

SUP-23-0024



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Mark S. Adair
 Street Address: 7413 Sean Dr.
 City: N. R. Hills State: TX Zip: 76182
 Telephone: 817-680-1125 Fax: 817-577-8483 E-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 Navarro
 Street Address: 2041 Greenwood Ln.
 City: Keller State: TX Zip: 76262
 Telephone: 714-296-3315 Fax: _____ E-mail: [REDACTED]

Mark S. Adair
 Signature of Applicant
 Date: 5-13-23

Christian Navarro
 Signature of Owner 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: Residential
 Proposed Use of Property: Residential



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SECTION 3. CHECKLIST

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

| | |
|--------------------------|---|
| <input type="checkbox"/> | The application fee |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <p>A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:</p> <ul style="list-style-type: none"> • 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. <p>A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.</p> <ol style="list-style-type: none"> 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. |
| <input type="checkbox"/> | A legal description or meets and bounds description of the property. |
| <input type="checkbox"/> | <p>Concept Plan. The plan shall be to scale and show the following:</p> <ul style="list-style-type: none"> • 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. |
| <input type="checkbox"/> | Evidence of communicating the proposal with the adjacent neighborhood |
| <input type="checkbox"/> | Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis |
| <input type="checkbox"/> | 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 'Christian Navarro', written in a cursive style.

Christian Navarro