



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: _____
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: Michelle Hasbun
Street Address: 745 Bandit Trail
City: Keller State: TX Zip: 70248
Telephone: _____ Fax: _____ E-mail: _____

Signature of Applicant _____
Date: _____

Michelle Hasbun
Signature of Owner Printed Name of Owner
Date: May 17 2022

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 745 Bandit Trail
Legal Description:
Lot(s): 1 Block(s): A Subdivision Name: Mick Estates
Unplatted Property Description:
Abstract Name & Number: _____ Tract Number(s): _____
If property is not platted, please attach a metes and bounds description.
Current Zoning: SF-30 Proposed Zoning: _____
Current Use of Property: _____
Proposed Use of Property: Temporary house + Storage

SPECIFIC USE PERMIT (SUP) AMENDMENT APPLICATION

SECTION 3. CHECKLIST

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

The application fee

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.

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

 N/A

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

 N/A

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.

May 11, 2022

745 Bandit Trail New Construction SUP

Narrative

We have purchased an existing home at 745 Bandit Trail and it is our intention to construct a new home on the property and demolish the existing structure. We believe that the total construction timeline should be about 18 months from the beginning of May, allowing some extra time for permitting processes and existing supply chain disruptions. At this moment, we have a fully designed home with all necessary engineering completed for submittal as well as the majority of the project bid for construction. The proposed size and scope of the new home is a single story, stone house with Aprox. 6343 sq ft of living space and 10,156 total AUR. Of the total lot size of approximately an acre and a half the house will occupy about half an acre with the front and rear sections reserved for landscape. Due to ongoing issues of supply chain disruption, and the overall complexity and cost of the housing and storage market in DFW, we are asking for the Special Use Permit to allow for the construction of the new home behind the existing structure so it may be used to store pre-purchased materials and provide security for the site (which is on a highly trafficked road). It is our intention that the existing structure will be demolished no later than 3 months before the completion of the new house so that extensive exterior hardscaping and landscaping can begin before the completion of the home. Under no circumstances will the existing structure remain on the property after construction.


May 11, 2022

To: The City of Keller

Whom It May Concern

We live at 741 Bandit Trail in the property directly adjacent to Michelle Hasbun at 745 Bandit Trail. We been in regular communication with our neighbors regarding the home they plan to build next door including but not limited to the Special Use Permit they are requesting to demolish the existing structure on the property at the conclusion of the construction of their new home. I have appreciated the ongoing communication and take no issue with their new construction plans or their request to have the existing structure remain during the construction of the new home.

Best Regards


Hugh and Susan Cobb
741 Bandit Trail



May 11, 2022

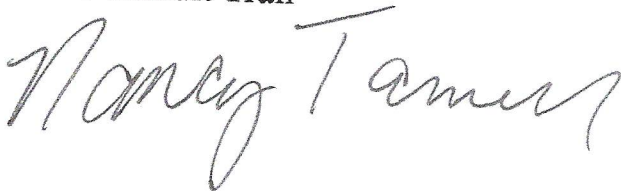
To: The City of Keller

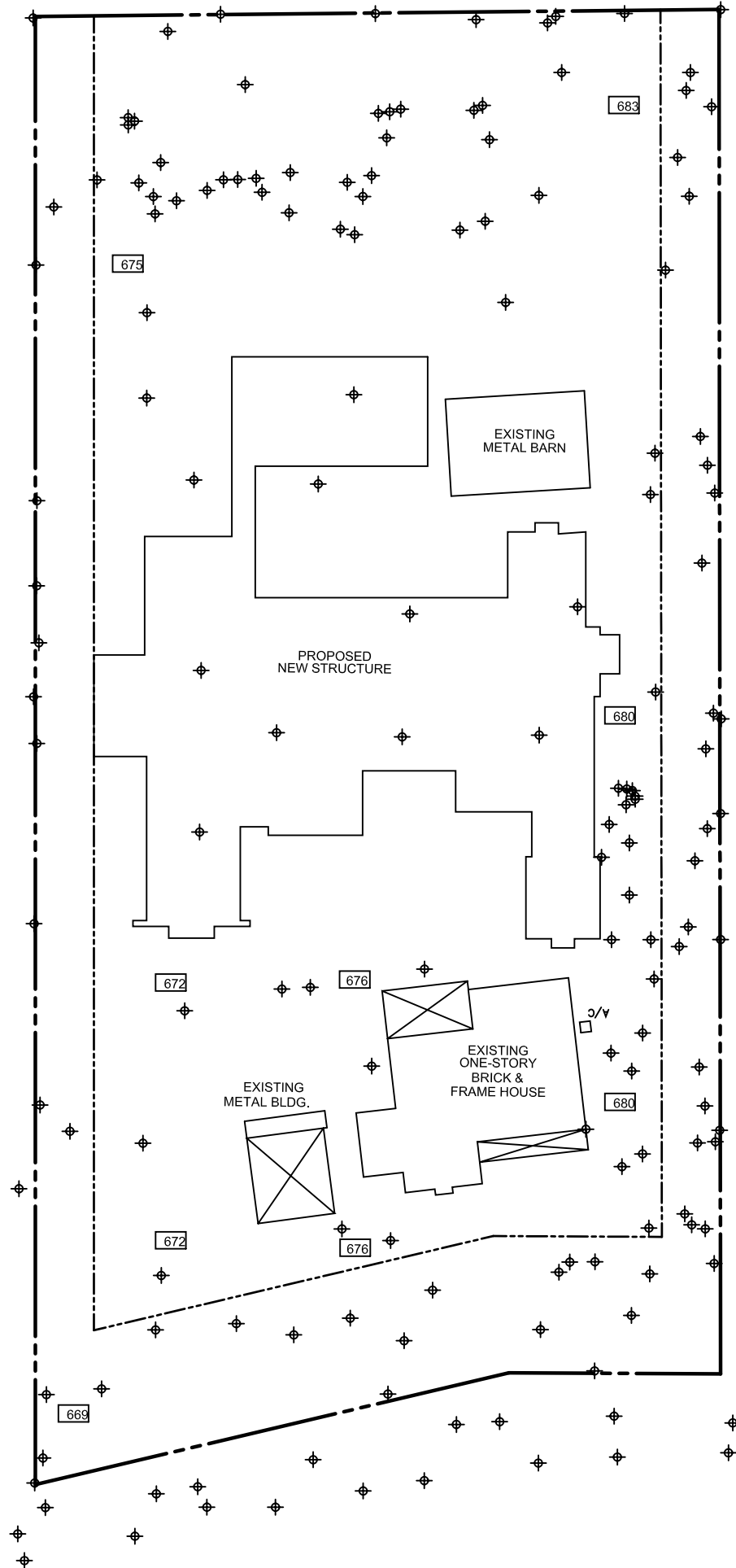
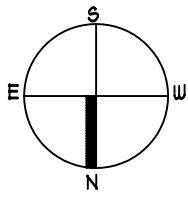
Whom It May Concern

I live at 749 Bandit trail in the property directly adjacent to Michelle Hasbun at 745 Bandit Trail. I have been in regular communication with our neighbors regarding the home they plan to build next door including but not limited to the Special Use Permit they are requesting to demolish the existing structure on the property at the conclusion of the construction of their new home. I have appreciated the ongoing communication and take no issue with their new construction plans or their request to have the existing structure remain during the construction of the new home.

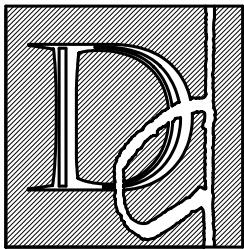
Best Regards

Nancy Tanner
749 Bandit Trail

A handwritten signature in cursive script that reads "Nancy Tanner". The signature is written in black ink and is positioned below the typed name and address.



745 BANDIT TRAIL



Distinctive Dwellings
Dwell in the possibilities

www.DistinctiveDwellings.net

t. 817 481 1249

PLOT PLAN

1"=30'

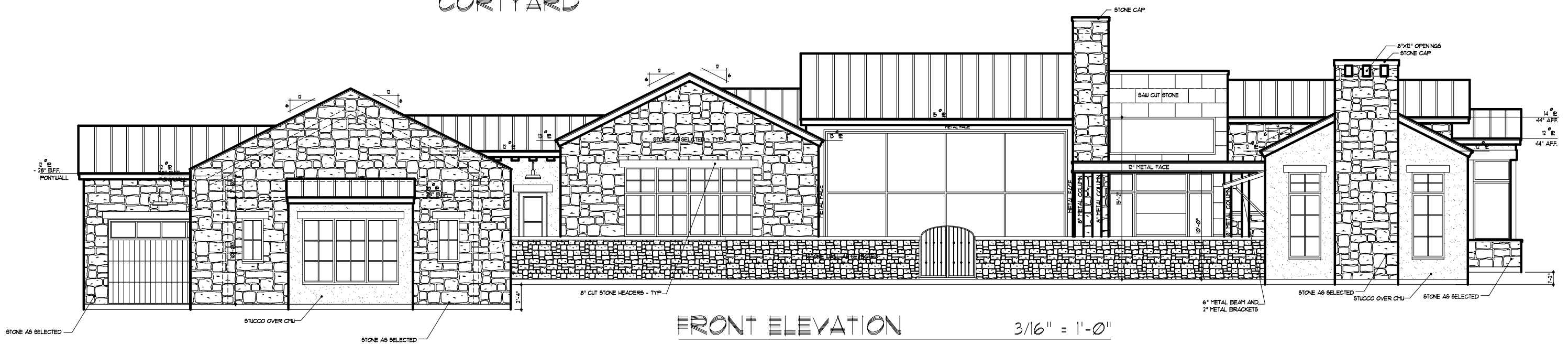
KELLER, TEXAS
LOCAL BUILDING COMPANY
MICK RESIDENCE
4-6-22

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction JOB # 202172



REAR ELEVATION
CORTYARD

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"