

SPECIAL USE PERMIT REQUEST

Detached Accessory Garage

Property Owner: Jonathan Savas

Zoning: SF-36 Single Family Residential

Project: Detached Accessory Garage

Project Description

The purpose of this request is to obtain approval for the construction of a detached accessory garage to serve the newly constructed single-family residence located on the property.

The detached garage has been planned as part of the overall development of the residence since the inception of the project and will be constructed in the location of the existing accessory structure on the property. The building is intended solely for the storage of personal vehicles, equipment, and household items associated with the residence. It will not be used for commercial purposes, residential occupancy, or any business-related activities.

Proposed Building

The proposed detached garage will measure approximately **33 feet by 55 feet**, for a total building area of **1,815 square feet**.

The structure will feature a single-slope roof with a maximum height of approximately **17 feet** at the front, sloping to approximately **14 feet 3 inches** at the rear.

The building has been intentionally designed to complement the architecture of the primary residence. Exterior finishes will consist of black metal panels that coordinate with the standing seam black roof and modern architectural design of the home. The detached garage is intended to appear as an integrated component of the overall property rather than a separate or unrelated structure.

Compliance with City Ordinances

The proposed accessory building has been designed to comply with all applicable City of Keller development standards, including:

- Required front, side, and rear setbacks.
- Applicable building and fire code requirements.
- Drainage and site development requirements.

- Architectural compatibility with the primary residence.

The only requested deviations requiring Special Use Permit approval are:

- **Building Area:** The proposed accessory building contains **1,815 square feet**, exceeding the by-right maximum accessory building size.
- **Building Height:** The proposed roof design has a maximum height of approximately **17 feet**, with a roof slope to approximately **14 feet 3 inches** at the rear, resulting in an average roof height that exceeds the standard accessory building height limitation by roughly 6 inches

No other variances or zoning exceptions are being requested.

Compatibility with Surrounding Properties

The detached garage has been carefully located to minimize its visual impact on neighboring properties.

The structure will not be visible from the property immediately to the rear due to the existing topography and intervening improvements. Visibility from the adjoining property to the east is also limited, while existing accessory structures on the adjacent property to the west provide substantial screening.

The building will maintain all required setbacks and will remain subordinate to the primary residence in both function and appearance.

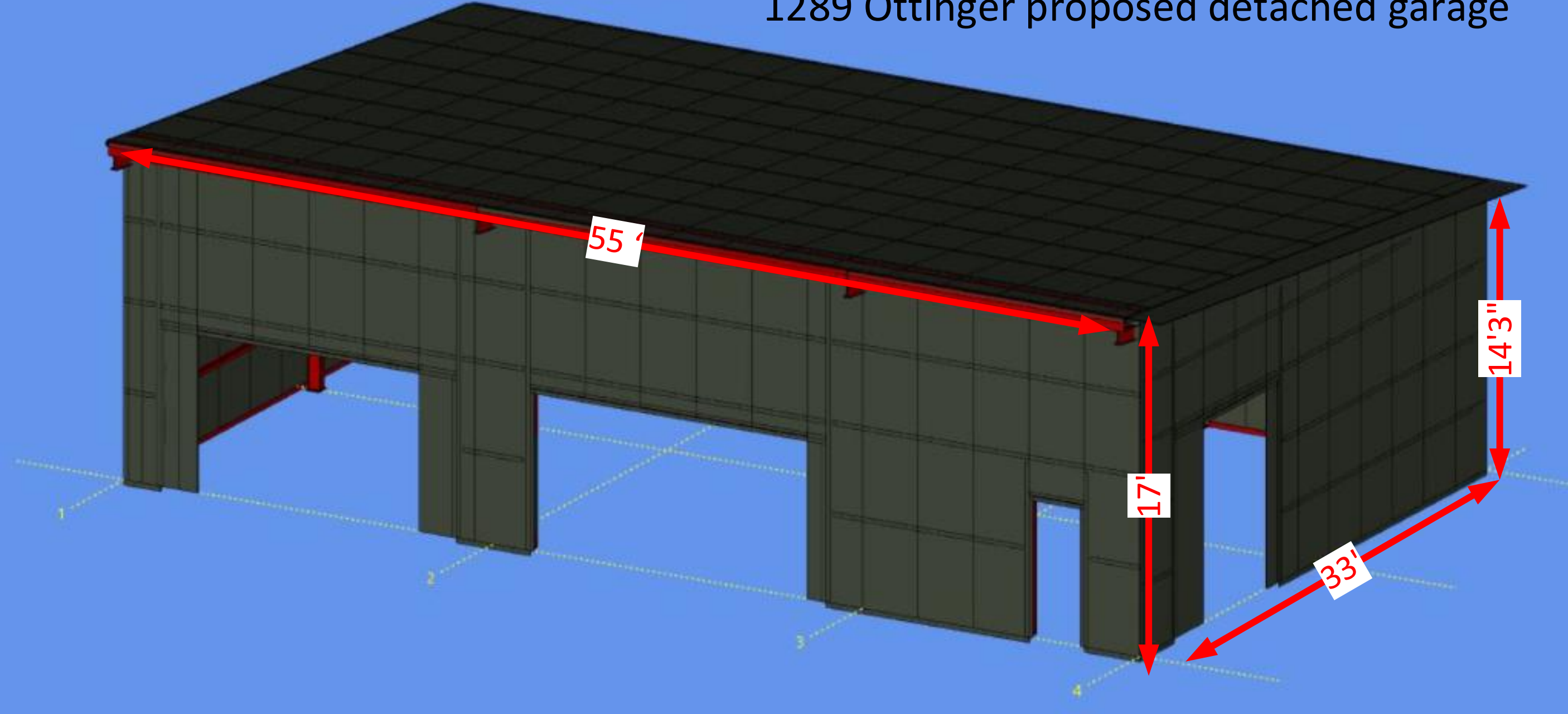
Request

The proposed detached garage is consistent with the character of the property and surrounding area and will serve as an accessory structure supporting the residential use of the site. The building has been designed to complement the architecture of the residence while minimizing impacts on neighboring properties.

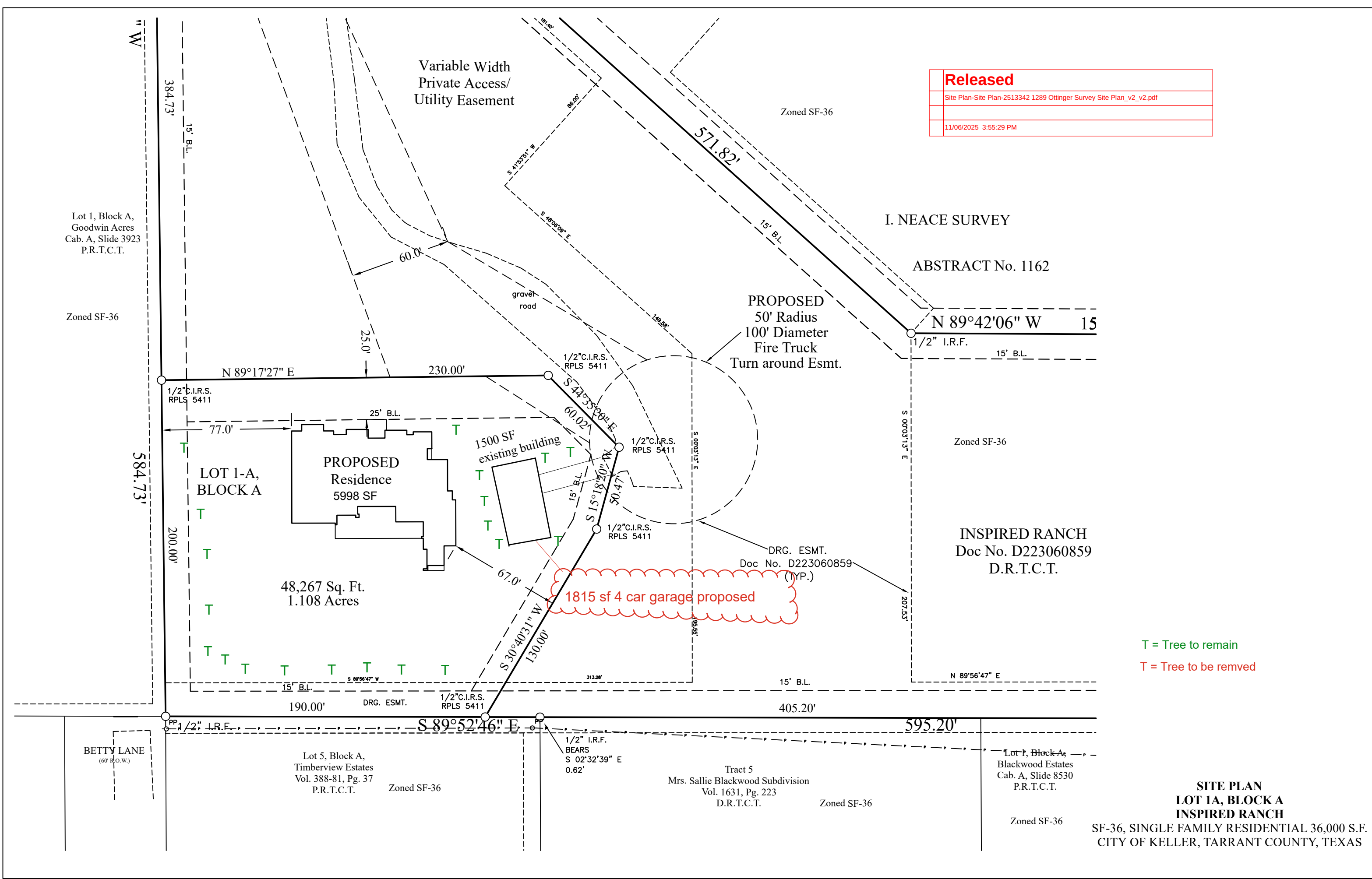
The applicant respectfully requests approval of the Special Use Permit for the accessory building area and height as presented. Approval of this request will allow completion of the overall residential project while maintaining compliance with all other applicable provisions of the City of Keller's zoning ordinance.

Thank you for your consideration.

1289 Ottinger proposed detached garage



Released
Site Plan-Site Plan-2513342 1289 Ottinger Survey Site Plan_v2_v2.pdf
11/06/2025 3:55:29 PM





13752 NE Highway 270 Red Oak, OK 74563
(918) 754-2994 www.alfordmetals.com

BUILDING LOADS / DESCRIPTION:

WIDTH: 33 LENGTH: 55 HEIGHT: 14.25 / 17
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS).

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED
AND APPLIED AS REQUIRED BY : IBC 18

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY
WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD: 2.00 PSF (ROOF PANELS & PURLINS)

COLLATERAL LOAD: 1.00 PSF SNOW EXPOSURE: 1.0000

ROOF LIVE LOAD: 20.00 PSF WIND EXPOSURE: C

ROOF SNOW LOAD: 3.50 PSF INTERNAL PRESSURE COEFF.:

GROUND SNOW LOAD: 5 PSF 0.18 / -0.18

BASIC WIND SPEED: 107 MPH SPECTRAL RESPONSE COEFF. MAPPED SPECTRAL RESPONSE ACC.

SEISMIC ZONE: B Sds 0.11 Ss 0.11

THERMAL FACTOR: 1.00 Sd1 0.09 St 0.05

IMPORTANCE FACTORS: DESIGN BASE SHEAR, V:

WIND LOAD	1.00	EXPANDED FORMULA	0.667*le*Sms*W/R
SNOW LOAD	1.0000	LONGITUDINAL	0.51
SEISMIC LOAD	1.00	TRANSVERSE	0.56

GENERAL NOTES:

- MATERIALS :
 - HOT ROLLED BAR
 - STRUCTURAL STEEL SHEET
 - STRUCTURAL STEEL PLATE
 - COLD FORMED SHAPES
 - WALL SHEETING
 - ROOF SHEETING
 - BOLTSMINIMUM YIELD:
 - Fy = 50.0000 ksi MIN.
 - Fy = 50.0000 ksi MIN.
 - Fy = 50.0000 ksi MIN.
 - Fy = 55.0000 ksi MIN.
 - Fy = 60.0000 ksi MIN.
 - Fy = 60.0000 ksi MIN.
 - A307 & A325THE METAL BUILDING MANUFACTURER RESERVES THE RIGHT TO
SUBSTITUTE THE ABOVE MATERIALS WITH EQUAL OR BETTER MATERIAL.
- BOLT TIGHTENING REQUIREMENTS:
 - ALL HIGH STRENGTH BOLTS ARE A325 UNLESS NOTED OTHERWISE.
 - HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN OF THE NUT METHOD
 - IN ACCORDANCE WITH THE LATEST EDITION AISC "SPECIFICATION FOR
 - STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". A325 BOLTS SHALL BE
 - INSTALLED WITH OUT WASHERS WHEN TIGHTENED BY THE "TURN OF THE NUT"
 - METHOD. ALL BOLTED CONNECTIONS, FOR SHEAR/BEARING CONNECTION TYPE
 - WITH BOLT THREADS EXCLUDED FROM THE SHEAR PLANE SHALL BE SNUG TIGHT
 - ONLY.
- ALL STRUCTUAL STEEL TO RECEIVE A RUST INHIBITIVE PRIMER. THIS PAINT
IS NOT INTENDED FOR LONG TERM EXPOSURE TO THE ELEMENTS.

- CONNECTIONS MAY BE BOLTED OR WELDED AT THE FABRICATOR'S OPTION UNLESS SPECIFICALLY
DETAILED OTHERWISE. ANY SUBSTITUTED CONNECTION SHALL MEET OR EXCEED THE DESIGN LOADS
SHOWN ON THE DRAWINGS AND COMPLY WITH AWS D1.1.

BUILDER / CONTRACTOR RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO INSURE THAT ALL PROJECT
PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY
GOVERNING BUILDING AUTHORITIES. THE SUPPLYING OF SEALED ENGINEERING DATA AND
DRAWINGS FOR THE METAL BUILDING SYSTEM DOES NOT IMPLY OR CONSTITUTE AN
AGREEMENT THAT THE METAL BUILDING SYSTEM MANUFACTURER OR ITS DESIGN ENGINEER
IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR A CONSTRUCTION
PROJECT.

THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE
APPROPRIATE AGENCY AS REQUIRED. APPROVAL OF THE METAL BUILDING SYSTEM
MANUFACTURER'S DRAWINGS AND CALCULATIONS INDICATE THAT THE METAL BUILDING
SYSTEM MANUFACTURER CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE
CONTRACT DRAWINGS AND SPECIFICATIONS. (SECT. 4.2.1 AISC CODE OF STANDARD
PRACTICES, 9TH ED.) WHERE DISCREPANCIES EXIST BETWEEN THE METAL BUILDING SYSTEM
MANUFACTURER'S STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE
STRUCTURAL STEEL PLANS SHALL GOVERN. (SECT. 3.3 AISC CODE OF STANDARD PRACTICE
9TH ED.)

DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT
FURNISHED BY THE METAL BUILDING SYSTEM MANUFACTURER ARE THE RESPONSIBILITY OF
THE CONTRACTORS AND ENGINEERS OTHER THAN THE METAL BUILDING SYSTEM
MANUFACTURER'S ENGINEER UNLESS SPECIFICALLY INDICATED.

THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK
IN COMPLIANCE WITH THE METAL BUILDING SYSTEM MANUFACTURER "FOR CONSTRUCTION"
DRAWINGS.

ALL BRACING AS SHOWN AND PROVIDED BY THE METAL BUILDING SYSTEM
MANUFACTURER FOR THIS BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE
ERECTOR AS A PERMANENT PART OF THE STRUCTURE.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING
OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND
FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE
THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS
COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED,
RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS
RESULTING FROM THE PERFORMANCE OF WORK BY OR THE ACTS OF OTHERS, NOR SUCH
UNPREDICTABLE LOADS AS THOSE DUE TO TORNADO, EXPLOSION, OR COLLISION. (SECT.
7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH ED.)

WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION
WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSION EFFECTS ON
THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME
STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO
GALVALUME SHOULD BE AVOIDED.

APPROVAL NOTES

THE FOLLOWING CONDITIONS APPLY IN THE EVENT THAT THESE DRAWINGS ARE USED AS
APPROVAL DRAWINGS: IT IS IMPERATIVE THAT ANY CHANGES TO THESE DRAWINGS BE MADE
IN CONTRASTING INK (PREFERABLY RED INK), HAVE ALL INSTANCES OF CHANGE CLEARLY
INDICATED, AND BE LEGIBLE AND UNAMBIGUOUS. A SIGNATURE AND DATE IS REQUIRED ON
ALL PAGES. MANUFACTURER RESERVES THE RIGHT TO RE-SUBMIT DRAWINGS WITH
EXTENSIVE OR COMPLEX CHANGES REQUIRED TO AVOID MISFABRICATION. THIS MAY IMPACT
THE DELIVERY SCHEDULE. APPROVAL OF THESE DRAWINGS INDICATES CONCLUSIVELY THAT
THE METAL BUILDING SYSTEM MANUFACTURER HAS CORRECTLY INTERPRETED THE
CONTRACT REQUIREMENTS, AND FURTHER CONSTITUTES AGREEMENT THAT THE BUILDING AS
DRAWN WITH INDICATED CHANGES REPRESENTS THE TOTAL OF THE MATERIALS TO BE
SUPPLIED BY MANUFACTURER. ANY CHANGES NOTED ON THE DRAWINGS NOT IN
CONFORMANCE WITH THE TERMS AND REQUIREMENTS OF THE CONTRACT BETWEEN
MANUFACTURER AND ITS CUSTOMER ARE NOT BINDING ON MANUFACTURER UNLESS
SUBSEQUENTLY SPECIFICALLY ACKNOWLEDGED AND AGREED TO IN WRITING BY CHANGE
ORDER OR SEPARATE DOCUMENTATION. MANUFACTURER RECOGNIZES THAT RUBBER
STAMPS ARE ROUTINELY USED FOR INDICATING APPROVAL, DISAPPROVAL, REJECTION, OR
MERE REVIEW OF THE DRAWINGS SUBMITTED. HOWEVER, MANUFACTURER DOES NOT ACCEPT
CHANGES OR ADDITIONS TO CONTRACTUAL TERMS AND CONDITIONS THAT MAY APPEAR
WITH USE OF A STAMP OR SIMILAR INDICATION OF APPROVAL, DISAPPROVAL, ETC. SUCH
LANGUAGE APPLIED TO MANUFACTURER'S DRAWINGS BY THE CUSTOMER, ARCHITECT,
ENGINEER, OR ANY OTHER PARTY WILL BE CONSIDERED AS UNACCEPTABLE ALTERNATIONS
TO THESE DRAWING NOTES, AND WILL NOT ALTER THE CONTRACTUAL RIGHTS AND
OBLIGATIONS EXISTING BETWEEN MANUFACTURER AND ITS CUSTOMER.

ROOF PANELS:

COLOR: Charcoal 20-Yr

WALL PANELS:

COLOR: Charcoal 20-Yr

TRIM COLORS:

CABLE: Charcoal 20-Yr

CORNER: Charcoal 20-Yr

EAVE: Charcoal 20-Yr

FRAMED OPENINGS: Charcoal 20-Yr

LINER PANELS:

COLOR: N/A

LINER TRIM:

COLOR: N/A

DEFLECTION LIMITS:

EW COL:	180
EW RAF LIVE:	180
EW RAF WIND:	180
WALL GIRT:	90
PURL LIVE:	180
PURL WIND:	150
WALL PANEL:	60
ROOF PANEL LIVE:	60
ROOF PANEL WIND:	60
RF HORIZONTAL:	60
RF VERTICAL:	180
WIND BENT:	60
RF CRANE:	100
RF SEIS:	50
WIND BENT SEIS:	50

IMPORTANT NOTE: FINAL DETAILING, FABRICATION, AND DELIVERY DATE OF THIS PROJECT
CANNOT BE COMPLETED UNTIL THE SIGNED APPROVALS ARE RETURNED TO THE METAL
BUILDING MANUFACTURER.

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△		
△	/..	FOR CONSTRUCTION
△	/..	FOR APPROVAL
REV.	DATE	REVISION

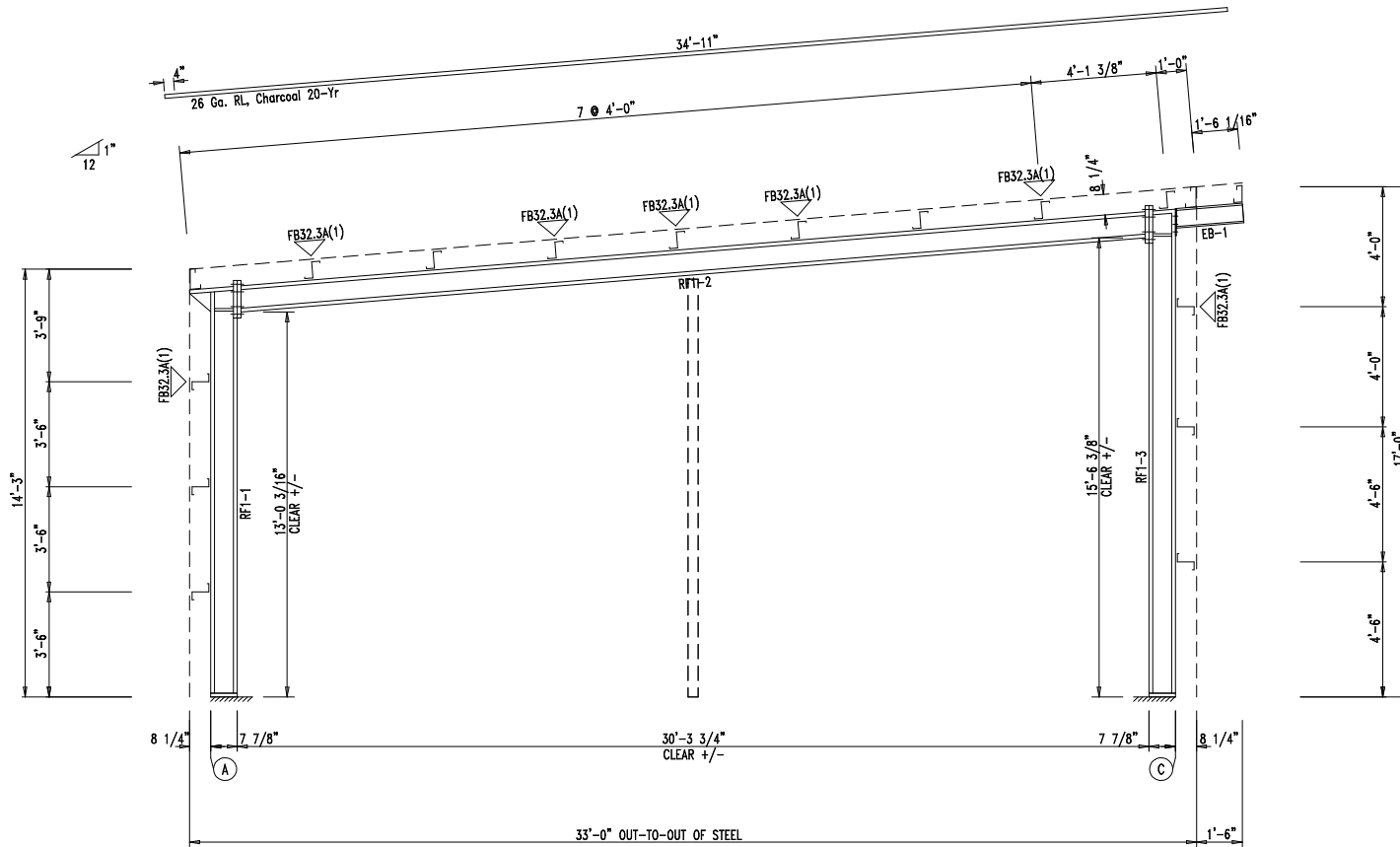
PURCHASER: CUSTOMER

PROJECT: PROJECT

JOB NUMBER: jonsavas33x55

▽ FLANGE BRACES: Both Sides(U.N.)
 FBxxA(1); xx=length(in)
 A - L2x2x14G

MEMBER SIZE TABLE			
MARK	MEMBER	LENGTH	WEIGHT
RF1-1	W8X10	13'-7 7/16"	167
RF1-2	W8X10	30'-4 1/4"	346
RF1-3	W8X10	16'-3 1/16"	190
EB-1	W8X10	2'-3"	29



RIGID FRAME ELEVATION: FRAME LINE 1 4

 13752 NE Highway 278 Red Oak, TX 74563 (918) 754-2994 www.alfordmetals.com	DESCRIPTION: RIGID FRAME ELEVATION						
	CUSTOMER: CUSTOMER				PROJECT: PROJECT		
	LOCATION: PROJ ADR 2						
	DRN. BY DET	CK'D BY DES	DATE 6/23/26	SCALE N.T.S.	REV. 00	QUOTATION NO. jonsavas33x55	SHEET NO. OF

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Q



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. RL - Charcoal 20-Yr

TRIM TABLE			
FRAME	LINE A		
◇ ID	PART	LENGTH	DETAIL
1	BA6102	10'-2"	
2	BA6	14'-2"	
3	OU6	16'-2"	TRIM_26
4	RLSGU6	16'-2"	
5	RLSGU6	20'-4"	
6	GEN6	1/2"	
7	OC36		
8	JHS102	10'-2"	
9	JA6	7'-2"	TRIM_31
10	HC6	3'-6"	TRIM_33

MEMBER TABLE		
FRAME LINE A		
MARK	PART	LENGTH
DJ-5	8X25C14	10'-1 1/2"
DH-1	8X25C14	2'-11 1/2"
E-4	08S34DU1	14'-11 1/2"
E-5	08S34DU1	19'-11 1/2"
E-6	08S34DU1	19'-11 1/2"
G-14	8X25Z14	2'-7 1/2"
G-15	8X25Z14	3'-7 1/2"
G-16	8X25Z14	16'-1 1/2"
G-17	8X25Z14	8'-9 1/2"
G-18	8X25Z14	22'-3 1/2"
G-19	8X25Z14	14'-9 1/2"
G-20	8X25Z14	21'-1 1/2"

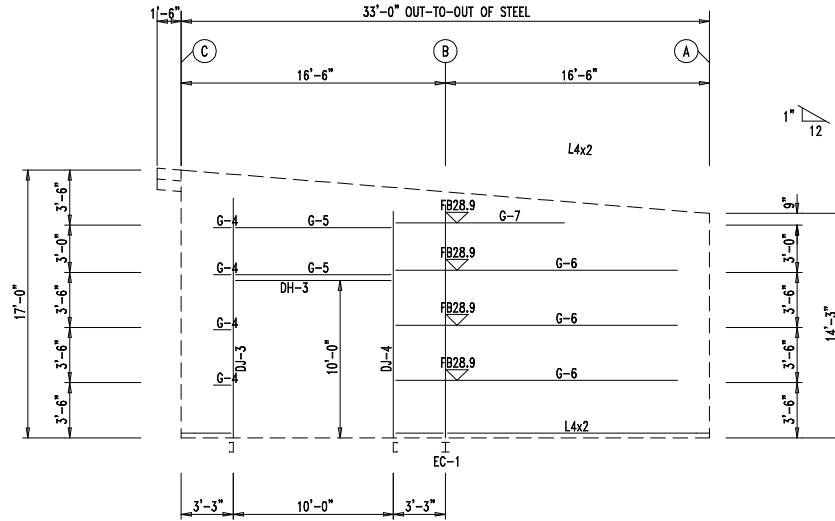


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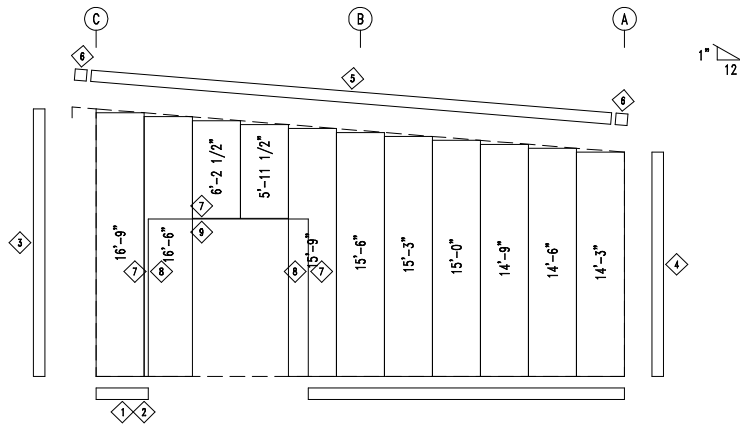
DESCRIPTION:	SIDEWALL FRAMING
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CUSTOMER: CUSTOMER	PROJECT: PROJECT
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LOCATION: PROJ ADR 2							
DRN. BY DET	CK'D BY DES	DATE 6/23/26	SCALE N.T.S.	REV. 00	QUOTATION NO. jonsavas33x55	SHEET NO. OF	



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. RL - Charcoal 20-Yr

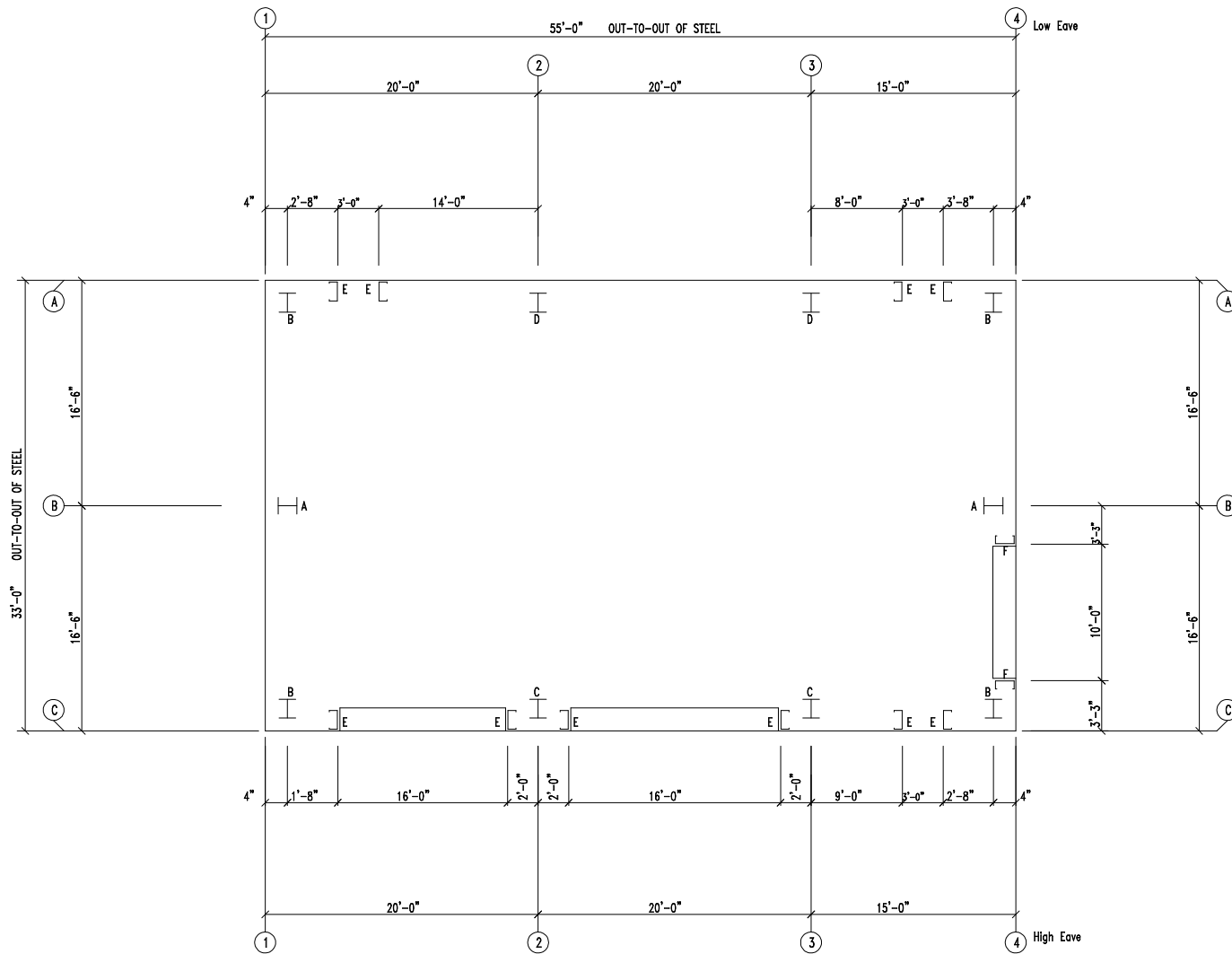
BOLT TABLE				
FRAME LINE 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	5/8"	1 1/2"
Jamb	2	A325	1/2"	1 1/4"

TRIM TABLE			
FRAME LINE 4			
ID	PART	LENGTH	DETAIL
1	BA6102	10'-2"	
2	BA6	20'-4"	
3	OU6	18'-2"	TRIM_26
4	OU6	16'-2"	TRIM_26
5	RA6	18'-2"	TRIM_18
6	REND6	1'-0"	
7	JH6102	10'-2"	
8	JA6102	10'-2"	TRIM_31
9	HE6	10'-3"	TRIM_33

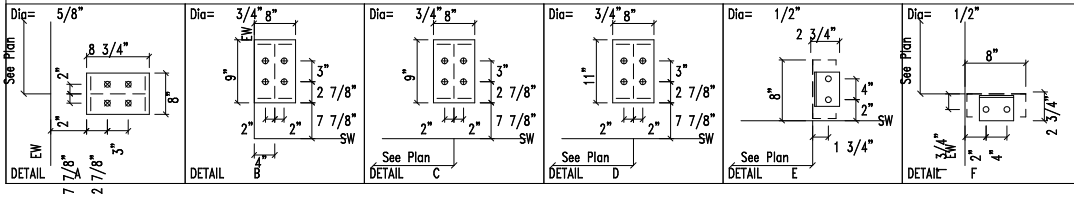
MEMBER TABLE		
FRAME LINE 4		
MARK	PART	LENGTH
EC-1	W8X10	14'-3"
DJ-3	8X25C14	15'-4"
DJ-4	8X25C14	14'-6"
DH-3	8X25C14	9'-11 1/2"
G-4	8X25Z14	1'-6 3/8"
G-5	8X25Z14	9'-11 1/2"
G-6	8X25Z14	18'-0 3/8"
G-7	8X25Z14	12'-1 5/8"

FLANGE BRACE TABLE		
FRAME LINE 4		
ID	MARK	LENGTH
1	FB28.9	2'-4 7/8"

		DESCRIPTION: ENDWALL FRAMING	
		CUSTOMER: CUSTOMER	PROJECT: PROJECT
LOCATION: PROJ ADR 2			
DRN. BY	CK'D BY	DATE	SCALE
DET	DES	6/23/26	N.T.S.
REV.	QUOTATION NO.		
00	jonsavas33x55		
		SHEET NO.	OF



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



		DESCRIPTION: ANCHOR BOLT PLAN & DETAILS					
		CUSTOMER: CUSTOMER			PROJECT: PROJECT		
LOCATION: PROJ ADR 2		DATE: 6/23/26		SCALE: N.T.S.		REV. 00	
DRN. BY: DET	CK'D BY: DES	QUOTATION NO. Jonsavas33x55		SHEET NO. OF			

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