



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Max Draper, Kingbird Remodeling
Street Address: 680 N Carroll Ave, Suite 100
City: Southlake State: TX Zip: 76092
Telephone: 817-907-5620 Fax: n/a 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: Max Draper
Street Address: 613 E Wall St
City: Grapevine State: TX Zip: 76051
Telephone: 817-907-5620 Fax: n/a E-mail: [REDACTED]

Maxwell Draper
Signature of Applicant
Date: 6/17/2024

Maxwell Draper Max Draper
Signature of Owner Printed Name of Owner
Date: 6/17/2024

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1141 Blackwood Drive
Legal Description: Draper Place Addition Block A Lot 1
Lot(s): 1 Block(s): A Subdivision Name: Draper Place Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: residential, SF36 Proposed Zoning: residential, SF36 (no change)
Current Use of Property: residential, private use
Proposed Use of Property: residential, private use

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

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

<input checked="" 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 checked="" 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. • A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision. <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 checked="" 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 checked="" 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.

Topic: Accessory Building
Date: June 17, 2024
Address: 1141 Blackwood Drive

Dear Planning & Zoning and City Council Members:

The accessory building has been built in conjunction with the main residence. As such, the accessory building is of the same building material as the main residence, providing for a cohesive look, and this also falls in line with the accessory building guidelines under the UDC.

The purposes of the accessory building are extra vehicle parking, misc. storage and boat storage. The boat storage addresses the need for the SUP in regards to the average height being taller than what is listed for accessory building under the UDC to accommodate for a boat on a trailer with a tower.

The architectural plan of the accessory building was stamped/approved at the same time as the residence on 4/12/2023 by Justin Wilkins.

The City of Keller had on-site inspections for the new construction at 1141 Blackwood Drive on 9/29/23, 10/3/23, 11/15/23, 11/17/23, 11/27/23, 2/15/24, 3/1/24, 3/5/24, 4/24/24 and 5/31/24. This is all on record under Permit #B23-0016.

We applied and were issued a tree removal permit on 10/17/23. For reference it was under permit #TR23-0060.

A permit was submitted by one of our subcontractors, on our behalf, for engineered retaining walls on 12/28/23 and approved on 1/22/24.

It wasn't until a pool permit was approved on 5/23/24 that this was brought to my attention, needing a separate permit.

As outlined there has been plenty of opportunity from the City of Keller to notify me of the need for a SUP, and my willingness to do so is also outlined as there have been other permits pulled during this construction phase.

Thank you for taking the time and consideration.

Bonnie & Max Draper