
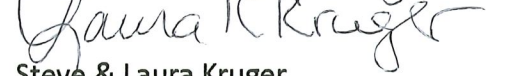


CASE NO. SUP-23-0009

Planning and Zoning Commission

In regards to the 2 Specific Use Permits for a 450 square foot carport at 507 Springbranch Drive in Keller Texas, we ( Steve & Laura Kruger) oppose this request. We feel the carport does not conform to the neighborhood other house structures. We have concerns about the requested height also.

Our house 502 Springbranch Drive is located across the street from the proposed carport.

Steve & Laura Kruger

502 Springbranch Drive Keller TX 76248

REC'D MAY 09 2023

May 4<sup>th</sup>, 2023

Dear Amber Washington/ Planning and Zoning Commission of the city of Keller,

My name is Thomas Watson Leake and am the owner of 503 Springbranch Dr. Keller, TX 76248. This letter is in regard to the Notice I received for the Public Hearing regarding Case No. SUP-23-0009. I am writing to give my opposition to this proposal.

Regards,

A handwritten signature in cursive script that reads "Thomas W. Leake".

Thomas W. Leake  
503 Springbranch Dr.  
Keller, TX 76248

REC'D MAY 08 2023

Kris and Elizabeth Copeland  
511 Springbranch Dr.  
Keller, TX 76248

May 6, 2023

City of Keller Community Development Department  
and Planning and Zoning Commission  
P.O. Box 770  
Keller, TX 76244  
RE: Neighbor objection to SUP-23-0009

Dear Keller CDD staff and P&Z Commission members,

My name is Kris Copeland and my family has resided at 511 Springbranch Dr. for 13 years. Our property is directly east of 507 Springbranch Dr., within the 200' radius. Unfortunately, I am unable to attend the May 9 meeting, so I'd like to submit this letter for consideration.

Upon receipt of the SUP notice, I met with Mr. Stegall to understand his plans for the addition of the RV enclosure. The location of the structure faces our property, including our backyard and several bedroom windows, so this proposal caused us some concern. I appreciate Penn taking the time to walk me through the details of the RV enclosure and future structures he has planned for the property.

Unfortunately, after considering the plans, **I'd like to note my objection to approval of the SUPs.** The size of the proposed structure is just too large given the size of our properties. The lot in question is less than a third of an acre and we are designated a high density area in Keller, so we already have very little buffer between homes. The property line is just over 20' from our house. While I fully respect the rights of an individual to manage their property as they see fit, in high density zones, each of us has a significant impact on neighboring properties. Since the 507 property is uphill from ours, the base of the 17' structure is already several feet higher than our property, adding to the overall height. Structures of this size and nature are suitable for the larger lots all over Keller, but our lots are just too small.

As a neighborhood without an HOA, our protections are limited to city ordinances and codes. To date, there are no homes with visible carports in Countryhill Estates. I'm concerned that approving this structure would set a precedent for the neighborhood and the city, allowing additional oversized carports which would decrease home values. As there are several covered RV storage locations within only a few miles along 377, RV owners already have convenient, suitable alternatives that do not impact their neighbors.

Nevertheless, should P&Z decide to approve the structure, despite neighbor objection, my request would be to do so with stipulations that would lessen the impact on

ourselves and surrounding neighbors. Primarily, restrictions on any further structures being erected on that area of the property, including the planned shed on a secondary foundation poured last year. Further, we would request that the entirety of the structure be finished out with high quality masonry materials from top to bottom on all outward facing sides to look as similar as possible to the existing home. In addition, the structure should accommodate its own runoff and lighting should not spread into nearby properties. The planting of mature trees or other large vegetation to help screen the structure would also be appropriate.

I appreciate you taking the time to consider our concerns and objection as you deliberate. If you have any questions, please do not hesitate to reach out to me at

██████████  
Sincerely,



Kris Copeland



Elizabeth Copeland

To: City of Keller - Planning and Zoning  
Ref: Case No. SUP-23-0009  
Date: May 8, 2023

We are writing to express our opposition relative to the two SUP's requested for the Stegall residence at 507 Springbranch Drive. While we appreciate the time and effort Mr. Stegall has expended to improve the exterior condition and landscape of his property since November 2020, we are opposed to the approval of the two related SUP requests for this property.

Please reference the following City of Keller Code of Ordinances, Part III, Section 9.06, *Accessory Buildings and Use Regulations*:

**Section 9.06 – A – 3**

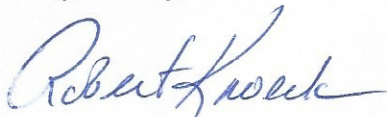
*All accessory buildings shall be complimentary to the main structure, constructed of brick or stone or the same material as the main structure(s).*

**Section 9.06-B-4**

*Accessory dwelling units shall be constructed from the same materials as the main building.*

Additionally, the height of the proposed car port at the eaves and peak would exceed the current City of Keller carport height limits stipulated in *Section 9.06-A-9* by up to 30% and would be inconsistent with the standards for architecture within the City of Keller that were established to provide a "high quality" and an aesthetic asset to the community, ensure a consistent appearance and to maintain a positive overall character with a unified design theme and consistency in appearance.

Respectfully,



Robert Knoeck  
1054 Oak Valley Court



Karen Knoeck  
1054 Oak Valley Court

May 5, 2023

1078 Oak Valley Drive  
Keller, TX 76248

City of Keller  
Community Development Department  
Attn: Amber Washington  
P.O. Box 770  
Keller, TX 76244

Re: Case No. SUP-23-0009

We are **opposed** to the request for SUP-23-0009 which requests permission to construct a 17 foot high, 450 square foot carport at the property located at 507 Springbranch Drive.

We have been residents of Country Hill Estates for over twenty-six years and are the original homeowners of our property. We strongly feel that construction of a carport of any kind would not enhance the neighborhood. The proposed carport is exceptionally large and the height of seventeen feet will be visible to most of the nearby single story residences.

- The average height of a Class A motor home is 14 feet plus the height of roof mounted air conditioning units.
- The average height of a 5<sup>th</sup> wheel camper (already parked in the driveway of the residence requesting SUP-23-0009) is 15 feet.
- The average height of a single story home is 12 to 15 feet but can vary due to roof height. (We do acknowledge that the roof heights on single story homes in our neighborhood would likely increase the average height to above 15 feet.)
- The proposed carport would be easily visible to residents on Springbranch Drive and Oak Valley Court from front, side and back yards.

There are over a dozen RV storage businesses located under 10 miles from 507 Springbranch Drive and 8 of those are under 5 miles. Denying SUP-23-0009 should not place undue hardship on the home owner to find suitable RV storage nearby.

We are proud of our neighborhood. Driving through Country Hill Estates, it is easy to see that homeowners take pride in their properties. We strongly feel that allowing construction of the proposed carport would have a negative impact on our neighborhood and property values.

Please do not approve SUP-23-0009 and allow our neighborhood to be turned into RV storage.

Respectfully,



Larry W. Castille



Sharon M. Castille

REC'D MAY 08 2023

May 5,2023

Dave and April Faram  
1082 Oak Valley Drive  
Keller, Texas 76248

City of Keller  
Community Development Department  
Attn: Amber Washington  
Re: Case SUP No. 23-0009

My name is Dave Faram and my wife and I have lived in Country Hill estates since 1990. **We are very opposed to the request for SUP-23-0009.** We feel that this carport will lower the value of our home and our neighborhood. We feel that the construction of a 17-foot-high carport at the location of 507 Springbranch Drive will be an eyesore. The proposed structure is over the 15 foot limit allowed in the city building code and attaching it the house is only a ploy to bypass the code. A structure of this height will ultimately hurt the value of our home. The proposed 17 foot structure will be visible to the nearby residents on both Oak Valley and Springbranch and will not be appropriate in a neighborhood with smaller lots. We also don't want to set a precedent for approving carports or structures of this type.

We also have RV's units, but we have secured storage for these units away from our home and neighborhood. Storing a RV of this size should be offsite. There are over a dozen storage businesses within a few miles of our location that can store a RV of this size.

We have a large investment in our home and I feel this carport will only hurt the value of our home and neighborhood.

Please don't approve SUP-23-0009.

Dave Faram

A handwritten signature in blue ink that reads "Dave Faram / April Faram". The signature is written in a cursive style and spans across the width of the page.

April Faram

A handwritten signature in blue ink that reads "April Faram". The signature is written in a cursive style and is positioned below the name "April Faram".

REC'D MAY 08 2023