

SUP-23-0024

ARTICLE NINE

Unified Development Code

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Mark S. AdairStreet Address: 7413 Sean Dr.City: N. R. HillsState: TXZip: 76182Telephone: 817-680-1125Fax: 817-512-8483E-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: Chris NavarroStreet Address: 2041 Greenwood Ln.City: KellerState: TXZip: 76262Telephone: 714-296-3315Fax: [REDACTED]E-mail: [REDACTED]Mark S. Adair

Signature of Applicant

Date: 5-13-23Chris Navarro

Signature of Owner

Christian Navarro

Printed Name of Owner

Date: 5/13/2023

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 2041 Greenwood Ln.

Legal Description:

Lot(s): 14 Block(s): 2 Subdivision Name: Hickory Hollow Estates - 11

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: ResidentialProposed Use of Property: Residential

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SECTION 3. CHECKLIST

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

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The application fee

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Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.

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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.

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A legal description or meets and bounds description of the property.

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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.

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Evidence of communicating the proposal with the adjacent neighborhood

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Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis

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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.

May 10, 2023

To Whom It May Concern,

My name is Christian Navarro. I live at 2041 Greenwood Lane, in Keller TX. I would like to build a detached garage in my back yard. My wife and I are looking to purchase an RV. Due to the weather conditions we often experience in Texas, I would like to build a garage with an RV bay in which to store it. I am also hoping to have enough space in which to put a few pieces of exercise equipment (i.e. treadmill, weight bench, etc.) and a car. I understand that a specific use permit is required in order to build. I have informed my neighbors of my plans and have received unanimous support. Please let me know if you have any questions. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Navarro', with a long, sweeping horizontal stroke extending to the right.

Christian Navarro