



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Jeff Ground (Owner's representative)

Street Address: 4108 Dundee Ct.

City: Colleyville State: TX Zip: 76034

Telephone: 817-320-5330 Fax: _____ E-mail: jsg@jsggroundengineering.com

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

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

Owner: Jeff & Angie Aldredge

Street Address: 921 Bourland Road

City: Keller State: TX Zip: 76248

Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant
Date: 1-26-21

Signature of Owner Printed Name of Owner
Date: 1-26-21 Angie Aldredge

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 921 Bourland Road

Legal Description:

Lot(s): 3 Block(s): 1 Subdivision Name: Village Mill

Unplatted Property Description:

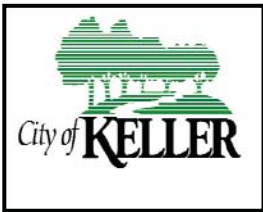
Abstract Name & Number: _____ Tract Number(s): _____

If property is not platted, please attach a metes and bounds description.

Current Zoning: SF-36 Proposed Zoning: SF-36

Current Use of Property: Single Family Residence

Proposed Use of Property: Single Family Residence



Completeness Review

** This checklist must be submitted with the application**

Applicant: Jeff Ground

Property Owner(s): Jeff & Angie Aldredge

Type of Plan (Plat, Zoning Change, Site Plan, etc.): SUP

OFFICE USE ONLY BELOW

Date Processed: _____

Shot Clock Due Date: _____

***Completeness check will take up to 2 business days, if approved the thirty-day (30) shot clock will start upon payment**

**** If the thirty-day (30) shot clock runs out, we will be forced to send a denial letter which means the process restarts (new application).**

REQUIREMENTS FOR ALL PLATS

- Survey of the whole tract of land business/structure
- Existing Conditions attachment sheet
- Tree Survey (as applicable)
- Drainage study
- Electronic Copy of all the above

SPECIFIC USE PERMIT REQUIREMENTS

- Narrative letter explaining request
- Colored Elevations with materials percentages
- Signs of communicating with the neighborhood
- Electronic Copy of all the above

SITE PLAN (AMENDMENT) REQUIREMENTS

- Site Plan
- Aerial Site Plan
- Photometric Plan
- Utility Plan
- Landscape Plan
- Grading Plan as applicable
- Tree preservation plan
- Elevations
- Electronic Copy of all the above

ZONING CHANGE REQUIREMENTS

- Concept plan
- Narrative Statement
- Metes and bounds to be rezoned
- Existing conditions sheet
- Aerial exhibit of the property
- Trip Generation form or TIA as applicable
- Electronic Copy of all the above



J. S. Ground Engineering, LLC

February 3, 2021

Ms. Julie Smith
Community Development Director
City of Keller
P.O. Box 770,
Keller, TX 76244-0770

RE: SUP Proposal for an in-law suite to be located at 921 Bourland Road
Lot 3, Block 1, Village Mill, City of Keller, Tarrant County, Texas

Dear Ms. Smith:

Jeff and Angie Aldredge (Owners and presently residing at the subject property) have contracted with J. S. Ground Engineering, LLC (JSGE) as the site civil engineer to assist with their SUP application for a proposed in-law suite to be constructed on their lot by Providential Custom Homes. This letter with attachments serves as our written proposal to solicit approval of a Specific Use Permit.

Site Background:

This tract was annexed into the City of Keller on 1-20-1969 by Ordinance 61 and has a Final Plat recording date of 3-13-81. Lot 3, Block 1 of Village Mill is known as 921 Bourland Road Keller, TX 76248 (Exhibit 1 – Final Plat).

There is an existing two-story single-family residence of approximately 4,314 SF per TAD with an enclosed area footprint of 3,881 SF. There is one accessory building (106 SF). These are shown on Exhibit 2, Topographic & Tree Survey prepared by Barton Chapa Surveying dated 12-29-2020.

The current zoning is SF-36.

Proposed Project Requiring SUP:

The Aldredge's desire to construct an in-law suite behind the existing main house. The proposed 1 story structure will have an enclosed area of 1,408 SF requiring an SUP (Article Eight, Section 8.03, Paragraph C g 2 and Paragraph C g 4).

The proposed structure will be similar in exterior design to the existing primary residence with a HardiePlank® Lap Siding exterior. Exhibit 3, Existing Main House is photos of the existing main house to shows how the proposed in-law suite will look. The in-law suite will be painted to match. This may be compared with Exhibit 4, Elevations A-4 from the construction drawings plan set. The exterior is 100% HardiePlank® Lap Siding.

Exhibit 5, Floor Plan A-2 shows the layout for the 1-story, (2-bedroom, 2-bath, 1 car garage) in-law suite.

There will be a new concrete driveway added to extend the existing driveway to access the proposed in-law suite. Exhibit 6, Site Map shows the layout for the improvements in relation to other structures and the property lines. The improvements comply with Zoning Area Regulations (Minimum Lot Area 36,000 SF (115,702 SF); Minimum Lot Width 140' (208'); Minimum Lot Depth 200' (554'); Minimum Front Yard 60' for residential with thoroughfare access (108'); Minimum Side Yard 10% NTE 15' (28'); Minimum Rear Yard 15' (248'); and Maximum Lot Coverage 50% incl. all impervious surfaces (12% with proposed improvements).

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Community Development Director
February 3, 2021
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There will be a single car roll up garage door facing Bourland Road. The overhead door area is 56 SF and is setback 283' from the front property line. The property was platted prior to December 15, 1992 and is exempt from maximum garage door exposure (144 SF) facing a street.

The maximum average height of accessory buildings is fifteen feet (15') per Section 905 (A.9). The highest point of the proposed in-law suite is 20'-3" (roof peak). The lowest point of the roof on the in-law suite is 9'-1" (top of fascia board/lowest point of shingle). The average of these heights is 14'-8".

The property is developed and has existing utilities. Drainage around the proposed in-law suite will be surface drainage to follow existing drainage patterns on this portion of the lot. Earthwork will be minimized to transition to match existing grades with minimum overland slopes of 1.5% and maximum overland flows of 4:1.

The existing roadway is on the city's Thoroughfare Map as a proposed four-lane collector street. No new access points are required for this project. Access will be off the existing primary driveway for the main residence.

The surrounding zoning and land uses are SF-36 to the north, south and east. Across Bourland Road (west of the property) there are single-family homes in Harmonson Farms which is zoned PD-SF-MD.

There are no requested variances.

The Aldredge's have visited with the property owners to the south on numerous occasions about the pending improvements; most recently on January 27, 2021.

*"Jeff called again this morning, January 27, 2021, and spoke with Paul Breaux (our neighbor at 905 Bourland Road) about our guest house and their response is "great and we knew this already and good luck with everything"
Angie and Jeff Aldredge*

In summary:

Is the use harmonious and compatible with surrounding existing and proposed uses? - YES

The area around the property, especially to the north, south and east contain many larger lot residences with larger or multiple accessory structures. For example, the property to the immediate south contains three (3) accessory structures, one of which is approximately 1,200 SF. The two (2) properties to the immediate east each have two (2) accessory structures.

Are the activities requested normally associated with the permitted uses in the base district? - YES

The SF-36 zoning is intended to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This district is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas. Accessory structures are common in the SF-36 Zoning District. The proposed structure is keeping in character of the area.

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Is the nature of the use reasonable and appropriate in the immediate area? - YES

The use is appropriate in the area. The home immediately adjacent to the property to the south will be the most impacted. However, heavy tree cover in their yards and the property will reduce visibility of the structure.

Have any negative impacts on the surrounding area been mitigated? – Negative impacts are not anticipated.

The structure will meet all lot coverage, building material and accessory use standards.

Respectfully,

J. S. Ground Engineering, LLC



Jeffrey S. Ground, PE, CFM, LEED AP

Attachments:

- Specific Use Permit Application (signed 1-26-21)
- Completeness Review Checklist (Applicant Jeff Ground)
- Exhibit 1 – Final Plat (11x17)
- Exhibit 2, Topographic & Tree Survey (24x36 color)
- Exhibit 3, Existing Main House (letter size color)
- Exhibit 4, Elevations A-4 (24x36)
- Exhibit 5, Floor Plan A-2 (24X36)
- Exhibit 6, Site Map (24X36)

cc: Isaac Wright, Providential Custom Homes
cc: Jeff & Angie Aldredge, Owners