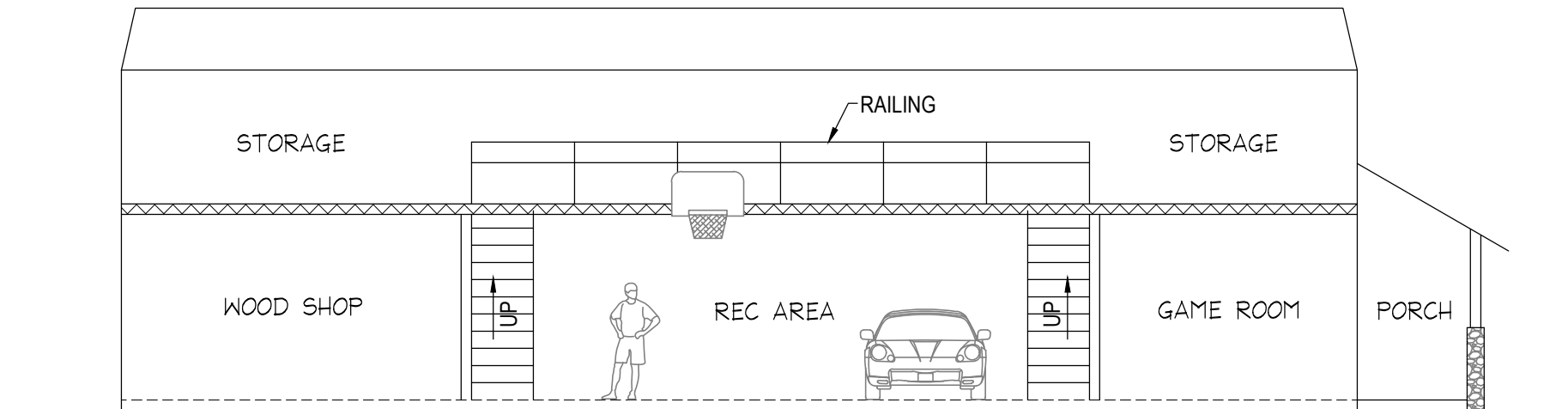
1909 WILLIS LANE
KELLER, TX 76248



INTERIOR ELEVATION
LOOKING TOWARD GAME ROOM



INTERIOR ELEVATION
LOOKING TOWARD WOODSHOP



INTERIOR ELEVATION
LOOKING SOUTH

SCALE: 1/8" = 1'-0"

TOWNSEND RESIDENCE NEW METAL BUILDING

1909 WILLIS LANE
KELLER, TX 76248

