

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Kenneth E. Slough, DM
Street Address: 640 Bancroft Rd
City: Keller State: Tx Zip: 76248
Telephone: 214 636 3307 Fax: _____ E-mail: ken.slough@tsc.com.net
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Kenneth E. Slough, DM
Street Address: 640 Bancroft Rd
City: Keller State: Tx Zip: 76248
Telephone: 214 636 3307 Fax: _____ E-mail: ken.slough@tsc.com.net

Kenneth E. Slough DM
Signature of Applicant
Date: May 6, 2021

Kenneth E. Slough DM
Signature of Owner Printed Name of Owner
Date: May 6 2021

Kenneth E Slough DM

Kenneth E Slough DM

SECTION 2. PERMIT REQUEST INFORMATION

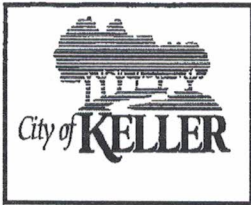
Property Location: 640 Bancroft Rd.
Legal Description:
Lot(s): 3 Block(s): A Subdivision Name: Leidy Addition
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-36 Proposed Zoning: No change
Current Use of Property: Homestead.
Proposed Use of Property: Ag Use Barn -> Addition to Barn.

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SECTION 3. CHECKLIST

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

<input type="checkbox"/>	The application fee
<input type="checkbox"/>	Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
<input 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. • A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision. <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 type="checkbox"/>	A legal description or meets and bounds description of the property.
<input 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 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 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.



Completeness Review

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

Applicant: Kenneth and Beth Slough

Property Owner(s): 640 Bancroft Rd. Keller, Tx 76248

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

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 REQUIRMENTS

- 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

Special Use Permit Application for 640 Bancroft Rd. Keller, Texas

We applied for and was granted a Special Use Permit for our 1997sq ft Color Metal Building in 2017. We have since outgrown our current facility and are seeking a Special Use Permit to expand the barn.

The Addition under consideration is approximately 1550 sq. foot Color Metal Building. The addition will match the existing structure. It has a light tan roof and walls with a dark brown trim and doors. The Porch will be expanded as well.

The current structure and addition are a top of the line livestock show barn. The existing barn has served us very well, supporting 2 of my kids with their sheep and pig 4H projects. Now that my youngest is of age to show, we simply need more space. Reagan and Gavin have done extremely well with their lambs and pigs both locally and throughout the State of Texas.



The structure will be aesthetically pleasing and blending with the surrounding neighborhood. North Keller has larger properties and has many horses, cattle, and other livestock.

The primary nuisance potential for our surrounding neighbors is noise and odor. This has been fully mitigated and our 3 closest neighbors have been very pleased. Two of our very close neighbors enjoy seeing the kids working with their animals outside. By in large, we have done a very good job in not disturbing the neighborhood and I do not believe that many people know we have livestock.

The addition will be used for more pen space and working space for care of the sheep and keeping the space cleaner with a separate clean room for feed and show tack. Please see the elevation drawings that depict the new addition.

Overall, we are very fortunate to live in a unique place in the DFW area that is Keller. Keller Isd and KCAL are doing very exciting things for our students and community. To have a place to raise kids around animals enhance their personal future. Through 4H our kids have learned responsibility, public speaking, time manage and much more. Their enthusiasm and hard work have greatly paid off. In the State of Texas, livestock showing through 4H and FFA is extremely competitive. The reward is producing well rounded students that will have great success in their future careers.

He is a small example of their showing success.

Reagan had Grand Champion Lamb Tarrant County Junior Livestock Show



Gavin with his 2nd Place Hampshire at San Antonio Livestock show which is considered the Super Bowl of Barrow shows in the country!



Reagan with her 2nd Place Duroc at the Houston Livestock show and almost Reserve Division Duroc. Both made the sale and did well. Students that show are also showing for scholarships for higher education in college.



Reagan with her Finewool Cross at Tarrant County that went on to place at Austin Livestock show. She placed 6th in an extremely competitive class. This picture was featured on the photographers Facebook page for advertisement.

Overall, the San Antonio, Houston and Austin shows are all considered Major Stock shows in which all the kids in the State of Texas can compete at. As with any state competitions, only the very best can place and win!



Gavin with his 5th place Hampshire Barrow at Houston.

The below picture is Reagan, Gavin, and Henry working on their 4H public speaking by showing the local Cub Scout Pack 170 our barn and giving a talk about animal / livestock husbandry and showmanship skills. Just another way this has all help our kids, family and community.



In accordance with the City of Keller, I respectfully ask for your consent to this project.

Please print your name and address along with your signature. Thanks, Ken and Beth Slough.

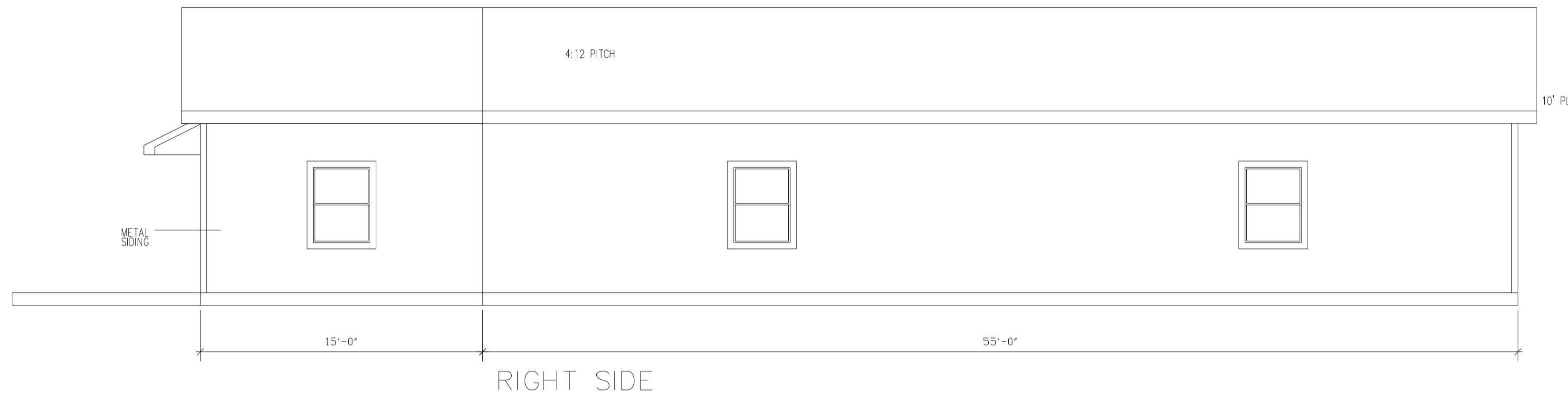
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Address

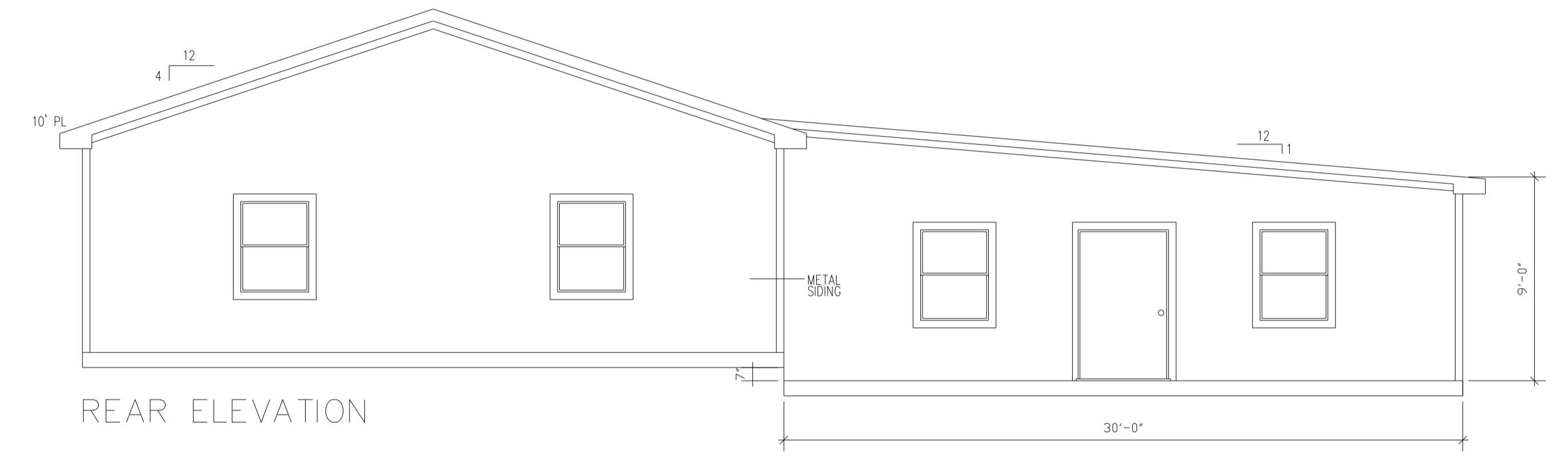
KEN SLOUGH

KELLER, TEXAS

JOB 007



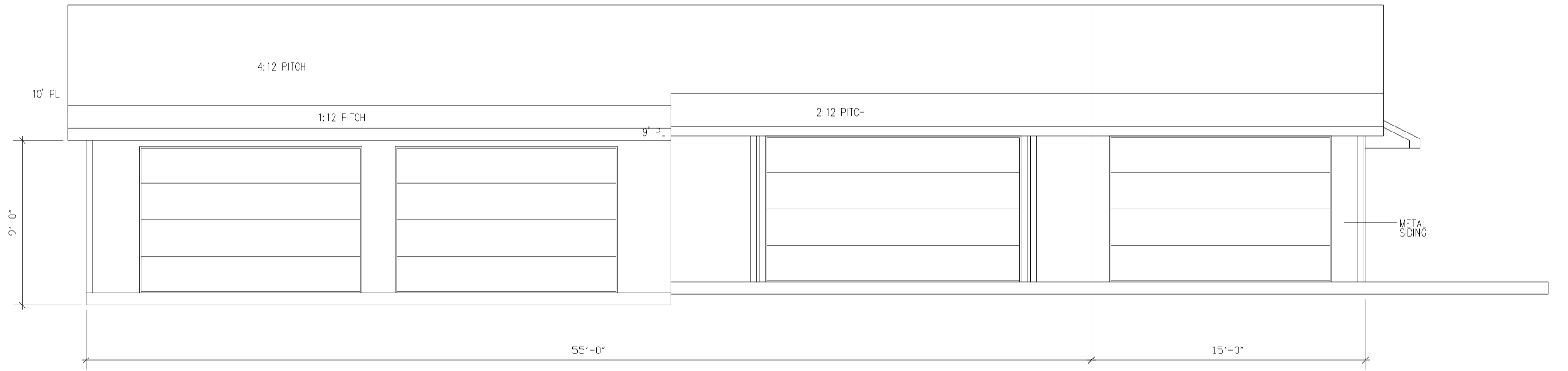
RIGHT SIDE



REAR ELEVATION

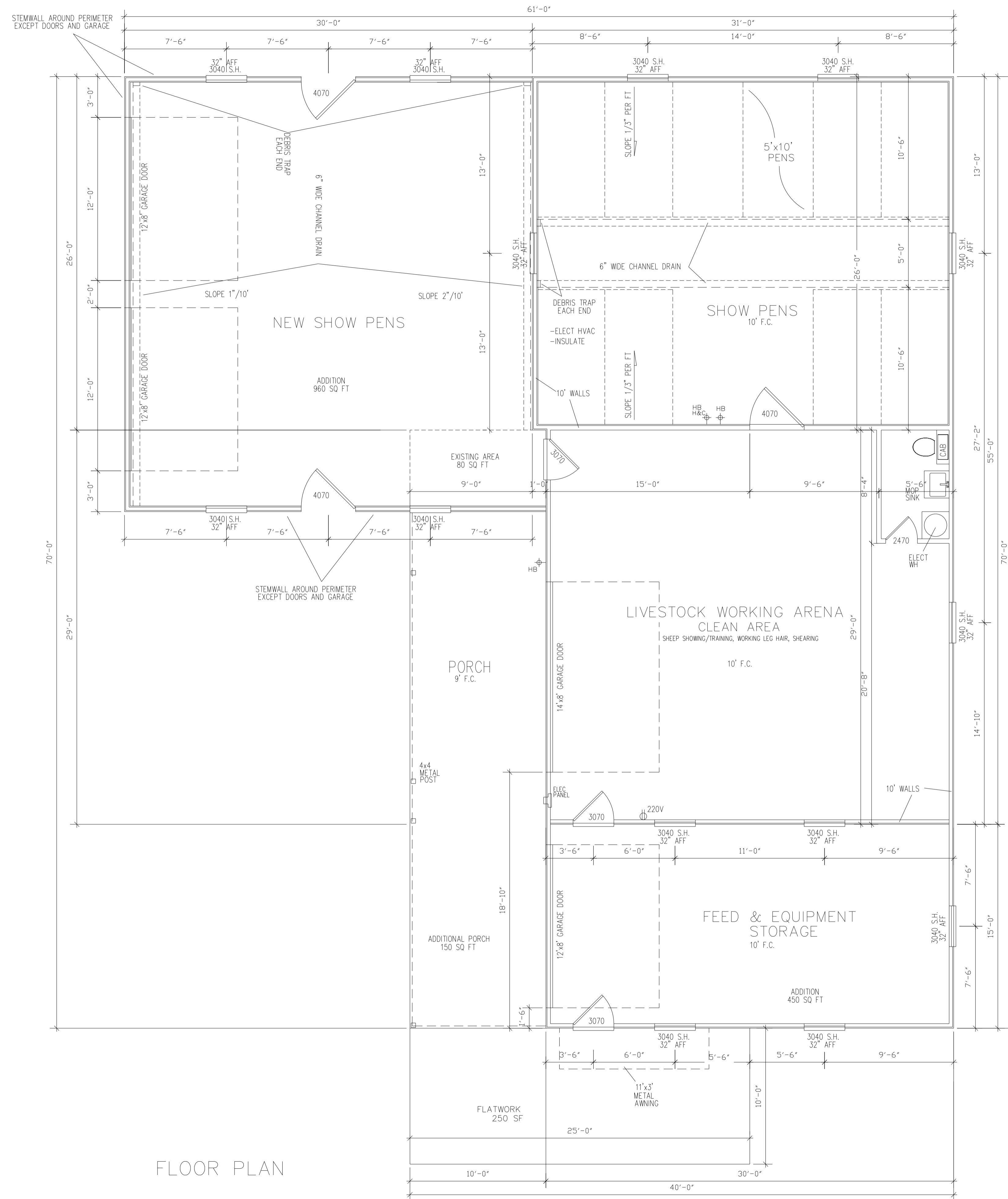


FRONT ELEVATION



LEFT SIDE

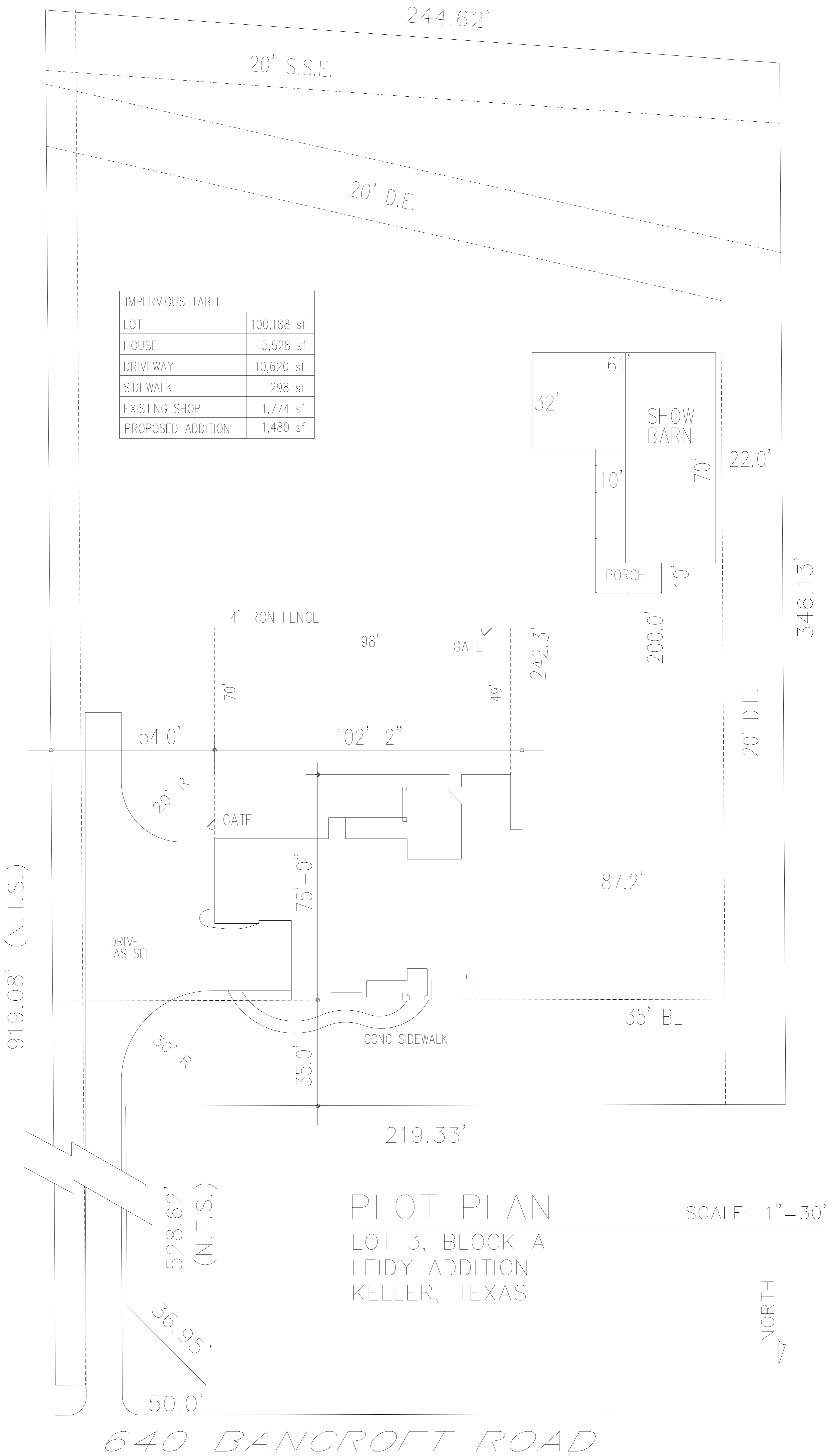
SIZE			
BARN ADDITION			
PROJECT			
KEN SLOUGH			
CAD BY: WILSON		DATE ISSUED	
RAPCAD NO. 4	DWG. NO. 007-21-ELEV	REVISED	
SCALE	CHK'D BY	JOB NO. 007-21	



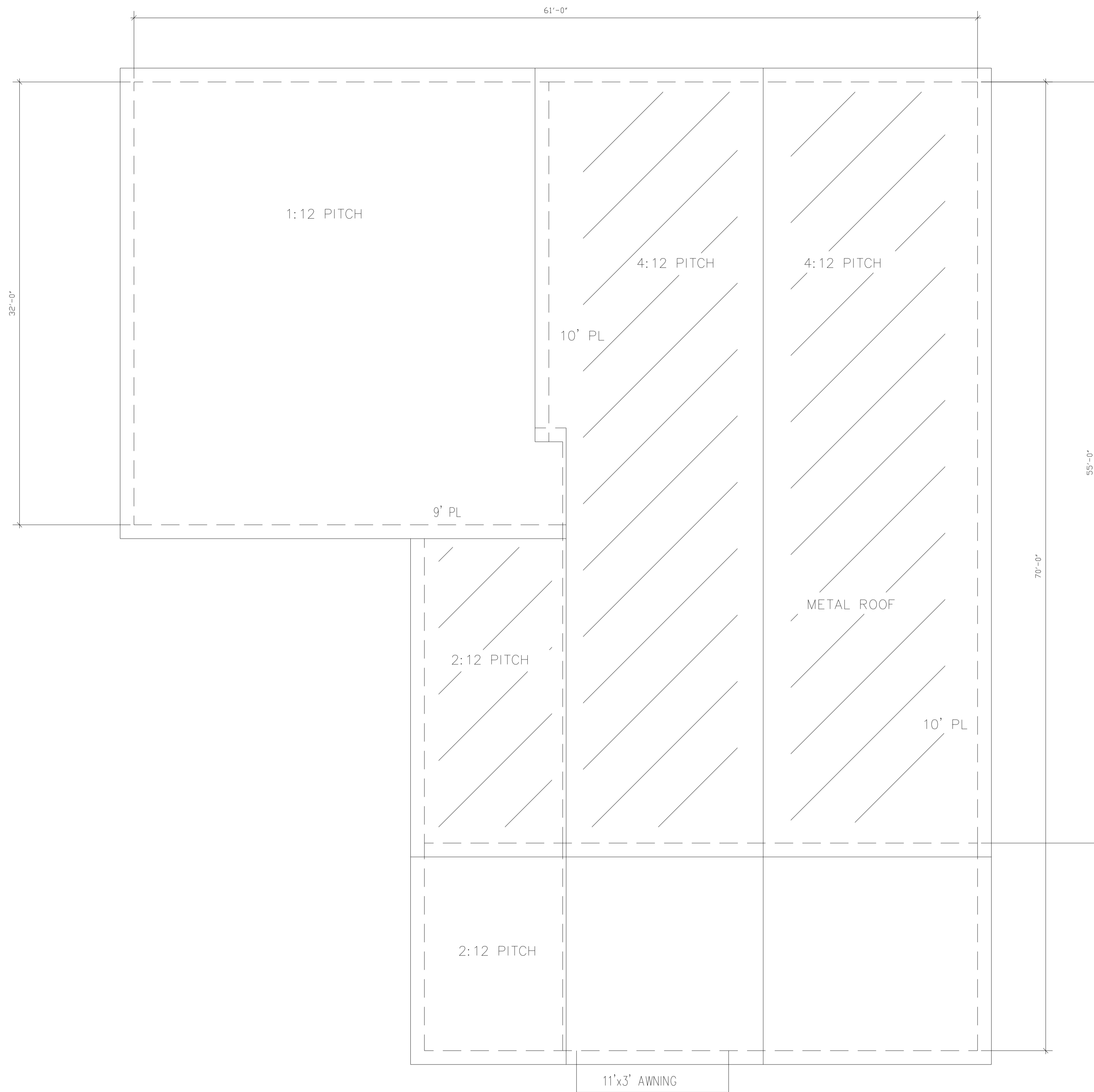
FLOOR PLAN

SIZE			
BARN ADDITION			
PROJECT			
KEN SLOUGH			
CAD BY: WILSON		DATE ISSUED	
RAPCAD NO. 4	DWG. NO. 007-21-FLOOR	REVISED	
SCALE	CHK'D BY	JOB NO. 007-21	

SCALE			
CHK'D BY			
DATE ISSUED	007-21		
DWG. NO.	007-21-PLOT		
REVISED			
CAD BR.	WILSON		
PROJECT	KEN SLOUGH		
SIZE	BARN ADDITION		



4-28-21



ROOF PLAN

SIZE			
BARN ADDITION			
PROJECT			
KEN SLOUGH			
CAD BY: WILSON		DATE ISSUED	
RAPCAD NO. 4	DWG. NO. 007-21-ROOF	REVISED	
SCALE	CHK'D BY	JOB NO. 007-21	