



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: SHANNON WADE

Street Address: 1244 TRAIL RIDGE DRIVE

City: KELLER State: TX Zip: 76248

Telephone: 6625181819 Fax: E-mail: BETHONIKOWADE@GMAIL.COM

Applicant's Status: (Check One) Owner [checked] Tenant [] Prospective Buyer []

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

Owner: SHANNON WADE

Street Address: 1244 TRAIL RIDGE DRIVE

City: KELLER State: TX Zip: 76248

Telephone: 6625181819 Fax: E-mail: BETHONIKOWADE@GMAIL.COM

Signature of Applicant
Date: 1/9/2023

Signature of Owner SHANNON WADE
Printed Name of Owner
Date: 1/9/2023

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1244 TRAIL RIDGE DRIVE

Legal Description:

Lot(s): 14 Block(s): 1 Subdivision Name: TRAIL RIDGE ESTATES

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: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

Shannon Wade
1244 Trail Ridge Drive
Keller, TX 76248
662-518-1819

Letter of Application for Special Use Permit

Property: 1244 Trail Ridge Dr, Lot: 14, Block: 1

Zoned: SF-20

Lot size: 32234 sqft or 0.74 acres

Residence size: 2824 sqft

Lot coverage with existing building (house): 9%

Special use permit requested accessory building (outdoor recreation structure): 1290 sqft

Lot coverage existing building (house) and accessory building (outdoor recreation structure): 13%

The proposed project is to add an accessory building having a footprint of 1290 sqft which will be used exclusively as an outdoor/indoor recreational space. The accessory building will be used as an outdoor recreation structure is part of our future plan to add a pool to the property. The building will contain a recreation/game room, bathroom, utility garage to store garden tools and equipment as well as 297 sqft of covered outdoor patio (included in the 1290 sqft). Note, there will NOT be a full kitchen in the structure, just a place to store snack food, drinks, and easy access meals. The total lot coverage for the existing house and proposed accessory building is 13%.

The accessory building will be located in the Southwest aft corner of the lot respecting the 15 ft side property limits and 20 ft easement to the back property line. The property is a corner lot to Trail Ridge Drive and Mount Gilead Road and will respect the 35 ft setback lot requirements with the accessory building 148 ft from the front (East) and 84 ft from the North side lot property lines.

The accessory building will meet the city requirements, be constructed under a building permit as approved by the city and will be constructed of similar brick, trim, shingles, and paint on all sides as the current building (house). The property is surrounded by a 10 ft brick wall along the North side (Mount Gilead Road), 6 ft wooden picket fence South side neighbor and a rot iron fence to the West neighbor. The North and West sides will be visible from the neighbor to the West (back of property) and Mount Gilead Road. The front (East) and South side will be visible from the neighbor to the South. The neighbor to the East, across the street, should not have visibility except possibly the roof line of the accessory building. All three adjacent neighbors have been shown the accessory building renderings and lot layout and have stated they have no objection to the proposed project.

There is currently a 120 sqft garden shed, directly adjacent to the location of the accessory building, which will be removed.

Landscaping round the front, sides, and back of the accessory building will be constant with the current existing building (house).

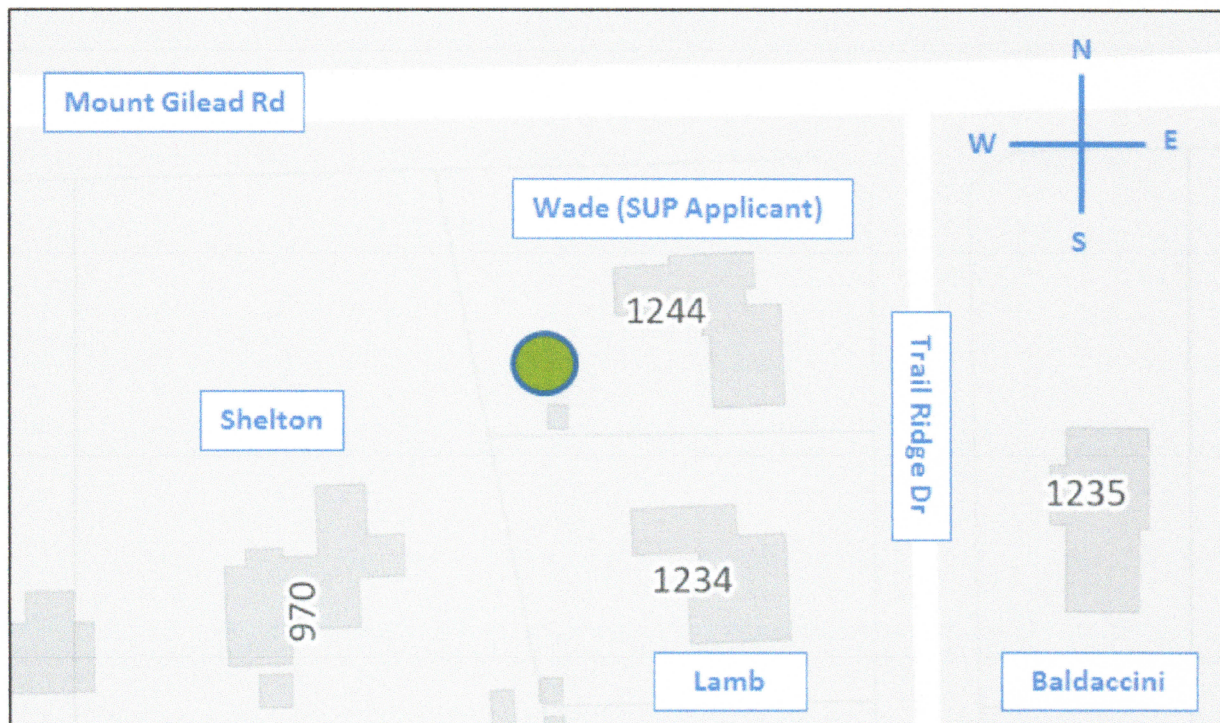
Thank you for considering this request for a Special Use Permit.




Shannon Wade 1/12/2023

Supplement Information to Letter of Application for Special Use Permit (SUP) City of Keller Texas

Property: 1244 Trail Ridge Dr, Lot: 14, Block: 1



 Location of proposed accessory building

1244 Trail Ridge Drive, Lot 14 Block 1
Shannon & Patricia Wade
(SUP Applicant)

970 Mount Gilead Road, Lot 9 Block 1
Michael & Courtney Shelton

1234 Trail Ridge Drive, Lot 13 Block 1
Charles & Becky Lamb

1235 Trail Ridge Drive, Lot 11 Block 2
Harry & Sue Baldaccini