

October 22, 2024

City of Keller Planning and Development

Request for Specific Use Permit (SUP) – Proposed Garage and Patio Project

Dear City of Keller Planning and Development Department,

I am writing to formally request a Specific Use Permit (SUP) for a residential construction project located at [Insert Address]. Our proposed project includes the addition of a 17x50 detached garage and a 20x20 covered patio, which will connect to the existing detached garage on the property. These additions are designed to complement the architecture of the main home and enhance the overall functionality and aesthetics of the property.

However, the total square footage of the detached garage, combined with the new garage and covered patio, exceeds the square footage limit set by the City of Keller's zoning code for accessory structures, which permits up to 1,000 square feet without a SUP. The current code allows for up to two detached accessory buildings, and we are seeking approval for an SUP as outlined in Section (2) of the code, which states:

“All accessory buildings greater than one-thousand (1,000) square feet require a Specific Use Permit (SUP). All accessory structures shall be constructed of materials complementary to the main structure.”

Project Overview:

- Proposed New Garage Dimensions: 17x50 (850 square feet)
- Proposed Covered Patio Dimensions: 20x20 (400 square feet)
- Existing Detached Garage: [400 Square feet]

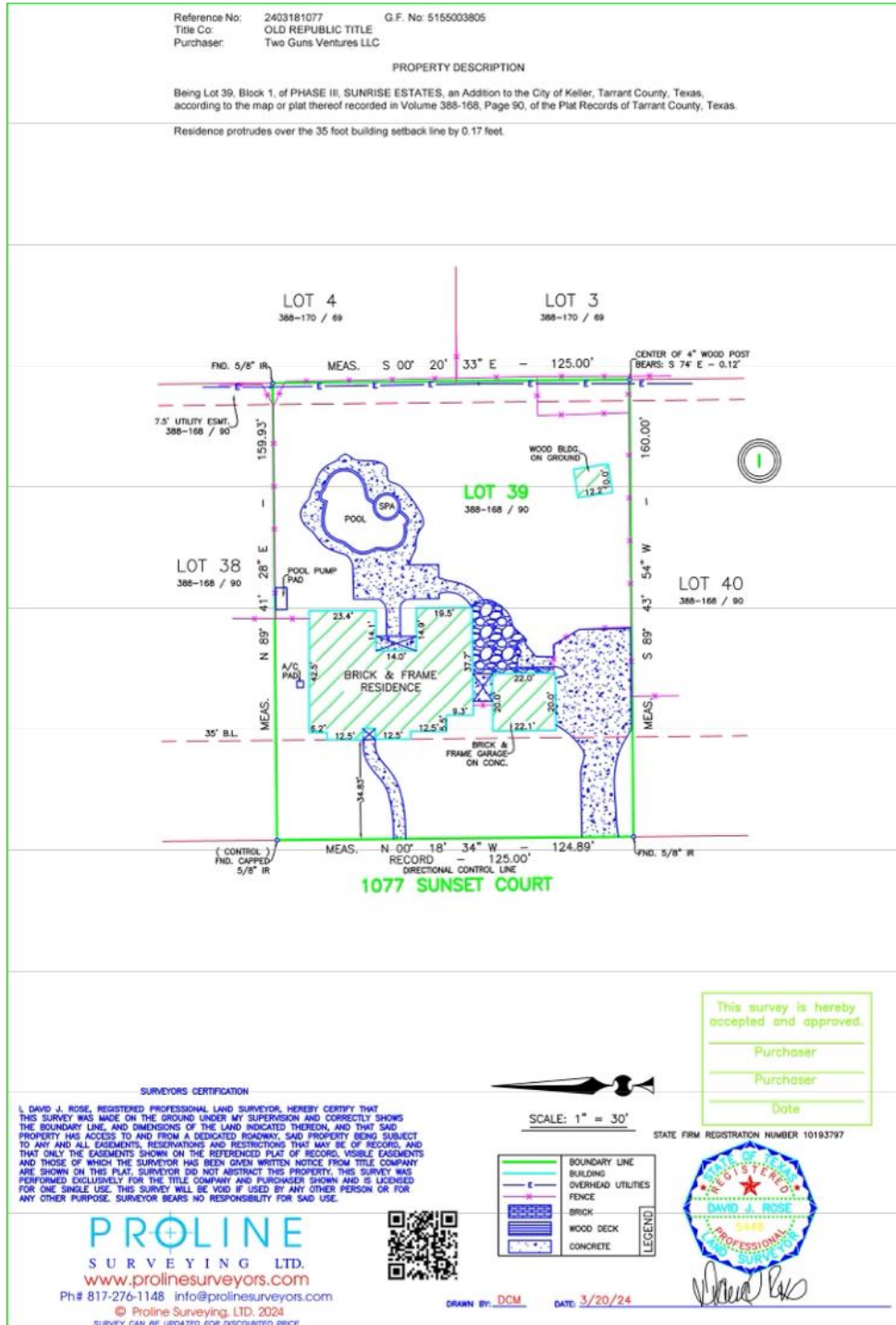
The combined square footage of the existing and proposed structures exceeds the 1,000-square-foot threshold, necessitating an SUP. These additions are essential to accommodate our family's storage and outdoor needs while ensuring that all structures align harmoniously with the aesthetics of the main residence.

Key Considerations for Approval:

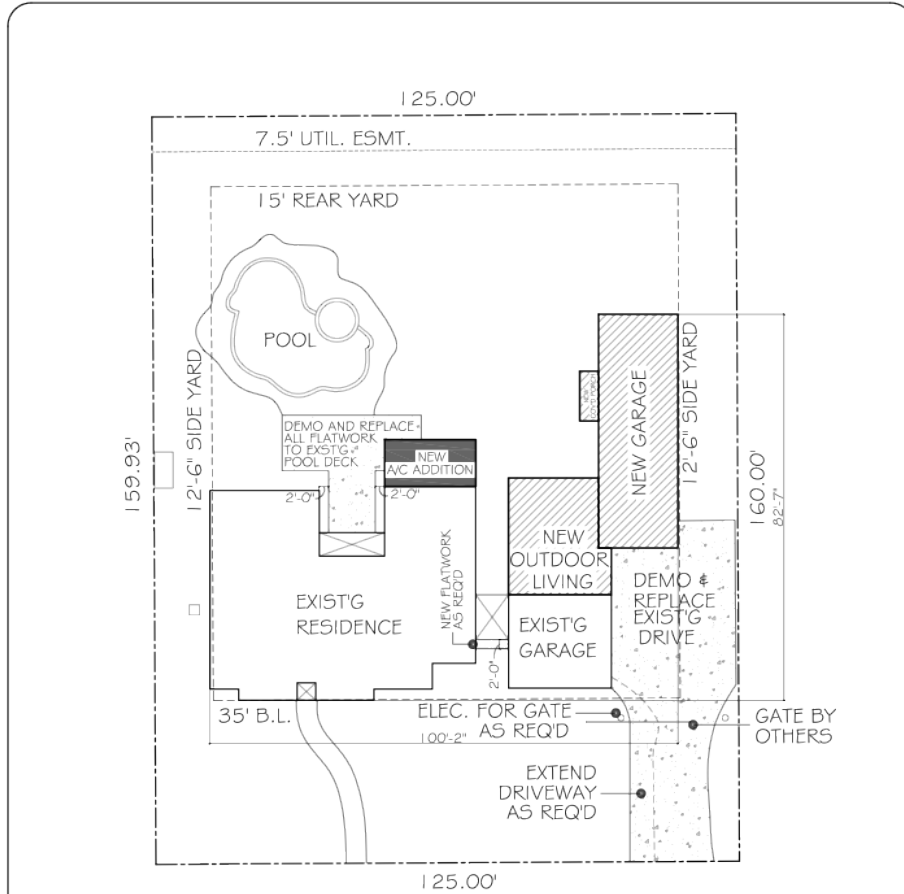
1. **Compatibility with Neighborhood:** The proposed structures are designed to blend seamlessly with the main residence in terms of both materials and architectural style, maintaining the character and quality of the neighborhood.
2. **Purpose of the Project:** The new garage will provide much-needed storage and workspace for vehicles and equipment, while the covered patio will enhance outdoor living space for family activities and gatherings.
3. **Commitment to Code Compliance:** We will ensure all construction adheres to the city's building codes and will work closely with city inspectors to maintain compliance.
4. **Minimal Impact on Neighbors:** The garage and patio have been carefully placed to respect the property lines and ensure that they do not encroach upon or negatively impact neighboring properties.

We appreciate the City's consideration of this request, and we are committed to working collaboratively with the Planning and Development department to ensure that the project meets all necessary requirements. We believe that the addition of these structures will not only benefit our property but also contribute positively.

2.3 Plat Survey



3.5 Architectural Drawings



1077 SUNSET COURT



Main Homes Footprint = 2,258 Square feet
 Existing garage footprint = 440 Square feet
 Driveway/Parking Foot Print = 1700 Sq

SITE NOTES:
 1. Structure location may vary due to trees and terrain.
 2. Verify lot "11" and all dimensions prior to construction.

SITE PLAN
 SCALE: 1" = 20'-0"

LOT 39 BLOCK 1
 SUNRISE ESTATES
 PHASE III
 CITY OF KELLAR
 TARRANT COUNTY, TEXAS

PREPARED BY:

**CROSS
TIMBERS
ARCHITECTS**
 4315 WINDSOR CENTRE TRAIL STE # 400
 FLOWER MOUND, TEXAS 75028
 PHONE: (972) 355-7754

PREPARED FOR:

**THE O'NEILL
RESIDENCE**

DATE: AUGUST 22, 2024

DRAWN BY: A.Z.

DRAWING #: 24-058

SHEET #:



1077 Sunset Ct Renovation Phase 2

Revision 1.0 – 09/03/2024

Owners:

Don O'Neill: 630-715-3736

Jeanette Nguyen - 503-888-1195

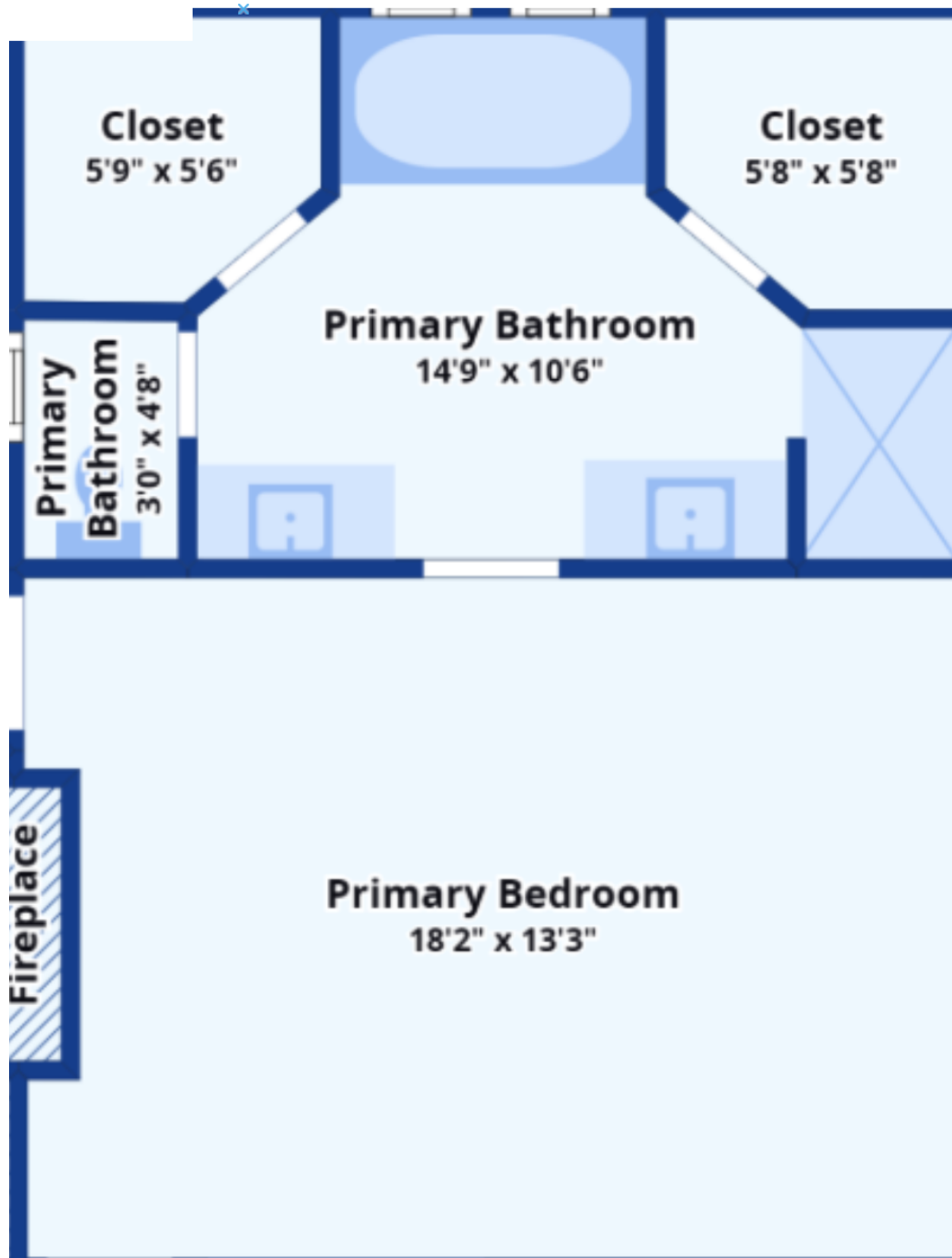
E-Mail: [REDACTED]

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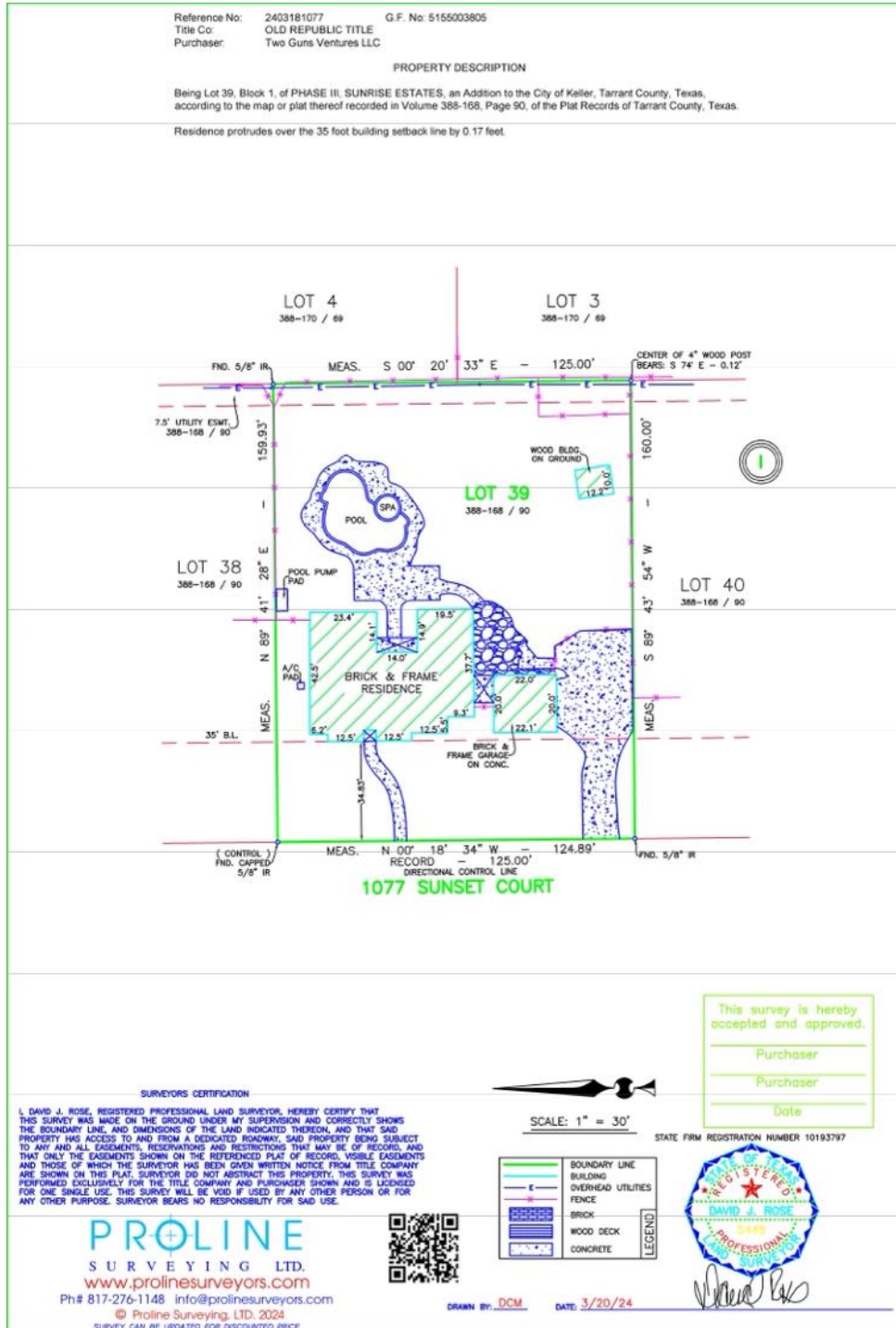
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2 Existing Conditions

2.1 Floor Plan



2.3 Plat Survey



3 Scope of Work

3.1 New 2nd Garage

Structural

- Pour 50x17 slab
- Frame 50x17 building
- Construct 9ft brick walls
- Install (2) Windows
- Install & furnish (1) Rollup door and (1) garage door
- Underside of portico roof will be wood planks

Electrical

- Install new 220v panel on east wall
- Install LED lighting
 - Larger lighting performed vs individual puck lights
- Install (10) 20A outlets

Plumbing

- Install hose outlet inside of garage (north side)
- Install hose outlet outside of garage (north side)
- Drain in floor (not connected to sewer)

Drywall / Paint

- Drywall interior
- Stain outside brick to match house
 - Colortop Stain Syoji White (SW-7042)
- Paint interior
 - Sherwin Williams #SW-7015 (Repose Gray) semi-gloss

3.2 Master Bath / Closet (190 sq.ft addition)

Structural

- Demo existing bathroom
- Pour 19x10 slab for addition
- Remove existing brick on east wall
- Frame addition
- New brick exterior (east wall)
- Brick existing window

Electrical

- Install new outlets in bathroom
- Install new outlets for washer/dryer

Plumbing

- Water supply lines and drains will need to re-routed

Drywall / Paint

- Texture & Drywall interior
- Paint ceiling with Sherwin Williams #7005 (Pure White) flat sheen
- Paint walls with Sherwin Williams #SW-6141 (Softer Tan) satin sheen
- Paint doors & casings with Sherwin Williams #SW-7008 (Alabaster) semi-gloss
- Stain outside brick to match house - Colortop Stain Syoji White (SW-7042)

Cabinetry

- Supply/Install vanity & laundry cabinets for J&K cabinetry

Tile

- Tile floor and new shower in bathroom
- Tile 3' x 3' area for washer/dryer

3.3 Covered Patio (outdoor living area 509 sq.ft)

Structural

- Concrete
 - Includes covered patio area
 - 7' x 2' section under existing breezeway
 - Approximately 150 sq.ft of flatwork by pool
- Build covered patio which attaches to new and existing garage
- Wood plank vaulted ceiling
- Install paver brick pony wall and columns

Electrical

- Install new outlets per drawing
- Install new outlets for washer/dryer

Plumbing

- Extend gas line to new firepit and bar-b-que

3.4 New Driveway

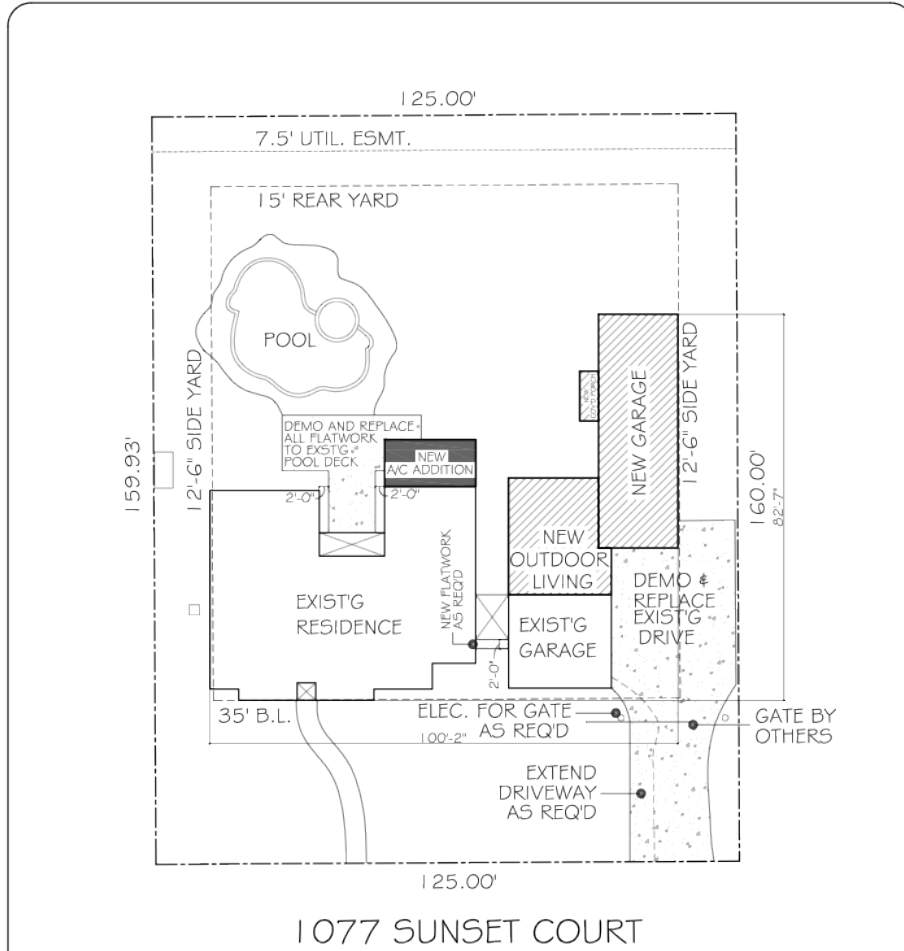
Structural

- Demo existing driveway
- Expand by approximately 9 ft.

Electrical

- Install conduit for future gate

3.5 Architectural Drawings



SITE NOTES:
 1. Structure location may vary due to trees and terrain.
 2. Verify lot "11" and all dimensions prior to construction.

SITE PLAN
 SCALE: 1" = 20'-0"

LOT 39 BLOCK 1
 SUNRISE ESTATES
 PHASE III
 CITY OF KELLAR
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PREPARED BY:

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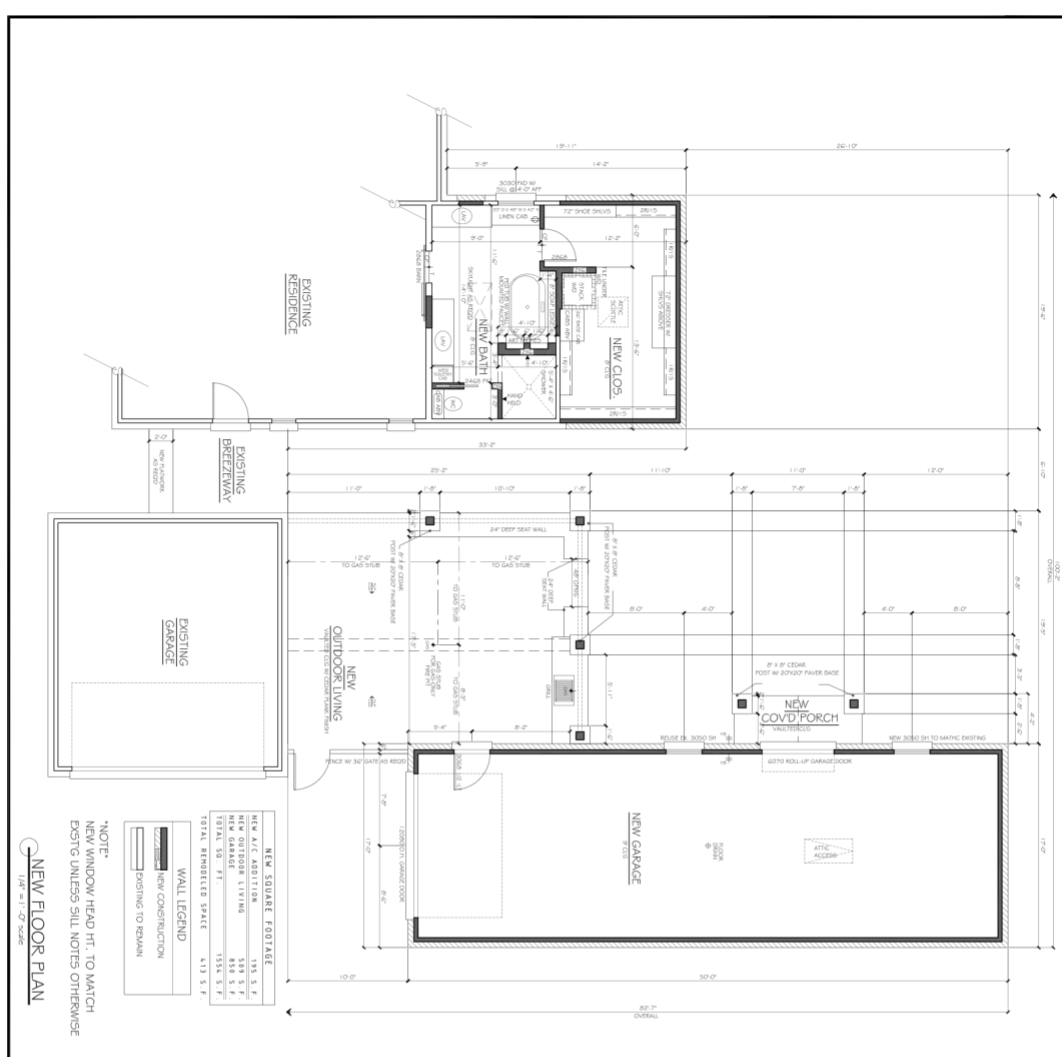
**THE O'NEILL
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NEW SQUARE FOOTAGE

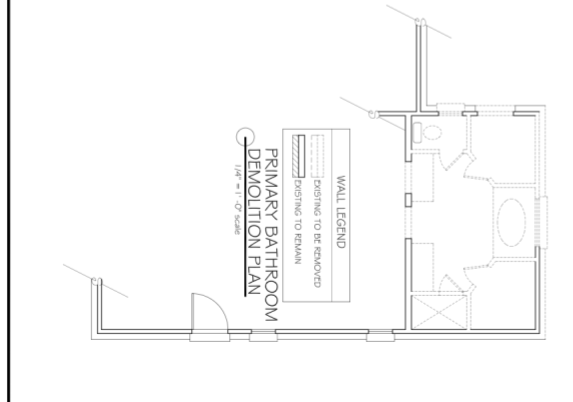
NEW A/C ABSTITION	133 S.F.
NEW OUTDOOR LIVING	458 S.F.
NEW GARAGE	1715 S.F.
NEW PORCH	1715 S.F.
15' X 6' BREEZEWAY	90 S.F.
15' X 6' BREEZEWAY	90 S.F.
TOTAL	4781 S.F.

WALL LEGEND

[Symbol]	NEW CONSTRUCTION
[Symbol]	EXISTING TO REMAIN

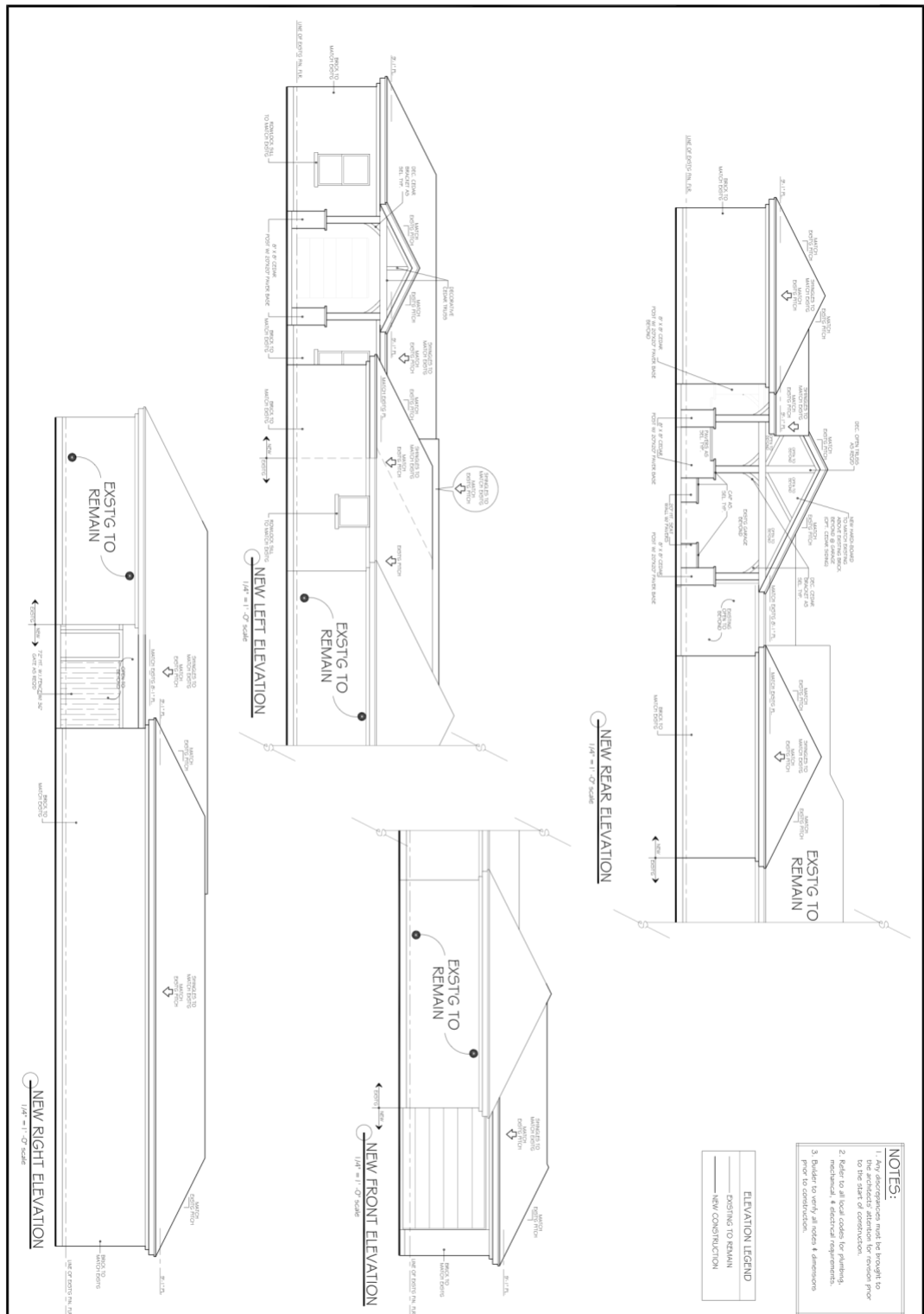
NOTE:
NEW WINDOW HEAD HT. TO MATCH EX'G UNLESS SHOWN OTHERWISE

NEW FLOOR PLAN
1/4" = 1'-0" SCALE



- FLOOR PLAN NOTES:**
- All walls to be 2x4s @ 16" o.c. unless otherwise noted.
 - Some closet space may be required for HVAC ducting. Refer HVAC contractor.
 - Refer builder specify notes as required.
 - All walls over 12' high to be 2x6s @ 16" o.c.
 - Window sizes may vary due to type and manufacturer.
- NOTES:**
- Any discrepancies must be brought to the attention of the architect prior to the start of construction.
 - Refer to all local codes for plumbing, mechanical, & electrical requirements.
 - Builder to verify all notes & dimensions prior to construction.

<p>THE O'NEILL RESIDENCE</p> <p>1077 SUNSET COURT</p>	<p>BID SET NOT FOR CONSTRUCTION</p>	<p>CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL SITE # 400 FLOWER MOUND, TEXAS 75026 PHONE: (972) 355-7754</p>	<p>DATE: AUGUST 22, 2024</p> <p>DRAWN BY: ALFORD, A.Z.</p> <p>REVISIONS:</p> <p>1</p> <p>2</p> <p>3</p>	<p>CLAUSE</p> <p>Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, compliance with all governing codes & regulations, and incorporate into conditions. Only a qualified professional engineer or architect registered in the state of Texas shall review the plans. Plans shall remain the property of Cross Timbers Architects and may not be reproduced or transmitted without written permission.</p>
			<p>A CUSTOM PROJECT FOR:</p> <p>JOB #</p> <p>24-058</p> <p>SHEET</p> <p>1 OF 4</p>	

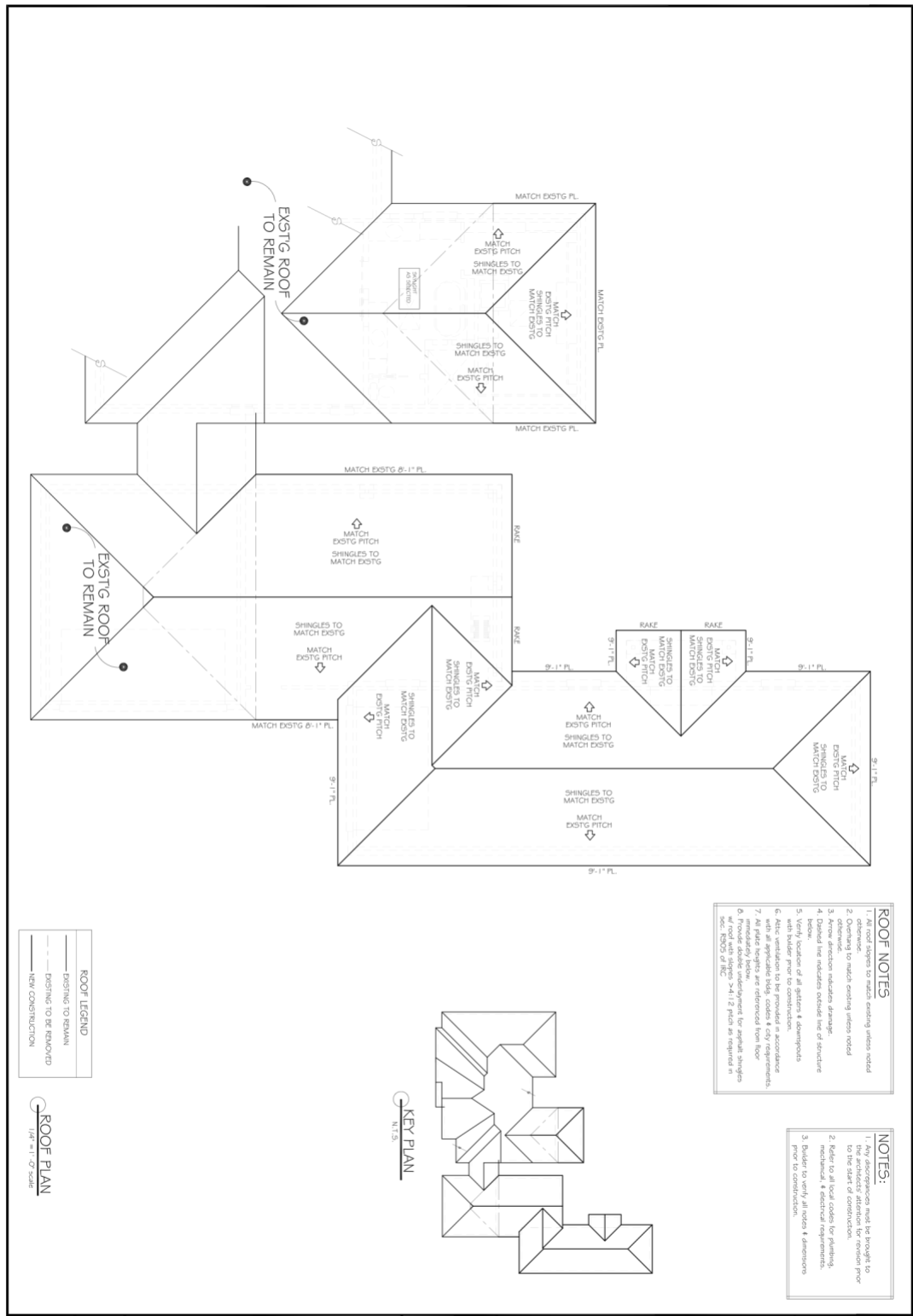


NOTES:

1. Any quantities and materials to be brought to the site by the contractor shall be brought to the site prior to the start of construction.
2. Refer to all local codes for planning, mechanical, & electrical requirements.
3. Builder to verify all notes & dimensions prior to construction.

ELEVATION LEGEND	
---	EXISTING TO REMAIN
---	NEW CONSTRUCTION

<p>DATE: AUGUST 22, 2024</p> <p>DRAWN BY: A. ALFORD, A.S.</p> <p>REVISIONS:</p> <p>1</p> <p>2</p> <p>3</p>	<p>CROSS TIMBERS ARCHITECTS</p> <p>4315 WINDSOR CENTRE TRAIL SITE # 400 FLOWER MOUND, TEXAS 75026 PHONE: (972) 355-7754</p>	<p>A CUSTOM PROJECT FOR:</p> <p>THE O'NEILL RESIDENCE</p> <p>1077 SUNSET COURT</p>	<p>BID SET NOT FOR CONSTRUCTION</p>	<p>JOB # 24-058</p> <p>SHEET 2 OF 4</p>
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- ROOF NOTES**
1. All dimensions are to match existing unless noted otherwise.
 2. Overlaid to match existing unless noted otherwise.
 3. All dimensions are to match existing unless noted otherwise.
 4. Dashed line indicates existing level of structure below.
 5. Verify location of all gutters & downspouts.
 6. Attic ventilation to be provided in accordance with all applicable codes, local & city requirements.
 7. All gable roofs are to be constructed from floor joists.
 8. Provide double underlayment for gable shingles.
 9. All gable roofs 2-4/12 pitch are required to be finished with 5/8\"/>

- NOTES:**
1. Any construction shall be brought to the attention of the architect prior to the start of construction.
 2. Refer to all local codes for plumbing, mechanical, & electrical requirements.
 3. Builder to verify all notes & dimensions prior to construction.

BID SET NOT FOR CONSTRUCTION	 CROSS TIMBERS ARCHITECTS <small>4315 WINDSOR CENTRE TRAIL STE # 400 FLOWER MOUND, TEXAS 75026 PHONE: (972) 355-7754</small>	DATE: AUGUST 22, 2024	CLAUSE <small>Cross Timbers Architects warrants no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with all applicable codes & requirements & incorporate into conditions. Only a qualified structural engineer or structural engineer in Texas shall review the property of Cross Timbers Architects and be responsible for any errors or omissions reproduced without written permission.</small>
		DRAWN BY: A. ALFORD, AIA	
A CUSTOM PROJECT FOR: THE O'NEILL RESIDENCE 1077 SUNSET COURT	JOB #: 24-058	SHEET: 3 OF 4	

3.6 Design Inspiration

While working with the architect, we shared some ideas with them in the design phase.

Bathroom



Pony Wall & Columns



Covered Patio

