



Cambium Builders, LLC respectfully submits this written proposal in support of our application for a Special Use Permit (SUP) for the construction of a detached pool house on the subject property. The intent of this structure is to enhance the residential use of the property by providing additional leisure and functional space while ensuring full compatibility with the existing home and the surrounding neighborhood.

In compliance with the City of Keller's requirements, we have outlined the following special conditions and additional development considerations for your review:

Paving of Streets, Alleys, and Sidewalks

No paving of public streets, alleys, or sidewalks will be required or performed as part of this project. All adjacent infrastructure is existing and adequate to meet current and future access needs.

Means of Ingress and Egress to Public Streets

The site will utilize existing public street access. Ingress and egress points are clearly shown in the submitted site plan and conform to all applicable safety, visibility, and traffic flow standards.

Provisions for Drainage

Cambium Builders will engage **Hamilton & Duffy, P.C.**, the licensed engineering firm that originally designed the drainage and grading plan for the main residence, to produce a revised and updated drainage plan reflecting the addition of the proposed pool house. Their established familiarity with the site ensures efficient and accurate modification of the plan to maintain effective on-site stormwater management and prevent any impact to surrounding properties or public infrastructure. All drainage improvements will fully comply with local ordinances and recognized engineering standards.

*CAMBIUM BUILDERS, LLC
8739 Davis Blvd
Keller, Texas 76248
Cell: 817.879.3832*

Adequate Off-Street Parking

Adequate off-street parking will be maintained on-site in compliance with City of Keller zoning and development requirements. The design allows for safe vehicle circulation and includes both standard and accessible parking spaces as needed.

Screening and Open Space

The development will include appropriate landscape screening and fencing in accordance with City requirements. Vegetative buffers and open space elements have been integrated into the overall design to ensure visual appeal and compatibility with adjacent residential lots.

Heights of Structures

The height of the proposed pool house will match the main residential structure currently on the lot. Elevation and roofline details have been carefully designed to align with the existing home, maintaining architectural continuity and neighborhood character. You can find this called out on the Concept Architectural Drawings attached.

Compatibility of Buildings

The proposed structure will match the architectural style, materials, and detailing of the main residence. This includes identical roofing, exterior finishes, and trim materials to ensure aesthetic cohesion and a seamless visual connection between the existing home and the new structure.

Hours of Operation

Construction activities will occur between the hours of **8:00 AM and 6:00 PM, Monday through Friday only**. No construction work will be conducted on weekends or outside of these hours in order to minimize disruption to nearby residents.

Time Limits

Construction will commence within **five (5) days** of SUP approval. All work will be completed in accordance with applicable permits, inspections, and City development regulations to ensure timely and code-compliant execution.

Cambium Builders is committed to designing and constructing high-quality residential enhancements that align with the City of Keller's vision for responsible development and neighborhood integrity. We appreciate your thoughtful consideration of this request and welcome the opportunity to answer any questions or provide additional documentation as needed.

Thank you,

Kolby Smith

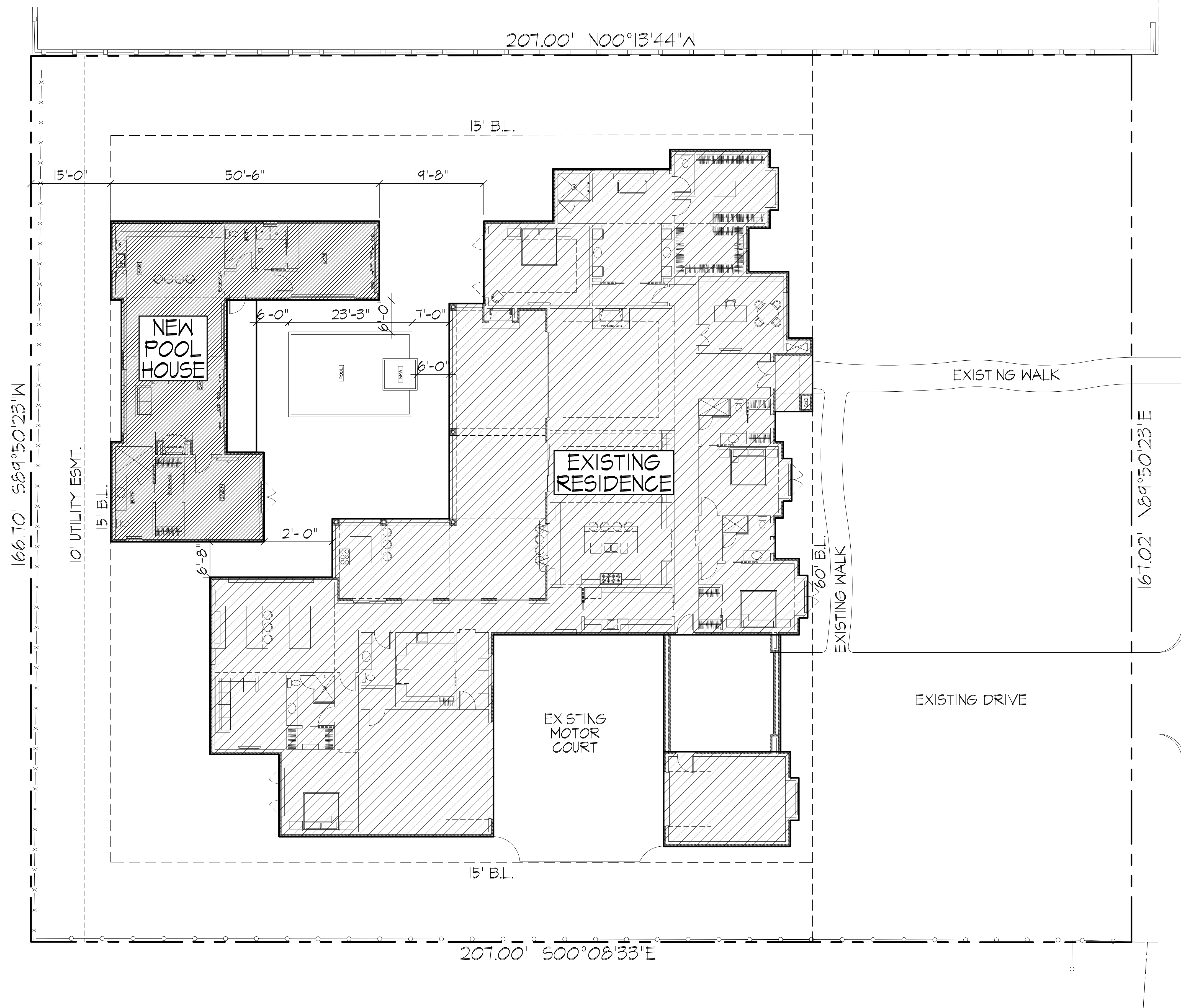
President

Cambium Builders, LLC



817.879.3832

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8739 Davis Blvd
Keller, Texas 76248
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LOT AREA = 35,404 SQ. FT.

-EXISTING RESIDENCE
BLDG. FOOTPRINT = 8,830 SQ. FT.
(24.9% LOT COVERAGE)

-NEW POOL HOUSE
BLDG. FOOTPRINT = 1,720 SQ. FT.
(4.8% LOT COVERAGE)

TOTAL LIVING = 10,550 SQ. FT.
(29.8% LOT COVERAGE)

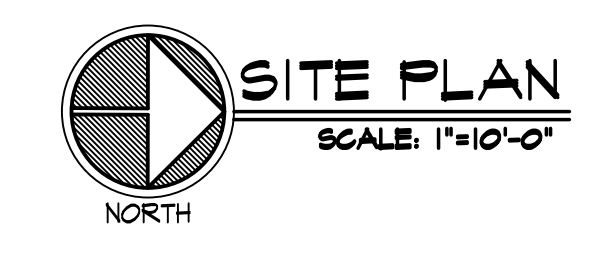
DRIVE & WALK = 3,066 SQ. FT.
(8.7% LOT COVERAGE)

TOTAL LOT COVERAGE = 38.5%

TOTAL ALLOWED LOT COVERAGE
= 50% MAX.

2510 FAWKES LANE
(65' R.O.W.)

LOT: 1 BLOCK: B
FAWKES ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS



FILE NAME: 2514-SITE_10TH WITH POOL HOUSE (06-08-2023) A.S. MH

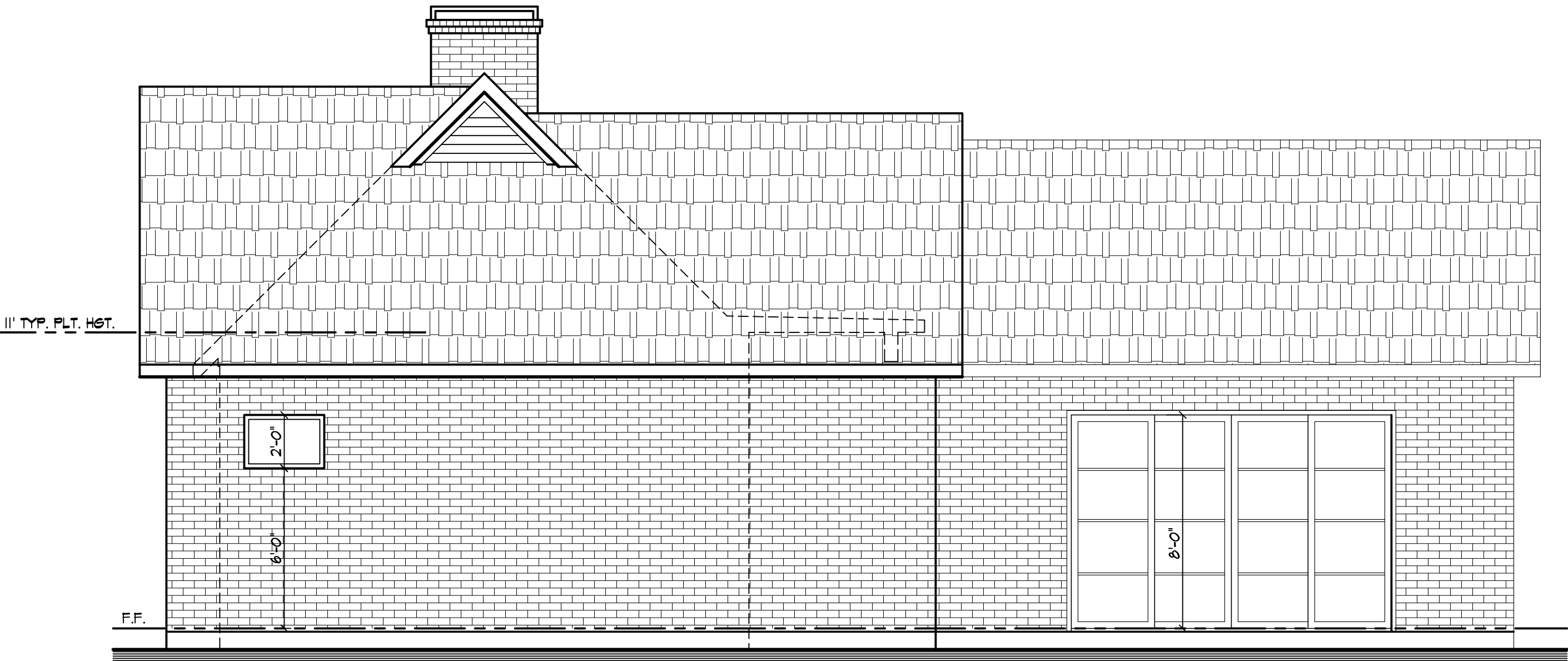
1 of 50 SHEETS

CAMBUM HOMES
2510 FAWKES LN. KELLER, TEXAS

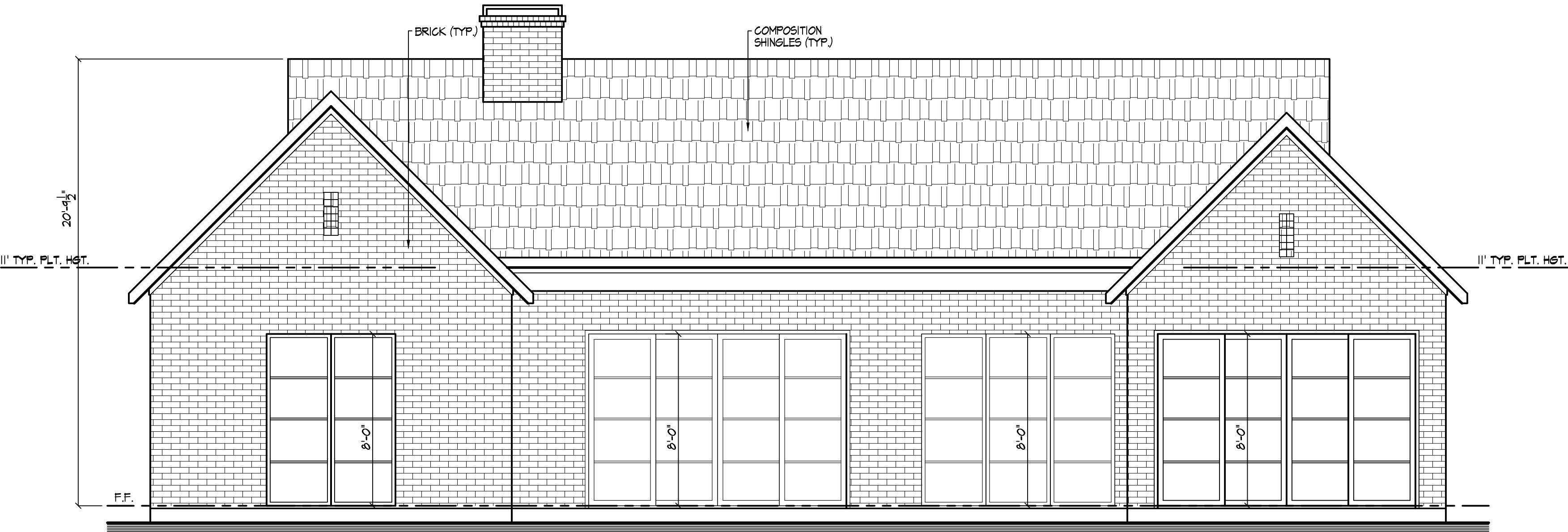
POOL
HOUSE

BLAKE ARCHITECTS
1202 S. White Chapel Blvd.
Southlake, Texas 76092
Suite A • 817-488-9397

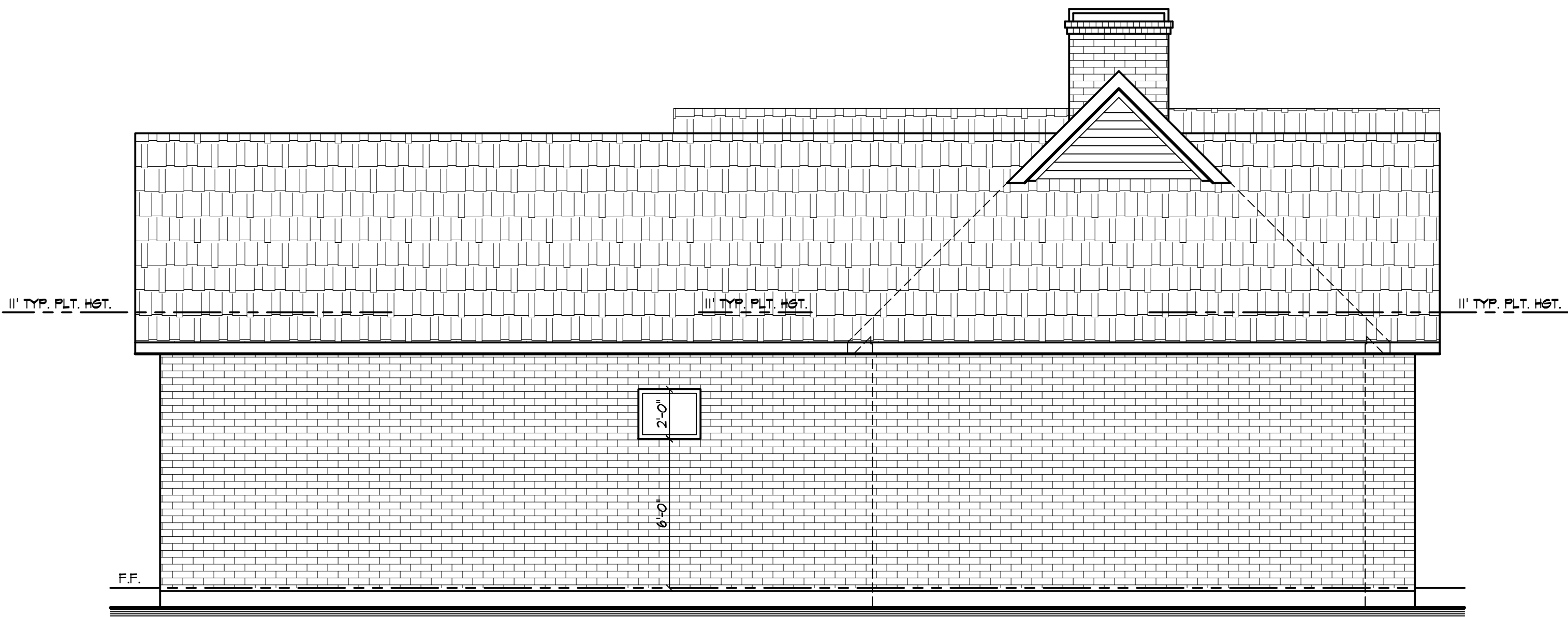
JOB #2514



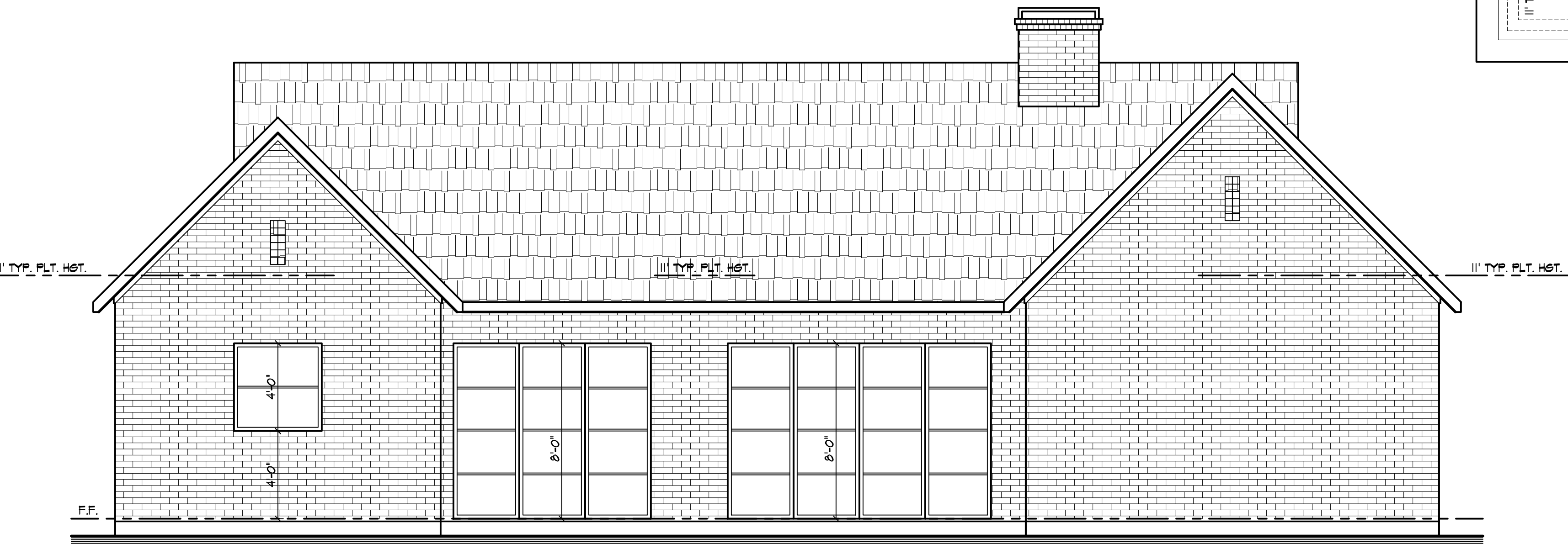
POOL HOUSE LEFT ELEVATION
SCALE: 1/4"=1'-0"



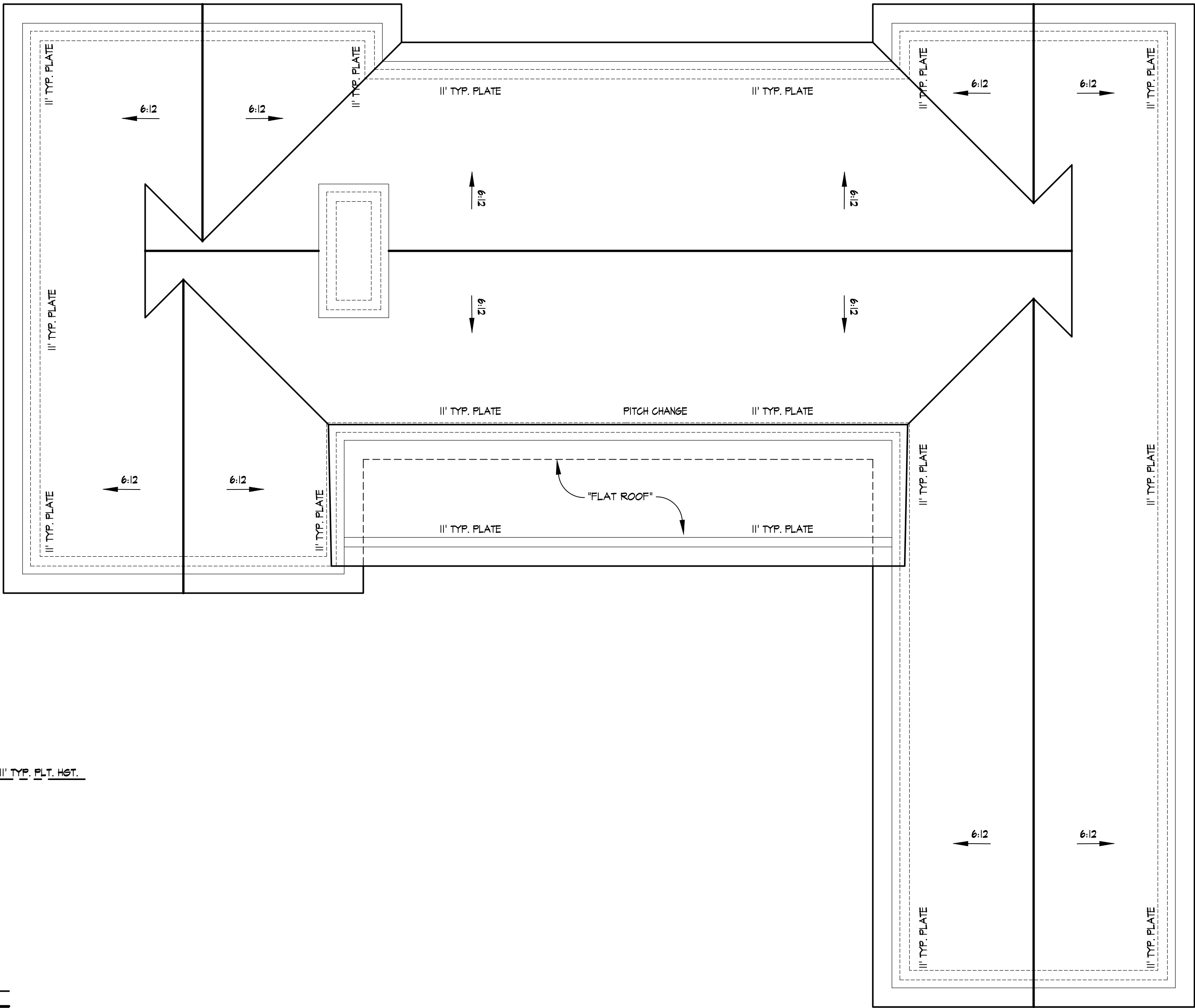
POOL HOUSE FRONT ELEVATION
SCALE: 1/4"=1'-0"



POOL HOUSE RIGHT ELEVATION
SCALE: 1/4"=1'-0"



POOL HOUSE REAR ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"

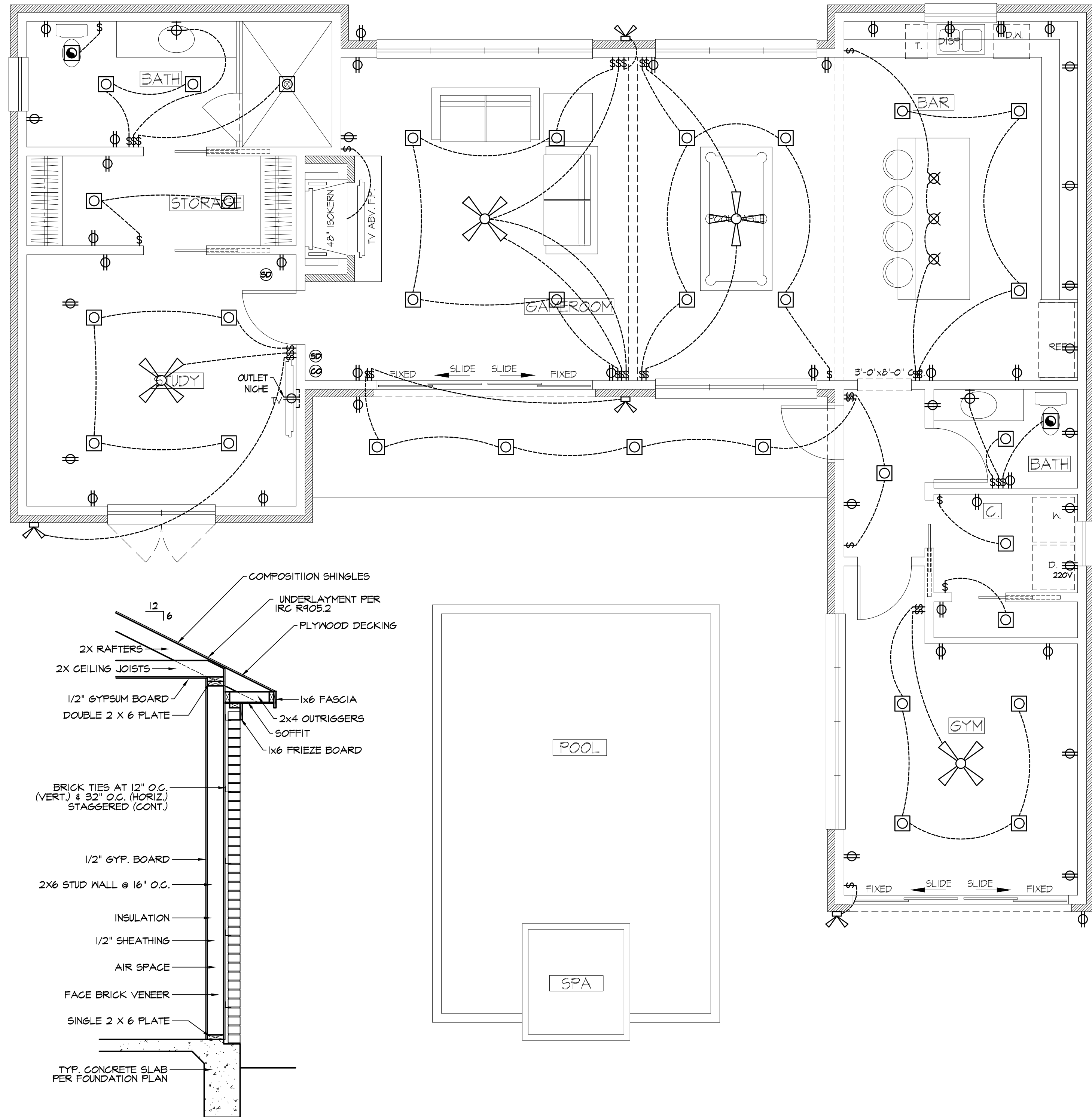
FILE NAME: 2514-PLAN.D (06-05-2025) HM JS, AS

BLAKE ARCHITECTS
1202 S. White Chapel Blvd.
Southlake, Texas 76092
Suite A • 817-488-9397

CAMBUM HOMES
2510 FAWKES LN. KELLER, TEXAS

SHEET
A-1
OF 2A SHEETS

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION
JOB #2514-
04/JUNE/2025



TYP. ONE STORY
BRICK WALL SECTION

SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

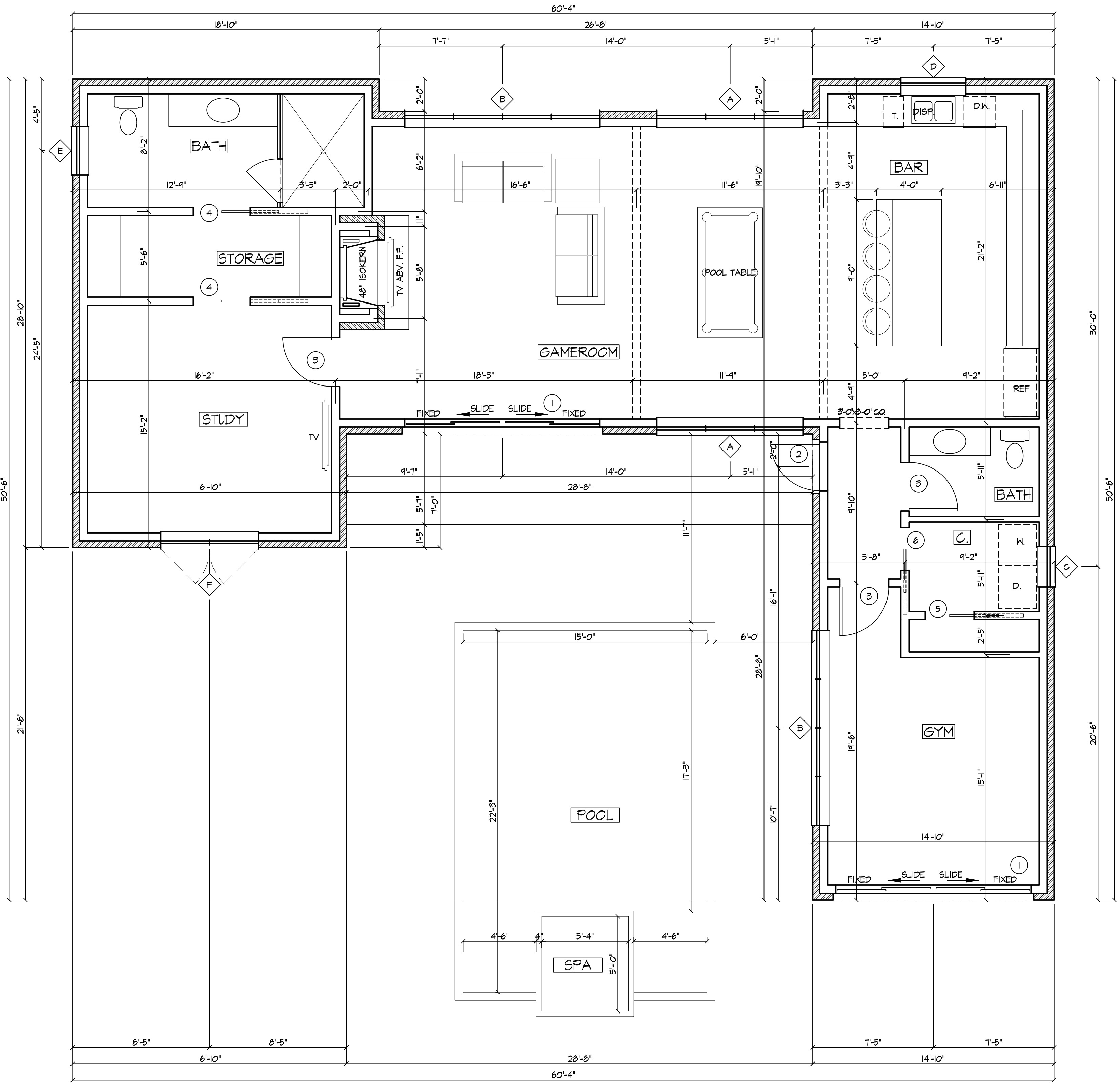
MARK	SIZE	TYPE
A	9'-0"x8'-0" UNIT	(3) 3'-0"x8'-0" FIXED (MULLED)
B	12'-0"x8'-0" UNIT	(4) 3'-0"x8'-0" FIXED (MULLED)
C	2'-6"x2'-0"	FIXED
D	4'-0"x5'-0"	FIXED
E	3'-0"x2'-0"	FIXED
F	6'-0"x8'-0"	CASEMENT (EGRESS)

DOOR SCHEDULE

MARK	SIZE	TYPE
1	12'-0"x8'-0"	(4) 3'-0"x8'-0" OXO SLIDING GLASS DOOR
2	3'-0"x8'-0"	EXT. S.C.
3	3'-0"x8'-0"	INT. S.C.
4	3'-6"x8'-0"	INT. POCKET
5	3'-0"x8'-0"	INT. POCKET
6	2'-8"x8'-0"	INT. POCKET

AREAS

POOL HOUSE LIVING AREA	1807 SQ. FT.
PORCH & PATIO	160 SQ. FT.
TOTAL UNDER ROOF AREA	1967 SQ. FT.



FLOOR PLAN

SCALE: 1/4"=1'-0"

FILE NAME: 2519-PLAN.D (06-03-2023) HW JS, AS

SHEET
A-2
OF 2A SHEETS

BLAKE ARCHITECTS
1202 S. White Chapel Blvd.
Southlake, Texas 76092
Suite A
817-488-9397

POOL
HOUSE

CAMBUM HOMES
2510 FAWKES LN. KELLER, TEXAS

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

JOB #2519-
04/JUNE/2025



✕	<div>EG 745.0</div>	EXISTING GRADE ELEVATION
✕	<div>FG 746.0</div>	FINISHED GRADE ELEVATION
✕	<div>TP 746.0</div>	TOP OF PAVEMENT ELEVATION
✕	<div>FL 746.0</div>	FLOW LINE ELEVATION
✕	<div>TC 746.0 GT 745.5</div>	TOP OF CURB ELEVATION GUTTER ELEVATION

!!!!IMPORTANT!!!

CONTOURS REPRESENT FINISHED GRADES. ALL
PAVING SHALL BE EXCAVATED TO SUBGRADE PER
TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE
AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR
IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING
UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE
THE COMMENCEMENT OF ANY CONSTRUCTION.

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT
TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING,
UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR
LANDSCAPING BE PLACED ABOVE THE BRICK
LEDGE. FINAL GRADE SHALL ENSURE POSITIVE
FLOW AWAY FROM THE BUILDING AND OTHER
STRUCTURES.

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
2. THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
3. ALL SLOPES ARE TO BE RE-VEGETATED AS SOON AS POSSIBLE WITH PLANTING APPROPRIATE TO THE SITE.
4. DRAINAGE DESIGN IS TO EMPHASIZE REDUCTION OF EROSION AND RUNOFF AND MINIMAL DISRUPTION TO ADJACENT PROPERTY.
5. ALL EXCAVATION AND FILL PROCEDURES SHALL BE PER GEOTECHNICAL REPORT.
6. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
7. CONTRACTOR SHALL PROVIDE SUFFICIENT MEASURES (SILT FENCE, ETC.) TO PREVENT EROSION OR THE TRANSPORT OF SEDIMENT DOWNSTREAM (SEE EROSION CONTROL PLAN).

2510 FAWKES LANE

CITY OF KELLER, TEXAS

GRADING PLAN



6-9-25

NO.	REVISION	BY	DATE	JOB
				999-443
				DATE
				6-9-25
				DESIGNED
				K. M. H.
				DRAWN
				K. M. H.
				CHECKED
				K. M. H.
				TEXAS REGISTERED
				ENGINEER NUMBER F-1520
				PLANNING NUMBER F-1520

SHEET

C1.01

Cambium

Date: June 9, 2025

To Whom It May Concern,

RE: Evidence of Communication with Adjacent Property Owners – Special Use Permit Application

This letter serves as formal documentation that Cambium Builders, LLC, on behalf of the property owner, has made a good faith effort to notify and engage neighboring property owners regarding the proposed construction of a detached pool house at the subject property.

As part of the application for a Special Use Permit (SUP), Kolby Smith, President of Cambium Builders, LLC, personally reached out to the owner(s) of the neighboring property located at:

**2500 Fawkes Lane
Keller, TX 76262**


Summary of Communication:

- Date of Contact: June 9, 2025
- Method of Communication: In-person visit
- Feedback Received: The neighboring property owner was informed of the proposed project and provided with an overview of the pool house design, including how the structure will match the main residence in aesthetics and scale. The neighbor expressed no objections to the project and has signed below in acknowledgment and support of the communication.

Cambium Builders remains committed to maintaining open communication with surrounding property owners and ensuring that this project is completed with consideration for the neighborhood and in accordance with the City of Keller's requirements.

Please do not hesitate to reach out if further information or documentation is needed.

Sincerely,

Kolby Smith
President - Cambium Builders
(817) 879-3832


Neighbor Acknowledgment

I, the undersigned, acknowledge that I have been informed of the proposed Special Use Permit request for the construction of a detached pool house at the adjacent property of **2510 Fawkes Lane; Keller, Texas 76262**. I understand the intent and design of the project and have no objection to the request as described.

Neighbor Name: Kody Haverkamp

Signature: [Signature]

Date: 6 / 9 / 2025

Address: 2500 Fawkes Lane, Keller, TX 76262