

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: Brent Ryals
Street Address: 1205 Garden Lane
City: Keller State: TX Zip: 76262
Telephone: 214-226-0587 Fax: E-mail: dabryals2017@gmail.com
Applicant's Status: (Check One) Owner [X] Tenant [] Prospective Buyer []

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

Owner: Brent Ryals
Street Address: 1205 Garden Lane
City: Keller State: TX Zip: 76262
Telephone: 817-366-7667 Fax: E-mail: dabryals2017@gmail.com
Signature of Applicant: [Signature] Brent Ryals Date: 3-24-2022
Signature of Owner: [Signature] Printed Name of Owner: Dani Ryals Date: 3/24/22

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1205 Garden Lane
Legal Description: Lot(s): 8 Block(s): 1 Subdivision Name: Eden Oaks
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: Single Family Home
Proposed Use of Property: Single Family Home

SPECIFIC USE PERMIT (SUP) AMENDMENT APPLICATION

SECTION 3. CHECKLIST

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

- The application fee \$350 plus \$10 an acre
- ~~Seven (7)~~ One paper copy plus electronic copy x 12" paper size; electronic copy is recommended upon submittal date.

- A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:
 - 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.
 - 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.

- A legal description or meets and bounds description of the property.

- Concept Plan. The plan shall be to scale and show the following:
 - 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;
 - Tree survey and aerial photo with overlay of concept plan and preservation plan.

- Evidence of communicating the proposal with the adjacent neighborhood

- ~~Trip-Generation-Form and, if required per Section 5.03, Traffic Impact Analysis~~

- 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.

City of Keller

We are seeking a Permit to build a covered car port at our residence 1205 Garden Lane. We have a need for more adequate covered parking due to a new teen driver as well as my truck not fitting fully in garage. Like a lot of our fellow neighbors, we had extensive damage not only to our vehicles, but had to replace our roof due to the torrential weather and hail damage from the storm of April 2021. We live on approximately .72 acres with plenty of room to build at the end of our driveway stretching across 20 feet width wise and 20 ft length wise from the fence located at end of driveway. We have made this width and length in order to be code compliant. We have put a lot of thought into the design in order to make this a positive staple for our home. We are investing a great deal of money for quality materials in order to make this modern and solid. The material used will be 6x6 steel post, ceiling material is 1 by 6 tongue and groove-stained pine. Roofing materials will be shingles to match our current new roof. We will also be removing our 6x6 storage shed to be compliant after install of carport. We have enclosed a copy of our survey with the future carport marked next to the detached garage. We have also enclosed a mock drawing from our contractor as well as a photo that we are basing the look off of. In addition, we also enclosed a petition from several of our neighbors, signing that they support and actually want updates on this positive addition to our house.

Thank you for your time and consideration.

Sincerely,

Brent and Dani Ryals

Setbacks:

West- 90ft, minimum 10ft from garage

East- 15ft

South- 150ft

North- 85ft

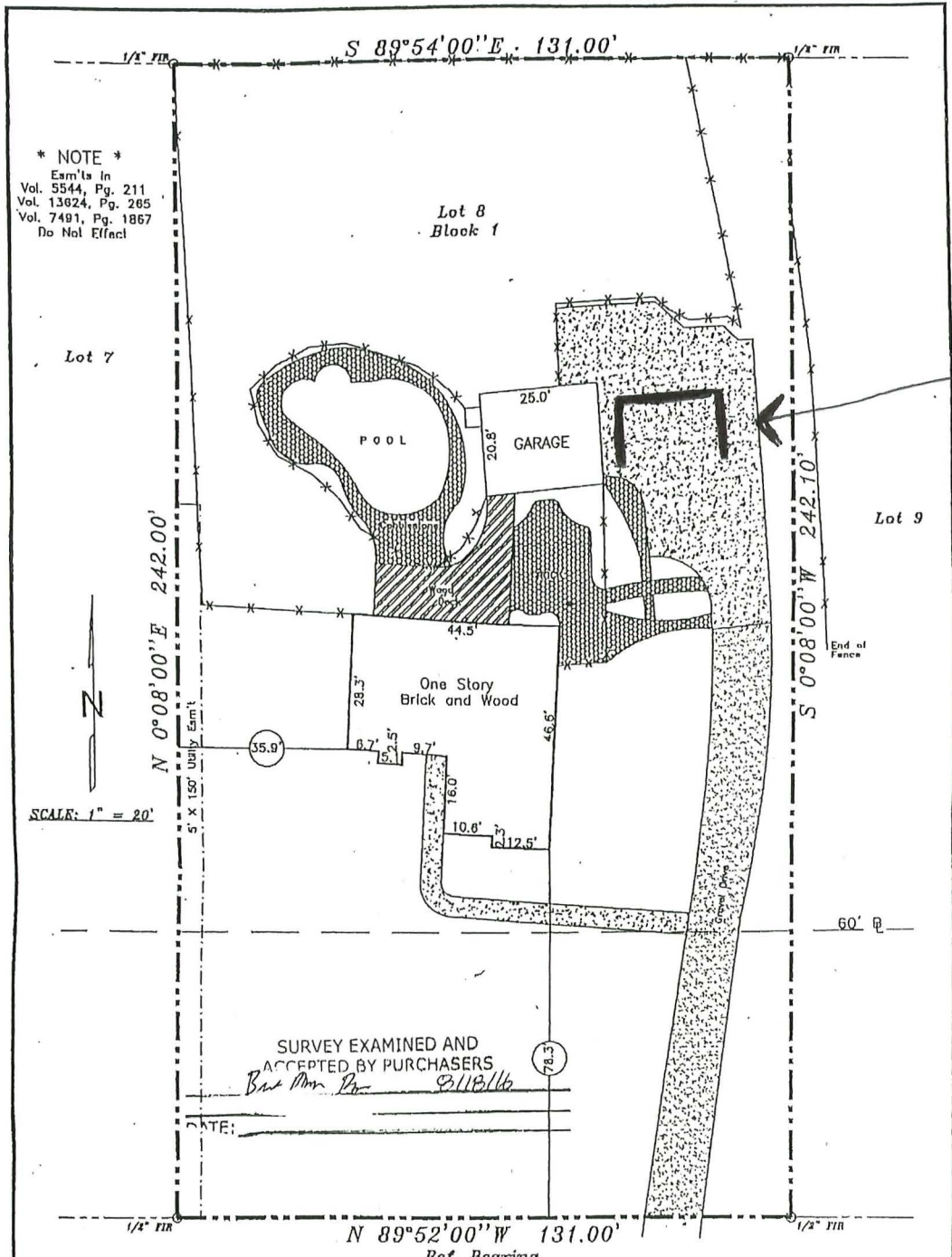
Removal of 6x6 storage shed after completion of carport

Shingled roof to match house

Garage Sq footage: 520 sq ft

Carport Sq footage: 400 sq ft

House Sq footage: 1,857 sq ft



SURVEY EXAMINED AND
 ACCEPTED BY PURCHASERS
Bar Ann De 9/18/16

1205 Garden Lane

To all PARTIES interested in the property surveyed at 1205 Garden Lane
 Lot 8, Block 1, Eden Oaks Addition, an addition to the City of Roanoke,
 Tarrant County, Texas, according to the Plat recorded in Volume 388-87,
 Page 4 of the Map/Plat Records of Tarrant County, Texas.

I, Delbert R. Stemberge, a Registered Professional Land Surveyor do hereby certify that this plat is a true and correct representation of a survey made on the ground by me or under my supervision as dated hereon, and that all monuments or protrusions are marked as shown. There are no encroachments or protrusions except as shown.

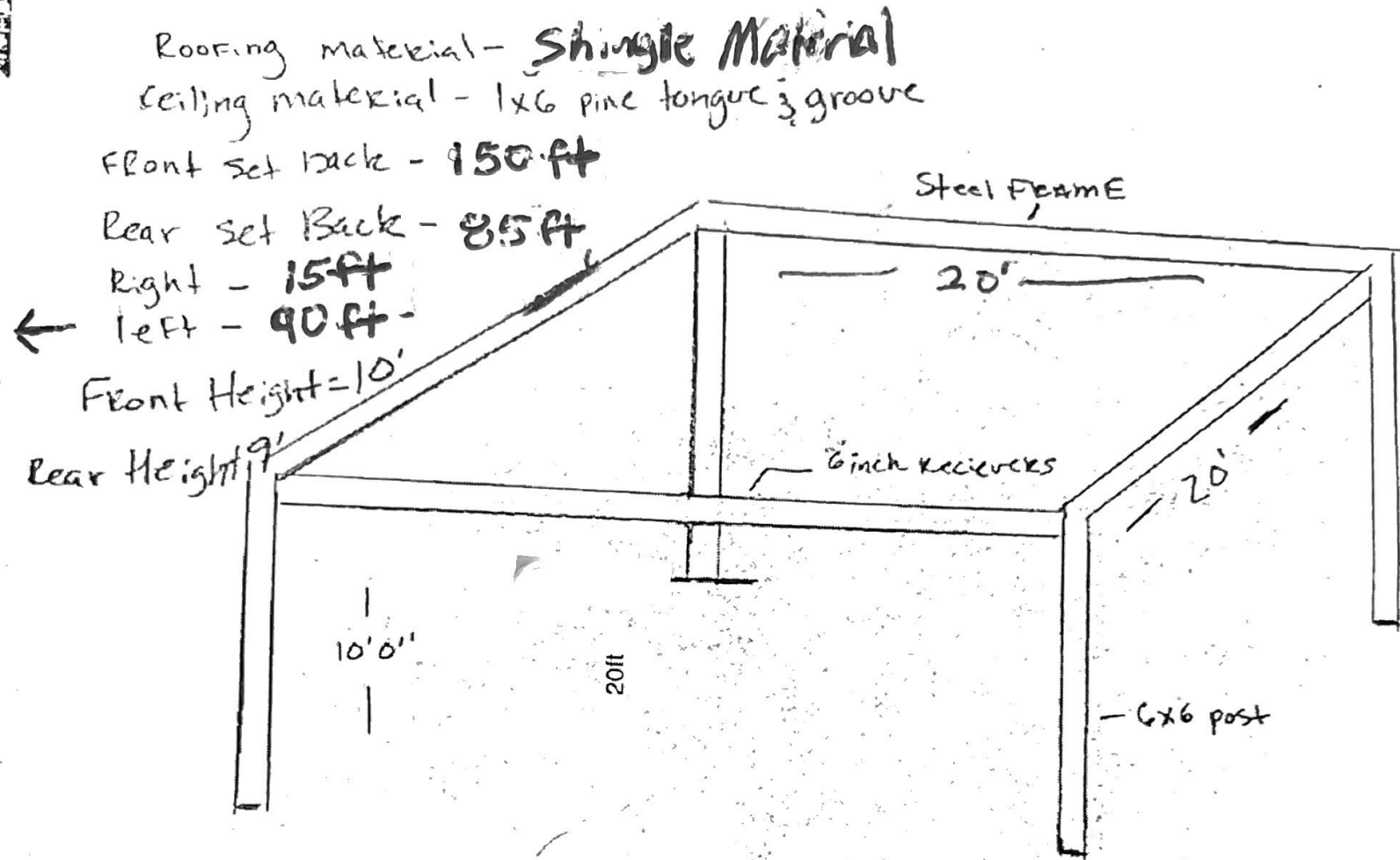
CP# TX057640668

AP SURVEYING COMPANY
 2929-A RACE STREET
 FORT WORTH, TEXAS 76111
 682-647-0522
 FAX: 682-647-0130 Page: 06-16-06

Delbert R. Stemberge
 Delbert R. Stemberge, R.P.L.S. #



Gary Paris



★ Left Setback includes 10 ft from existing garage



CARPORT PLANS FOR 1205 GARDEN LANE



PETITION SUMMARY BACKGROUND

With a new teen driver and previous vehicle damage from weather due to inadequate covered parking we are requesting our neighbors approval to build a modern covered parking structure.

MATERIALS:

6 by 6 steel posts

Steel frame

Ceiling material is 1 by 6 tongue and groove pine stained.

Roofing material shingles or metal

LOCATION:

End of driveway next to fence and detached garage.

Stretching 30 ft across width of driveway.

20 ft back from fence

By signing below, We the residents of Garden Lane in Keller, TX do not oppose the building of a carport at 1205 Garden Lane.

Address	Printed Name	Signature
1213 Garden Lane	Craig Lender	
1211 GARDEN LANE	LARRY COKER	
1209 GARDEN LANE	JOHN AATRY	
1200 Garden Ln	Charlotte Campbell	
1216 GARDEN LN.	Ron Evers	
1212 Garden Ln	Paul Anderson	