



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Justin Sadler

Street Address: 1084 Sunset Ct

City: Keller State: TX Zip: 76248

Telephone: (817) 480-5122 Fax: _____ 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: 131 E Hill, LLC

Street Address: 1084 Sunset Ct

City: Keller State: TX Zip: 76248

Telephone: (817) 480-5122 Fax: _____ E-mail: [REDACTED]

Justin Sadler
Signature of Applicant
Date: 3/6/24

Signature of Owner Printed Name of Owner
Date: 3/6/24

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 131 E Hill Street

Legal Description:
Lot(s): 7 & 8B Block(s): 11 Subdivision Name: _____

Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.

Current Zoning: Residential - OTK Proposed Zoning: Commercial - OTK

Current Use of Property: Residence

Proposed Use of Property: Commercial Office

**ARTICLE NINE
Unified Development Code**

Adopted: July 7, 2015



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

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

Owner: Alexa Lauren Kelley and Emerald Justine Kelley
Street Address: 131 E Hill St
City: Keller State: TX Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____


Signature of Applicant _____
Date: 2/14/24

	dotloop verified 02/13/24 5:33 PM CST MJHV-7XU-W7E-PQGM
Signature of Owner _____	Printed Name of Owner _____
	dotloop verified 02/13/24 5:34 PM CST SZ06-DZUH-TDAC-VACY
Signature of Owner _____	Printed Name of Owner _____

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SECTION 3. CHECKLIST

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

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Electronic submittal to communitydevelopment@cityofkeller.com
<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. <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 checked="" type="checkbox"/>	A legal description or meets and bounds description of the property.
<input checked="" 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 checked="" 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.

Dear City of Keller,

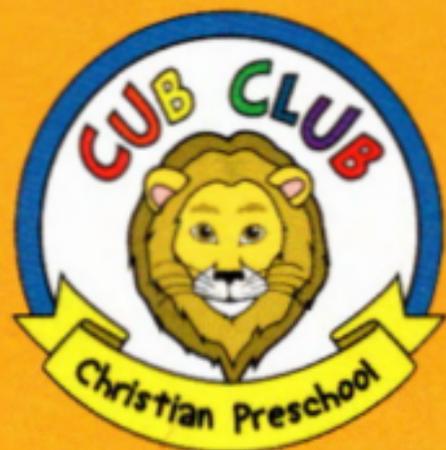
I grew up in Keller from the time my family moved here in 1989 when I was in the 3rd grade. After graduating from Keller High in 1999 I went to college and earned a degree in Accounting with the intention of moving back home to start my own CPA Firm. In 2010 I achieved that goal and set my mind on a new one: to office from Old Town Keller.

It's taken me 13 years to get to this point but now, with your approval, I have the opportunity to update the iconic rock house on Hill Street and ensure that it can be a symbol of Keller's history for another 100 years.

My intention is to remodel the interior and inject new life into a building that has seen better days. I also plan to add on to the backside of the building to increase the square footage and make it suitable for future commercial office use. I plan to keep all of the original rock walls and the street level view will remain as it has always been. I have also started the process of having the property registered with the Texas Historical Commission and I plan to place a marker that will inform visitors of the long history of the house.

I am a Keller kid. I grew up in this town and have lived through the expansion and changes that we have seen over the last 30 years. I have also benefitted greatly from the hard work of the other citizens that treasure our town as much as I do. I would be honored to be the steward of this special property and nothing would make me more proud than to be the person that makes sure that it is still a Keller icon for many years to come.

Justin Sadler



Nidrah Green

Owner & Director

214.669.9660

119 E. Hill Street

Keller, Texas 76248

682.347.7515

www.CubClubChristianPreschool.com

[Redacted area]

Renewed  Strength

FAMILY CHIROPRACTIC & WELLNESS

Dr. Natalie Moore

Chiropractor
682-237-9769

Dr. Aubrey Tom

Doctor of Natural Health
817-964-0232

130 E Hill Street
Keller, TX 76248

renewedstrengthchiro.com
[REDACTED]

WINDIE NELSON
Agency Partner

 108 E. Hill St, Keller TX 76248

 214-930-0820



www.northtexashealthins.com



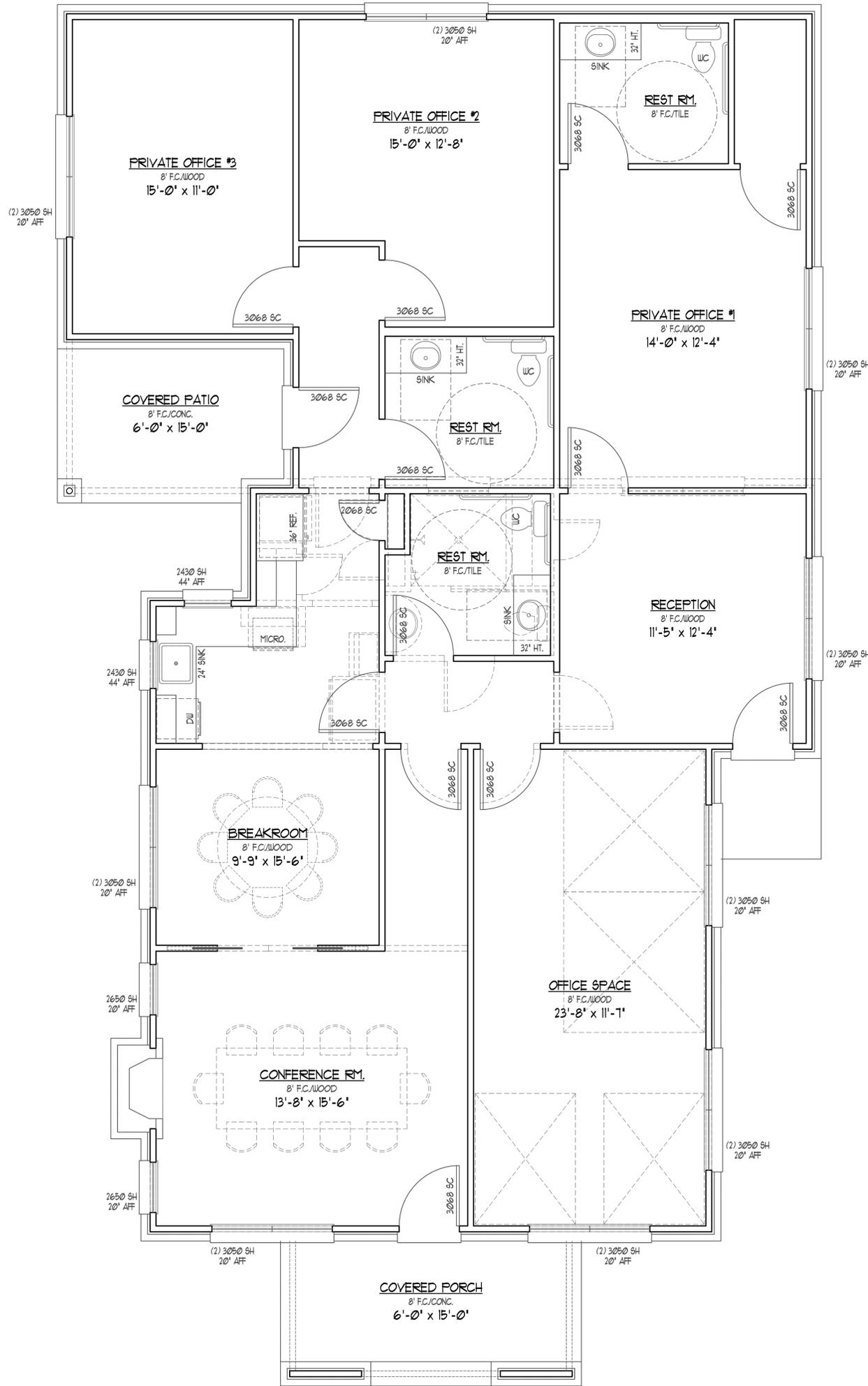
- AREA TABULATION -

EX. GROUND LEVEL:	1,144 sq. ft.
NEW GROUND LEVEL:	825 sq. ft.
EX. UPPER LEVEL:	0 sq. ft.
NEW UPPER LEVEL:	0 sq. ft.
<hr/>	
TOTAL A/C AREA:	1,969 sq. ft.
FUTURE AREA:	0 sq. ft.
<hr/>	
NEW COVERED PATIO:	84 sq. ft.
EX. COVERED PORCH:	108 sq. ft.
<hr/>	
GARAGE:	0 sq. ft.
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AREA UNDER ROOF:	2,161 sq. ft.
EX. GROSS SLAB:	1,252 sq. ft.
NEW GROSS SLAB:	909 sq. ft.
TOTAL GROSS SLAB:	2,161 sq. ft.

CLIENT ACCEPTANCE OF DESIGN

PLEASE SIGN PRIOR TO CONSTRUCTION DOCUMENTS.
ALL CLIENT INITIATED REVISIONS AFTER REVIEW AND APPROVAL OF THE PRELIMINARY DESIGN PACKAGE RESULTING IN CHARGES BEING MADE TO THE CONSTRUCTION DOCUMENTS, SHALL BE BILLED AT AN HOURLY RATE.

SIGNATURE: _____ DATE: _____

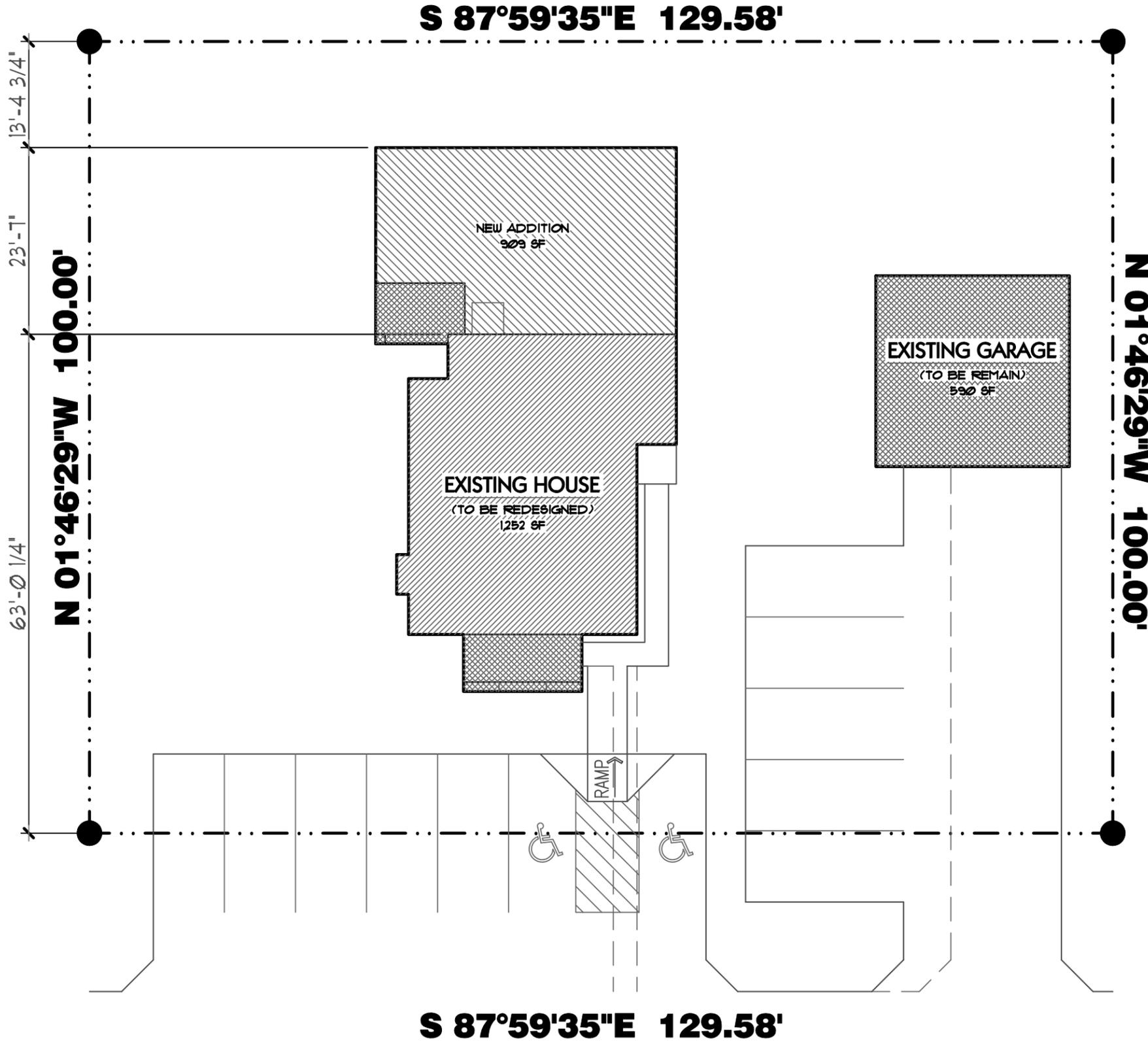


**- PRELIMINARY EXISTING/NEW FLOOR PLAN -
A NEW OFFICE FOR JUSTIN SADLER, CPA**

131 E. HILL ST. - LOT: 1/8, BLOCK: 11 - TOWN OF KELLER ADDITION
AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TX.
CHRIS GROOM CONSTRUCTION CO.

DESIGN CONSULTANTS INC.

129 GRAPEVINE HWY., STE 141 - HURST, TEXAS - OFFICE: 817-905-1314 - FAX: 682-323-3090



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PLEASE SIGN PRIOR TO CONSTRUCTION DOCUMENTS.
ALL CLIENT INITIATED REVISIONS AFTER REVIEW AND APPROVAL
OF THE PRELIMINARY DESIGN PACKAGE RESULTING IN CHARGES
BEING MADE TO THE CONSTRUCTION DOCUMENTS, SHALL BE BILLED
AT AN HOURLY RATE.

SIGNATURE: _____ DATE: _____



- PRELIMINARY EXISTING/NEW SITE PLAN -
A NEW OFFICE FOR JUSTIN SADLER, CPA
 131 E. HILL ST. - LOT: 7/8, BLOCK: 11 - TOWN OF KELLER ADDITION
 AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TX.
 CHRIS GROOM CONSTRUCTION CO.

DESIGN CONSULTANTS INC.

129 GRAPEVINE HWY., STE 141 - HURST, TEXAS - OFFICE: 817-905-7374 - FAX: 682-323-3090

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 131 E. HILL STREET, in the city of KELLER Texas.

SURVEY PLAT



Being Lot 7, and the East 30 feet of Lot 8, Block 11, Town of Keller Addition to Tarrant County, Texas, according to the Plat recorded in Volume V, Page 24, Official Public Records of Tarrant County, Texas and being a tract of land described in deed to Alex Lauren Kelley and Emerald Justine Kelley, by deed recorded in Instrument Number D21671477, Deed Records, Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner being at the Southeast corner of JS20 Investments, LLC, by deed recorded in Instrument Number D221161295, (D.R.T.C.T.) and being at the Southwest corner of a tract of land described in deed to DBN Properties, Inc., a Texas corporation, by deed recorded in Instrument Number D213284978, (D.R.T.C.T.);

THENCE South 87 degrees 58 minutes 32 seconds East, a distance of 125.27 feet to a fence post for corner being in the South line of Lot 3-R, Block 11, of Original Town of Keller Addition, an addition recorded in Cabinet A, Slide 11343, of the Official Public Records, Tarrant County, Texas and being at the Northeast corner of Lot 8-R, Block 11, of Original Town of Keller Addition, recorded in Cabinet A, Slide 10436, of the Official Public Records, Tarrant County, Texas and being the PLACE OF BEGINNING from which a 1/2 inch iron rod found bears North 17 degrees 27 minutes 11 seconds East, 0.49 feet for reference;

THENCE South 87 degrees 59 minutes 35 seconds East, a distance of 129.58 feet to a point for corner being at the Southeast corner of Lot 4, Block 11, of City Addition, an Addition to the City of Keller, Tarrant County, Texas, recorded in Volume V, Page 24, of the Map or Plat Records, Tarrant County, Texas and being in the West line of Lot 1, Block A, of Lucas & Thompson Addition, an Addition to the City of Keller, Tarrant County, Texas recorded in Cabinet A, Slide 9539, of the Official Public Records, Tarrant County, Texas, from which a 5/8 inch iron rod found bears North 11 degrees 29 minutes 27 seconds East, 3.08 feet for reference;

THENCE South 01 degrees 46 minutes 29 seconds West, a distance of 100.00 feet to a point for corner being in the North line of E. Hill Street from which a 1/2 inch iron pipe found bears North 16 degrees 09 minutes 45 seconds West, 3.41 feet for reference;

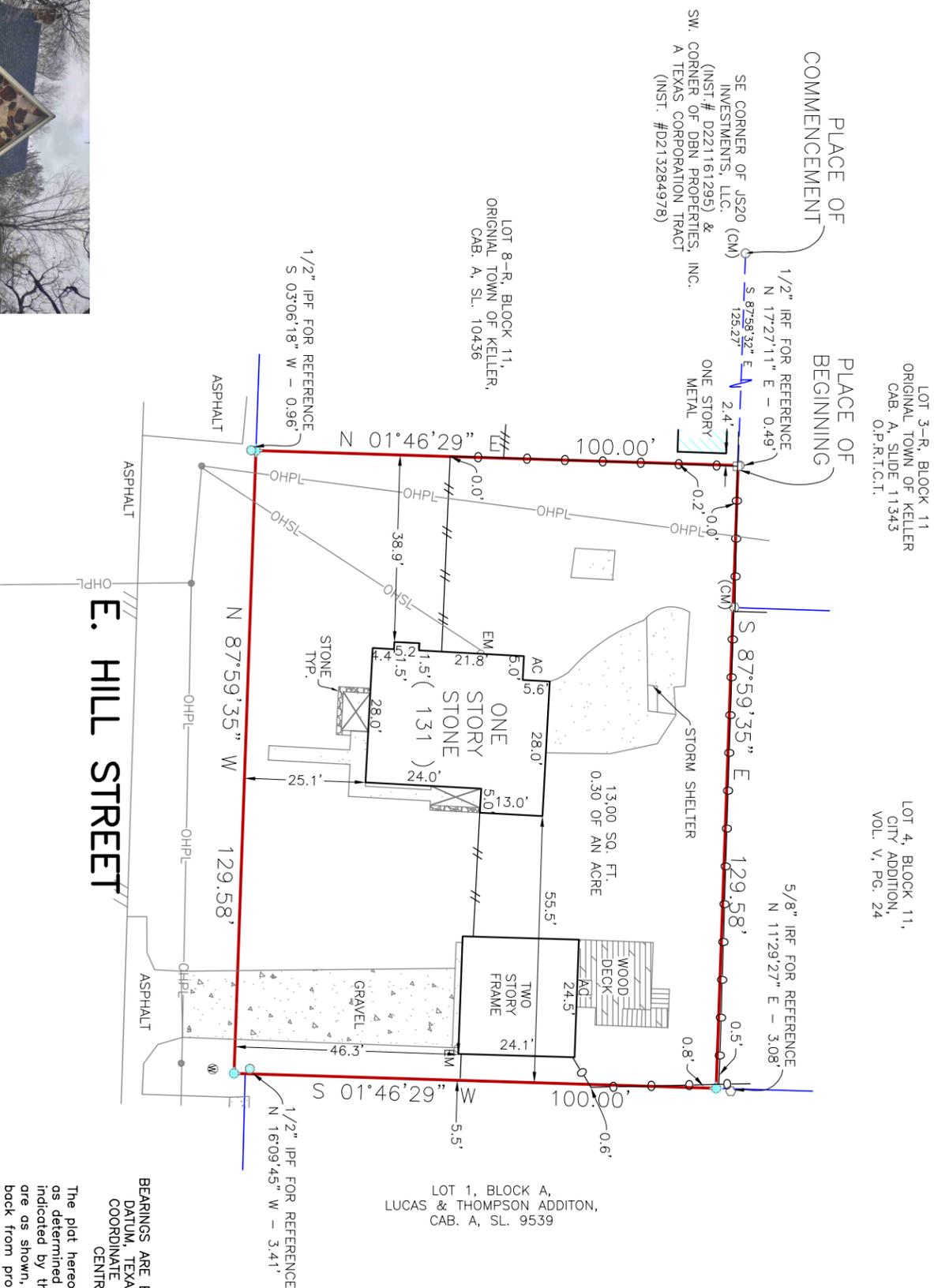
THENCE North 87 degrees 59 minutes 35 seconds West with the North line of said E. Hill Street, a distance of 129.58 feet to a point for corner being at the Southeast corner of the aforesaid Lot 8R, from which a 1/2 inch iron pipe found bears South 03 degrees 06 minutes 18 seconds West, 0.96 feet for reference;

THENCE North 01 degrees 46 minutes 29 seconds East, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 13,000 square feet or 0.30 of an acre of land.

ACCEPTED BY: _____



E. HILL STREET



BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH
CENTRAL ZONE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 12/21/23

G. F. No.: 9000302300256

Job no.: 202310041

Drawn by: JM.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	RECORD DENSITY
CONTRIBUTING MONUMENT	MONUMENTS OF RECORD DENSITY
1/2" IRON ROD FOUND	1/2" YELLOW-CAPPED IRON ROD SET
1/2" SET "X" FOUND	FOUND "X"
5/8" IRON ROD FOUND	IRON PIPE FOUND
POINT FOR CORNER EM	ELECTRIC METER
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



Signature of Barry S. Rhodes