

City of Keller
1100 Bear Creek Parkway
Keller, TX 76248
Re: Specific Use Permit:
901 Barbara Lane
Keller, TX 76248

Dear City of Keller,

Thank you for taking the time to consider this Specific Use Permit Application. I look forward to your feedback and am happy to answer any questions that arise.

My wife and I live with our four children at 901 Barbara Lane which sits on 5.7 acres. We recently moved to this location in June, 2021 and have absolutely loved our experience! We are excited to raise our family here and enjoy all that Keller offers. We currently have eight beehives, a dog, two adult llamas and as of earlier this month, a baby llama (called a cria). We plan on adding goats and chickens in the near future. We also plan on planting a fruit orchard and a large garden.

In order to accommodate the needs associated with the animals, the orchard, the garden, and maintaining 5.7 acres of land, we would like to replace the barn that is currently standing. Our street has an agriculture feel as many neighbors enjoy driving and walking down our street to see the horses, ponies, donkeys, cattle, dogs, and open pastures. As you may know, the city plans to add over 700 lineal feet of Hike and Bike Trail between my 5.7 acre property and my neighbors' ~8 acre property. We think our land is a perfect place to build a beautiful home and barn to accommodate our family, animals, bees and crops. I think the barn will continue to fit in very well in this neighborhood.

We are proposing to replace the current barn with a new barn of the exact same size (40' x 50' - 2,000 SF) in the exact same location. Current ordinances require that if I want to repair the barn, I would need to bring it up to code. The most economical way to do that is to tear the current barn down and build a new one. The average height will be 15'.

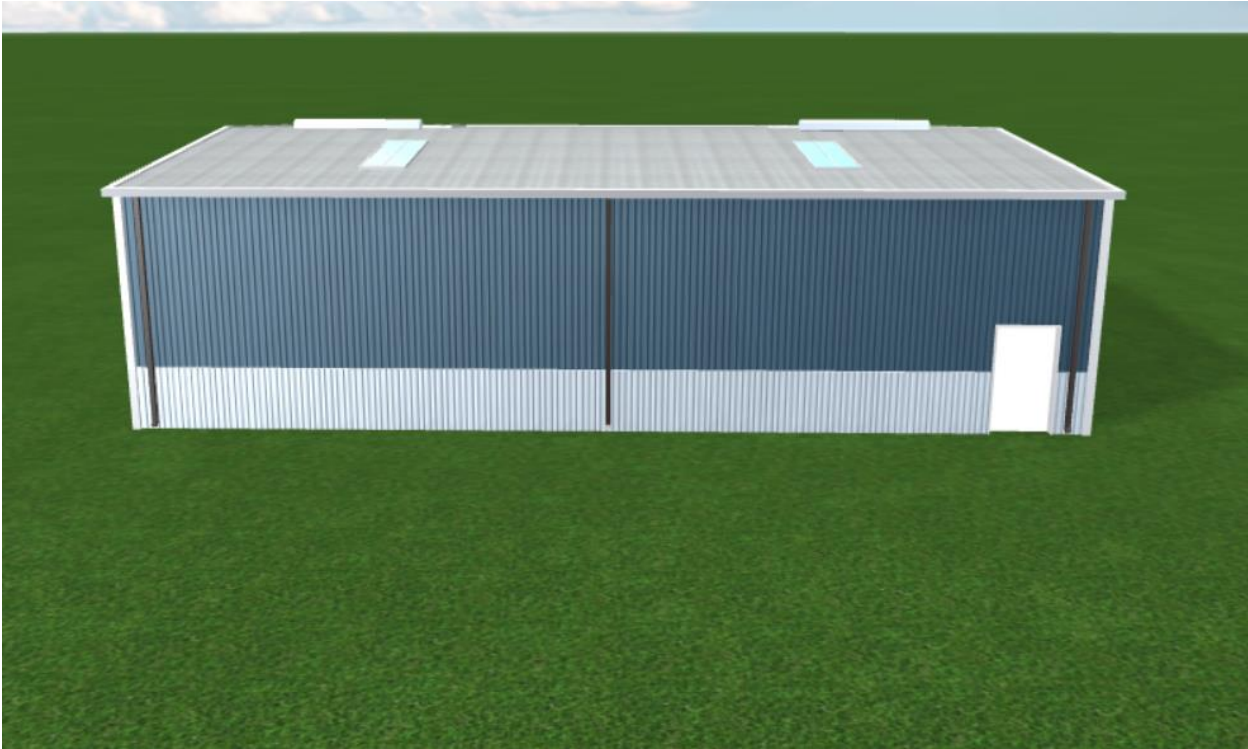
We also want to build a new home on the same property. We are currently living in the 50-year-old home, which is less than 3,000 SF. We would like to continue living in that home during the construction of our new home. We plan on demolishing the older home after we move into the newly built home and will request a demo permit within 6 months of receiving a Certificate of Occupancy on the new home. In the end, there will be one home with a footprint of approximately 109' wide and 55' deep (~6,000 SF) under roof. The home will face south just like the current home. Elevations of both buildings are attached.

Sincerely,



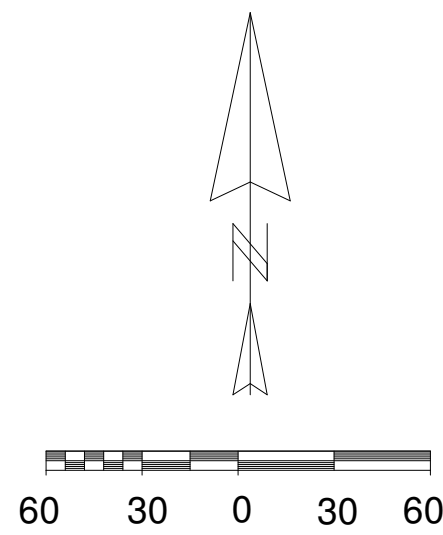
Sean Alibrando

North and South Elevation of Barn



East and West Elevation of Barn

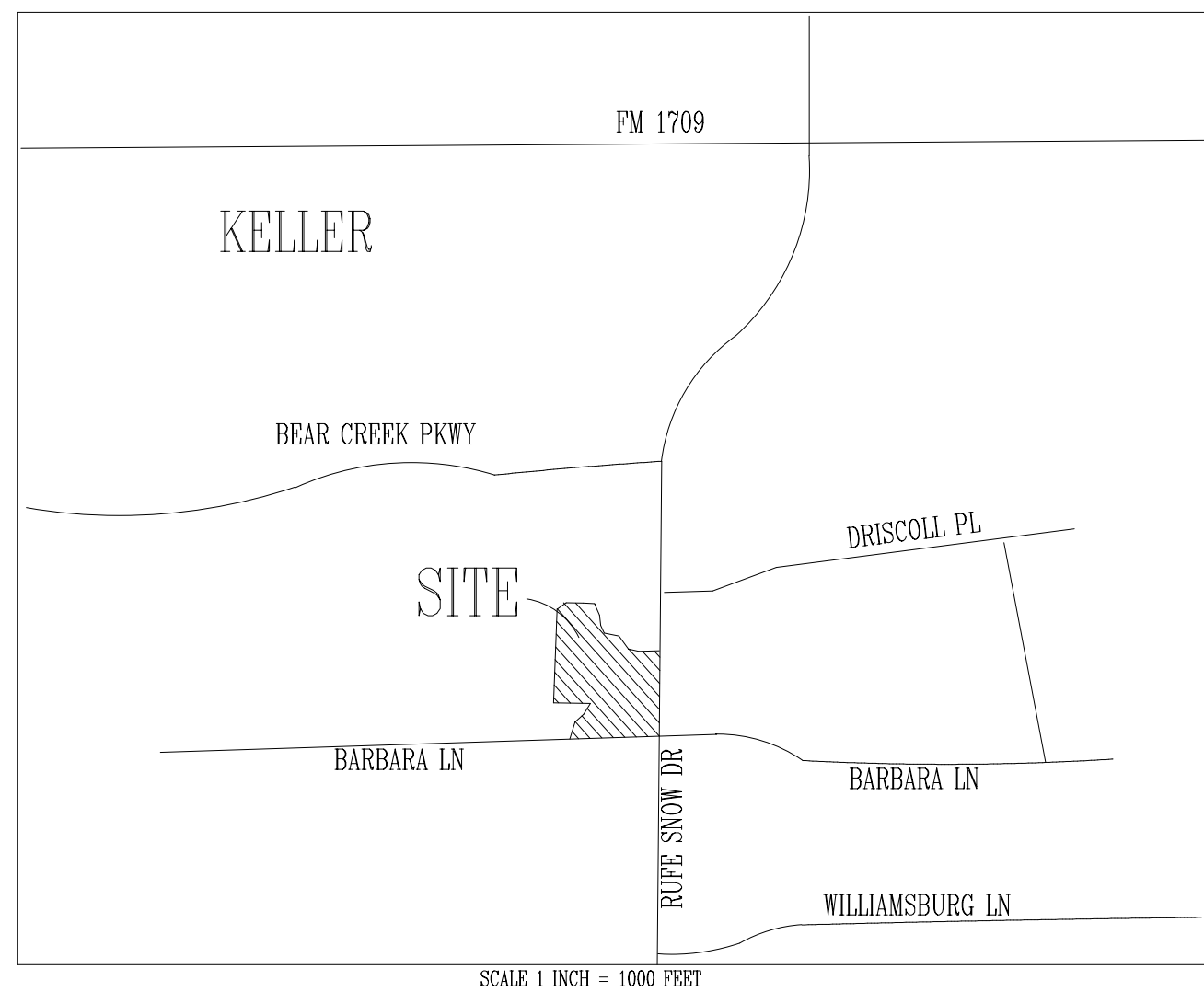




UTILITY LEGEND

- Ⓣ TELEPHONE RISER
- Ⓜ UNDERGROUND CABLE
- Ⓜ WATER METER
- Ⓜ MAILBOX
- Ⓣ ELECTRIC TRANSFORMER PAD
- Ⓜ GAS MANHOLE
- Ⓜ POWER POLE
- Ⓜ FIRE HYDRANT
- Ⓜ IRF IRON ROD FOUND
- Ⓜ IRSC IRON ROD SET WITH A TO BURKS R500P CAP
- Ⓜ LIGHT POLE

VICINITY MAP



The Drainage easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained. Property owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state, except when major erosion control or drainage projects are needed. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works or designee.

PLAT NOTES

1. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN OR OTHER MAPPED FLOOD HAZARD AREA ACCORDING TO FIRM MAP 48439C0090L DATED MARCH 21, 2019. THE PROPERTY IS IN ZONE "X" AND "AE".
4. ANY MODIFICATIONS TO THE EXISTING HOME ON LOT 2 THAT INCREASES THE SQUARE FOOTAGE TO 6,000 SQUARE FEET OR GREATER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS THROUGHOUT.
5. ANY NEW HOME BUILT ON LOT 1 THAT IS 6,000 SQUARE FEET OR GREATER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
6. A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES

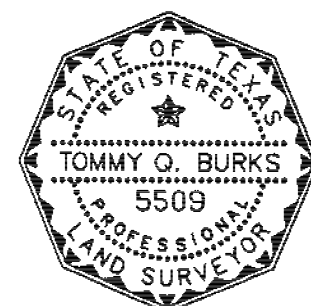
GENERAL NOTES:

1. BEARINGS ARE BASED ON WEST LINE OF LOT 1, BLOCK A HARRIS ADDITION AS RECORDED IN CABINET A, SLIDE 8640 P.R.T.C.T.

SURVEYORS CERTIFICATE

The plat shown hereon is a representation of the property as determined by an actual on the ground survey: the lines and dimensions of said property being indicated by the plat. The undersigned has no knowledge of or has been advised of any known or apparent intrusions, conflicts, easements, or provisions except as shown. The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

Tommy Q. Burks
Registered Professional Land Surveyor No. 5509
Burks Land Surveying
FIRM NO.10069700



APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

| | |
|--------------|------|
| DIRECTOR | DATE |
| SECRETARY | DATE |
| DOCUMENT NO. | DATE |



SITE SUMMARY

| | |
|------------------------|--------------------------|
| NUMBER OF LOTS: | 2 |
| 2 LOTS: | SP-36 |
| TOTAL ACREAGE: | 13.87 AC. |
| MINIMUM LOT SIZE: | 36,000 SF |
| MINIMUM DWELLING SIZE: | 2400 SF |
| DENSITY: | 0.64 DWELLING UNITS/ AC. |

DEVELOPED BY:
SEAN ALBRANDO
901 Barbara Lane
KELLER, TEXAS 76248
801-989-1646
E-MAIL: albrandofamily@gmail.com

PREPARED BY:
BURKS LAND SURVEYING
223 CR 1260
DECATUR, TEXAS 76234
817/228-5577
E-MAIL: blsurvey98@yahoo.com

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

BEING an 13.87 acre tract of land in the William H. Slaughter Survey, Abstract No. 1431, and being a portion of those certain tracts of land as described in deed to Alan and Bobbi Van Reet as recorded in Instruments #020343349 & #022127857 Official Public Records of Tarrant County, Texas and Christopher Sean and Kristine Willie Alibrando as recorded in Instrument #021075382 & #021276058 Official Public Records of Tarrant County, Texas and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found with a cap and said point being by plat call the northwest corner of Lot 1, Block A Harris Addition, an addition to the City of Keller, Tarrant County, Texas as recorded in Cabinet A, Slide 8640 of the Plat Records of Tarrant County, Texas and being in the east line of Lot 5 Block Addition, an addition to the City of Keller, Tarrant County, Texas as recorded in Volume 388-85, Page 34 P.R.T.C.T.;
- THENCE North along the east line of said Block Addition a distance of 602.74 feet to a 1/2" iron rod found with a cap at the south corner of that certain tract of land as described in deed to the City of Keller (Tract 2) as recorded in Volume 10186, Page 1404 D.R.T.C.T.;
- THENCE N 37°19'57" E along the southeast line of said City of Keller Tract 2 a distance of 51.61 feet to a point in the centerline of a creek;
- THENCE S 89°53'17" E along said centerline and the north line of said Harris tract a distance of 306.52 feet to a point at the intersecting point of the centerline of two creeks and said point being the northeast corner of that certain tract of land as described in deed to the City of Keller (Tract 3) as recorded in Volume 10186, Page 1404 D.R.T.C.T.;
- THENCE S 69°42'49" E along the centerline of a creek and the west line of said City of Keller Tract 3 a distance of 45.30 feet to a point;
- THENCE S 15°26'35" E along the centerline of a creek and the west line of said City of Keller Tract 3 a distance of 81.30 feet to a point;
- THENCE S 29°54'57" E along the centerline of a creek and the west line of said City of Keller Tract 3 a distance of 59.40 feet to a point;
- THENCE S 19°41'49" E along the centerline of a creek and the west line of said City of Keller Tract 3 a distance of 100.20 feet to a point;
- THENCE S 61°15'58" E along the centerline of a creek a distance of 111.30 feet to a point;
- THENCE S 83°40'41" E along said creek a distance of 191.10 feet;
- THENCE S 19°26'04" E along said creek a distance of 118.30 feet;
- THENCE S 57°16'39" E along said creek a distance of 67.70 feet;
- THENCE N 89°47'57" E leaving said creek a distance of 131.20 feet to a point in Rufe Snow Road;
- THENCE S 00°24'01" E along said Rufe Snow Road a distance of 451.95 feet to a point in said Road and being in the north line of said Barbara Lane;
- THENCE S 88°03'19" W along said Barbara Lane a distance of 189.30 feet to a 1/2" iron rod found;
- THENCE S 87°48'21" W along said Barbara Lane a distance of 190.72 feet to a 1/2" iron rod found;
- THENCE S 87°52'46" W along said Barbara Lane a distance of 67.09 feet to a "T" found cut in the concrete;
- THENCE S 87°59'04" W along said Barbara Lane a distance of 313.44 feet to a point in the creek and being by plat call the southeast corner of said Lot 1, Block A Harris Addition;
- THENCE N 18°52'46" E along the east line of said Lot 1 a distance of 201.05 feet to a point in the creek;
- THENCE N 38°20'51" E along the east line of said Lot 1 a distance of 82.20 feet to a point in the creek;
- THENCE N 22°06'00" E along the east line of said Lot 1 a distance of 53.51 feet to a point in the creek at the northeast corner of said Harris Addition;
- THENCE S 88°27'19" W along the north line of said Lot 1 a distance of 281.00 feet to the Point of Beginning and containing in all 604,224 square feet or 13.87 acres of land.

And designated herein as Lots 1 & 2, Block 1 VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Alan Van Reet
Date

BEFORE ME, the undersigned authority, on this day personally appeared Alan Van Reet, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ___ day of _____, 2021.

NOTARY PUBLIC _____ County, Texas
Commission expires: _____

And designated herein as Lots 1 & 2, Block 1 VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Bobbi Van Reet
Date

BEFORE ME, the undersigned authority, on this day personally appeared Bobbi Van Reet, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ___ day of _____, 2021.

NOTARY PUBLIC _____ County, Texas
Commission expires: _____

And designated herein as Lots 1 & 2, Block 1 VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Christopher Sean Alibrando
Date

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Sean Alibrando, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ___ day of _____, 2021.

NOTARY PUBLIC _____ County, Texas
Commission expires: _____

And designated herein as Lots 1 & 2, Block 1 VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Kristine Willie Alibrando
Date

BEFORE ME, the undersigned authority, on this day personally appeared Kristine Willie Alibrando, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ___ day of _____, 2021.

NOTARY PUBLIC _____ County, Texas
Commission expires: _____

MINOR PLAT
OF
LOTS 1 & 2, BLOCK A
VRA ADDITION
IN THE
WILLIAM H. SLAUGHTER SURVEY, ABSTRACT NO. 1431
TARRANT COUNTY, TEXAS
BEING
13.87 ACRES
2 RESIDENTIAL LOTS
ZONED: SF-36
AUGUST 19, 2021

| NUMBER | DATE | REVISION BY | DESCRIPTION |
|--------|------|-------------|-------------|
| | | | |
| | | | |
| | | | |
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901 BARBARA LN,
KELLER TEXAS
76248

ELEVATIONS

DRAWINGS PROVIDED BY:
TRINITY DESIGN AND BUILD

DATE:

7/9/2021

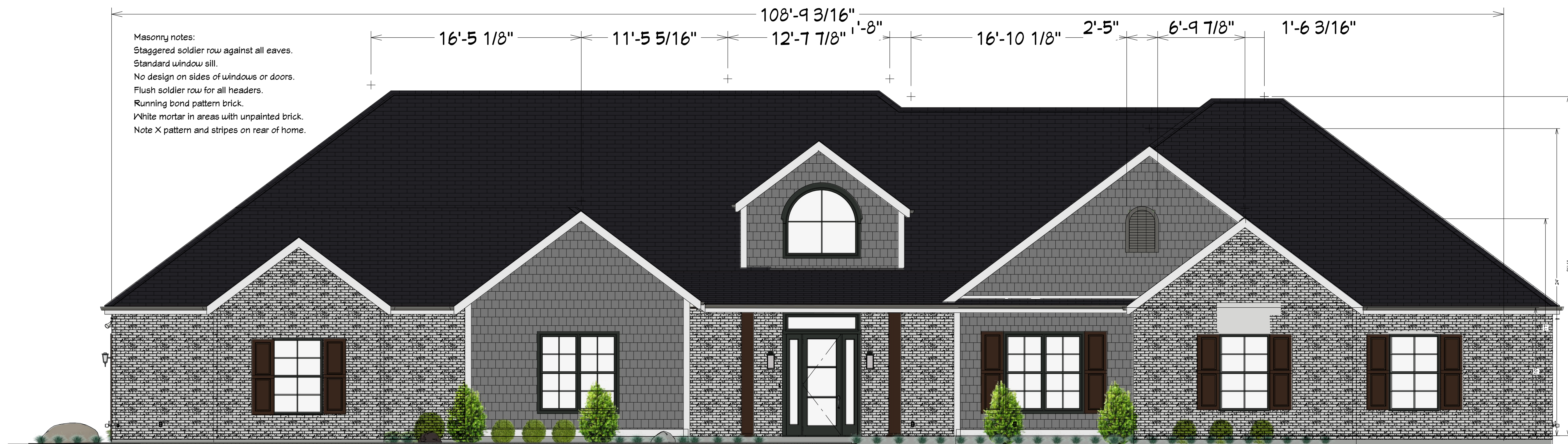
SCALE:

1/4"=1'-0"

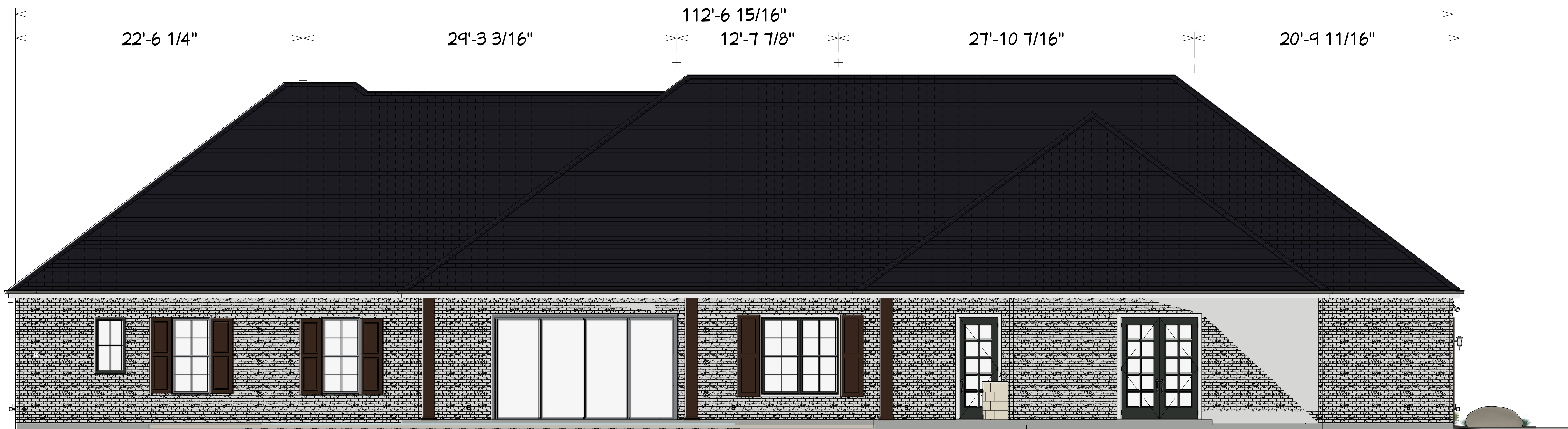
SHEET:

1

Masonry notes:
Staggered soldier row against all eaves.
Standard window sill.
No design on sides of windows or doors.
Flush soldier row for all headers.
Running bond pattern brick.
White mortar in areas with unpainted brick.
Note X pattern and stripes on rear of home.



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



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



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



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



| REVISION TABLE | |
|----------------|------|
| NUMBER | DATE |
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| | |

901 BARBARA LN,
KELLER TEXAS
76248

ELEVATIONS

DRAWINGS PROVIDED BY:
TRINITY DESIGN AND BUILD

DATE:
7/9/2021

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

SHEET:
2