

# Proposal for Residential Accessory Building

Pham Residence – New Shop / Barn  
912 Keller Smithfield Road South  
Keller, Texas

## Project Description

This proposal is submitted in support of a residential accessory building to be constructed on the property located at 912 Keller Smithfield Road South, Keller, Texas. The proposed structure is intended to serve as a detached residential accessory building consisting of a workshop/shop area, additional enclosed garage space, and covered outdoor porch areas associated with the primary residence currently under construction on the same property.

The building has been carefully designed to complement and match the architectural character, materials, and overall appearance of the new residence being developed on the lot. The proposed accessory structure will remain subordinate to the primary residence and will be used solely for residential accessory purposes.

The proposed building contains approximately 1,772 square feet of enclosed barn/shop and garage area with an additional 457 square feet of covered porch space, for a total under-roof area of approximately 2,229 square feet.

## Building Design and Compatibility

The proposed accessory structure is designed as a high-quality steel-framed shop and garage building featuring vertical metal siding, metal roofing systems, decorative stone masonry accents, covered porches supported by substantial wood columns, residential-style windows, and overhead garage doors.

The building elevations and renderings demonstrate a residential barn-style design that is visually compatible with the new home and surrounding area. The structure incorporates coordinated materials, roof pitches, colors, and exterior finishes intended to create a cohesive appearance across the property.

The maximum building height is approximately 26 feet 6 inches as shown in the construction documents.

## Intended Use

The accessory building will function primarily as a residential workshop/shop area, additional enclosed garage and vehicle storage space, general residential storage space, and covered recreational outdoor gathering space.

The owners may also incorporate a future bathroom and small kitchenette area to support a game room and pool house-style recreational use associated exclusively with the residence. No commercial business activity, retail use, or industrial operations are proposed or intended.

The structure will remain accessory and incidental to the primary residential use of the property.

## **Site and Lot Information**

The property consists of a large residential lot located along Keller Smithfield Road South. The proposed accessory building placement allows for substantial setbacks, open space, and separation from adjacent properties.

The submitted plans indicate a lot area of approximately 115,150 square feet and proposed lot coverage of approximately 2,204 square feet (1.9% lot coverage). The low percentage of lot coverage ensures the structure remains proportionate to the size of the property and maintains the rural residential character of the area.

## **Access, Ingress, and Egress**

Vehicular access to the accessory building will be provided through the existing residential driveway connections serving the property from Keller Smithfield Road South. No additional public street access points are proposed.

The building layout provides adequate maneuvering area and safe ingress and egress for passenger vehicles accessing the garage and shop spaces.

## **Parking**

The proposed structure includes enclosed garage bays and accessory parking areas sufficient to accommodate the intended residential use. Additional off-street parking is available on the large residential lot as needed for family and guest use.

No commercial parking demand is anticipated.

## **Drainage and Utilities**

All drainage improvements associated with the project will comply with applicable City of Keller requirements and standard engineering practices. Existing drainage patterns will be maintained to the greatest extent practical.

Utility services for the accessory structure will be installed in accordance with all applicable building codes and municipal requirements.

Any future plumbing additions associated with a bathroom or kitchenette will be permitted and inspected in accordance with local code requirements.

## **Screening, Landscaping, and Open Space**

The large size of the property provides substantial open space surrounding the proposed structure. Existing and future landscaping will continue to maintain compatibility with the surrounding residential area.

The accessory building location and architectural design minimize visual impacts to adjacent properties while maintaining the aesthetic quality of the site.

## **Hours of Operation**

The accessory building is intended solely for residential use by the property owners and their guests. No commercial operations or public business activities are proposed.

Use of the structure will remain consistent with normal residential hours and activities.

## **Compliance with Codes**

The submitted plans indicate compliance with applicable building and energy codes, including the 2021 IRC, 2021 IMC, 2021 IPC, 2020 NEC, and 2021 IECC.

All construction will comply with City of Keller development standards, permitting requirements, inspections, and applicable deed restrictions.

## **Conclusion**

The proposed residential accessory building has been thoughtfully designed to complement the new residence and preserve the character of the surrounding area. The structure will provide functional residential storage, workshop, garage, and recreational space while maintaining a high-quality architectural appearance appropriate for the property and neighborhood.

Given the size of the lot, the compatible architectural design, minimal lot coverage, and strictly residential accessory use, the proposed building is consistent with the intent of the SUP requirements and will not adversely impact surrounding properties.

**PROJECT INFORMATION**

BUILDING CODE: 2021 IRC  
2021 IMC  
2021 IPC  
2020 NEC  
2021 IECC

BUILDING AREA CALCULATIONS: BARN 1,772  
1,772  
PORCH 457  
457  
TOTAL U/R 2,229

LOT AREA: 15,150 SF

LOT COVERAGE: 2,204 SF = 14%

BUILDING HEIGHT: 26'-6"

**GENERAL NOTES**

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
3. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
4. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
5. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT IS EXECUTED OR NOT, THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THE DESIGNER.
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING AND/OR WATERPROOFING. REFER TO MANUFACTURER SPECIFICATIONS.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES, AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS, AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS, AND MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY, CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.

# PHAM RESIDENCE NEW SHOP / BARN

912 KELLER SMITHFIELD ROAD S.  
KELLER, TEXAS



1 FRONT PERSPECTIVE

## FINAL CONSTRUCTION SET

**INDEX OF SHEETS**

- A1 FLOOR PLAN
- A2 ELEVATIONS
- A3 ROOF & DETAILS

PHAM RESIDENCE  
NEW SHOP / BARN

SET NUMBER **6**

PROJ. NO. 2514  
DATE: 4/3/26

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**NOTICE**  
THESE DOCUMENTS AND RELATED CONTRACT DOCUMENTS WERE PREPARED SPECIFICALLY FOR THE CONSTRUCTION LOCATION AT:

912 KELLER SMITHFIELD ROAD S.  
KELLER, TEXAS

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THE SEAL OF THE DESIGNER, ARCHITECT, AND ENGINEERS AFFIXED TO THESE CONTRACT DOCUMENTS ARE PROTECTED BY SPECIFIC LICENSING REGULATIONS OF THE STATE OF TEXAS, AND THEIR USE BY ANY OTHER PERSON IS STRICTLY FORBIDDEN.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE LIMITS OF DESIGNER/ARCHITECT'S LIABILITY NOT TO EXCEED FEE PAID FOR SERVICES AND PLANS.

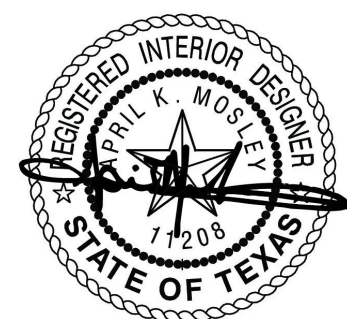
CONSTRUCTION TO MEET ALL FEDERAL, STATE, AND LOCAL CODES INCLUDING STATE ENERGY CODE REQUIREMENTS.

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICES OF PERSONS REGISTERED IN TEXAS.

TEXAS BOARD OF ARCHITECTURAL EXAMINERS  
P.O. BOX 12331  
AUSTIN, TEXAS 78711-2331  
TELEPHONE 912-305-4000  
FAX 912-305-8400




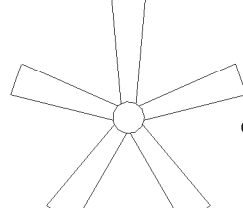






**MOSLEY** design studio  
3915 ridgecrest dr  
flower mound, tx 75022  
214-455-9911  
www.mosleydesignstudio.com

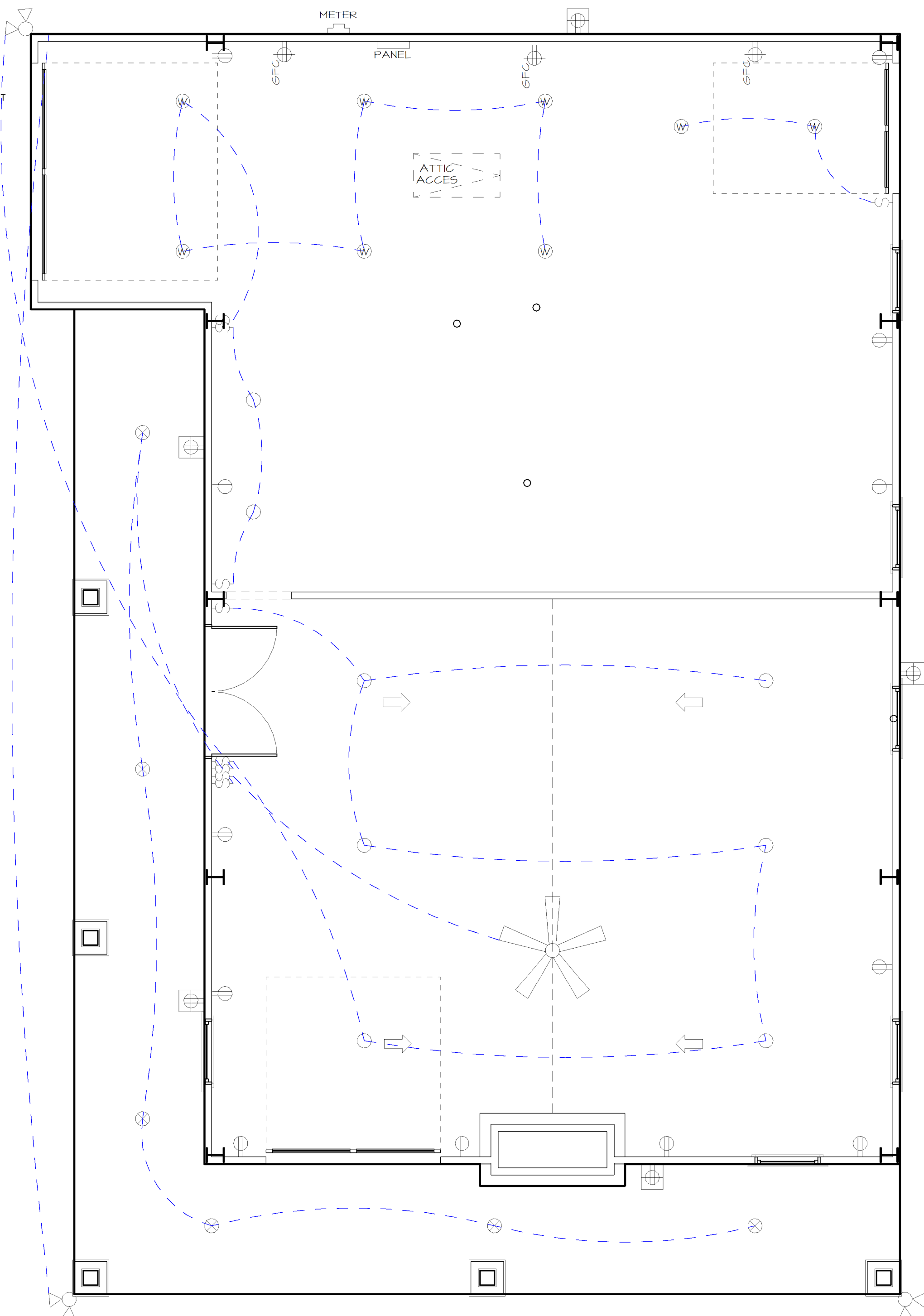
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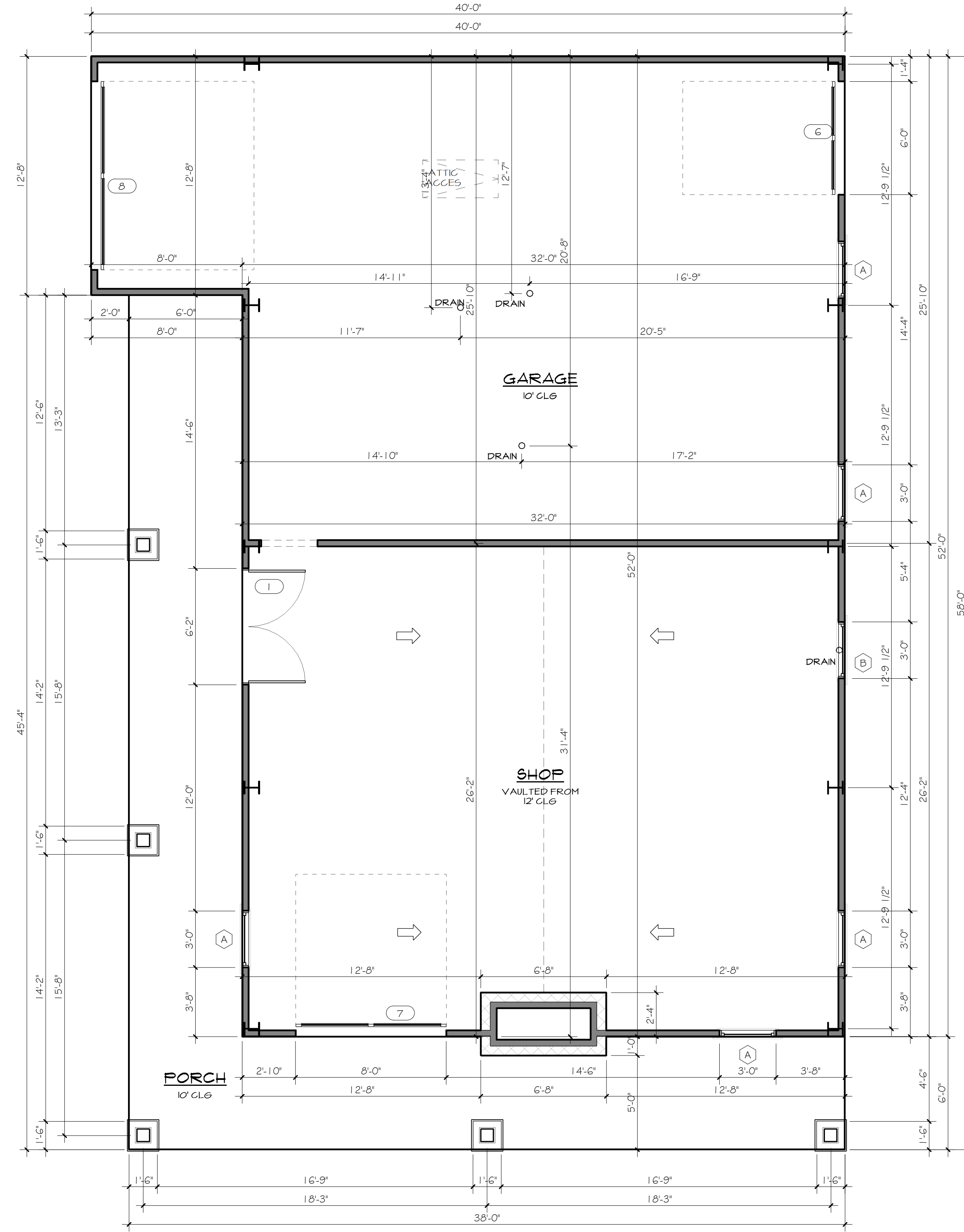
4/3/26

**ELECTRICAL**

-  SINGLE POLE SWITCH
-  LED FLUSH-MOUNT LIGHT
-  LED FLUSH-MOUNT EXTERIOR LIGHT
-  CEILING FAN
-  EXTERIOR FLOOD LIGHT
-  DUPLEX OUTLET
-  GROUND FAULT INTERRUPT DUPLEX OUTLET
-  WATERPROOF DUPLEX OUTLET
-  ELECTRIC PANEL
-  ELECTRIC METER



2 LIGHTING & ELECTRICAL PLAN  
1/4" = 1'-0"



1 FLOOR & PLUMBING PLAN  
1/4" = 1'-0"

**GENERAL NOTES**

1. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
3. ENGINEERING PROVIDED BY OTHERS.
4. PLUMBING WALLS WITH 2X6 FRAMING.
5. ROOM SIZES NOTED ARE FINISHED WIDTH BY DEPTH.
6. MECHANICAL AND PLUMBING SYSTEMS DESIGNED BY OTHERS.

**DOOR SCHEDULE**

CODE	W	H	DESCRIPTION	QTY
1	8'-0"	8'-0"	FRONT ENTRY PAIR	1
6	8'-0"	8'-0"	EXT OVERHEAD	1
7	8'-0"	8'-0"	EXT OVERHEAD	1
8	10'-0"	8'-0"	EXT OVERHEAD	1
<b>TOTAL</b>				<b>4</b>

**WINDOW SCHEDULE**

CODE	W	H	HH	DESCRIPTION	QTY
A	3'-0"	6'-0"	8'-0"	SINGLE-HUNG	5
B	3'-0"	4'-0"	8'-0"	SINGLE-HUNG	1
C	2'-6"	4'-0"	5'-0"	FIXED	2
<b>TOTAL</b>					<b>8</b>

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**MOSLEY design studio**  
 ARCHITECTURE & INTERIOR DESIGN  
 1000 W. 14TH ST. SUITE 100  
 KELLER, TEXAS 75488  
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 WWW.MOSLEYDESIGNSTUDIO.COM

**PHAM RESIDENCE**  
**NEW SHOP / BARN**  
 912 KELLER SMITHFIELD ROAD S.  
 KELLER, TEXAS

SQUARE FOOTAGE:

BARN	1,772
PORCH	457
<b>TOTAL U/R</b>	<b>2,229</b>

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DRAWN BY: A. MOSLEY  
 PROJ. NO.: 2514  
 DATE: 4/3/26

**FLOOR PLAN**  
 SHEET NO.  
**A1**  
 OF 3

**FINAL**



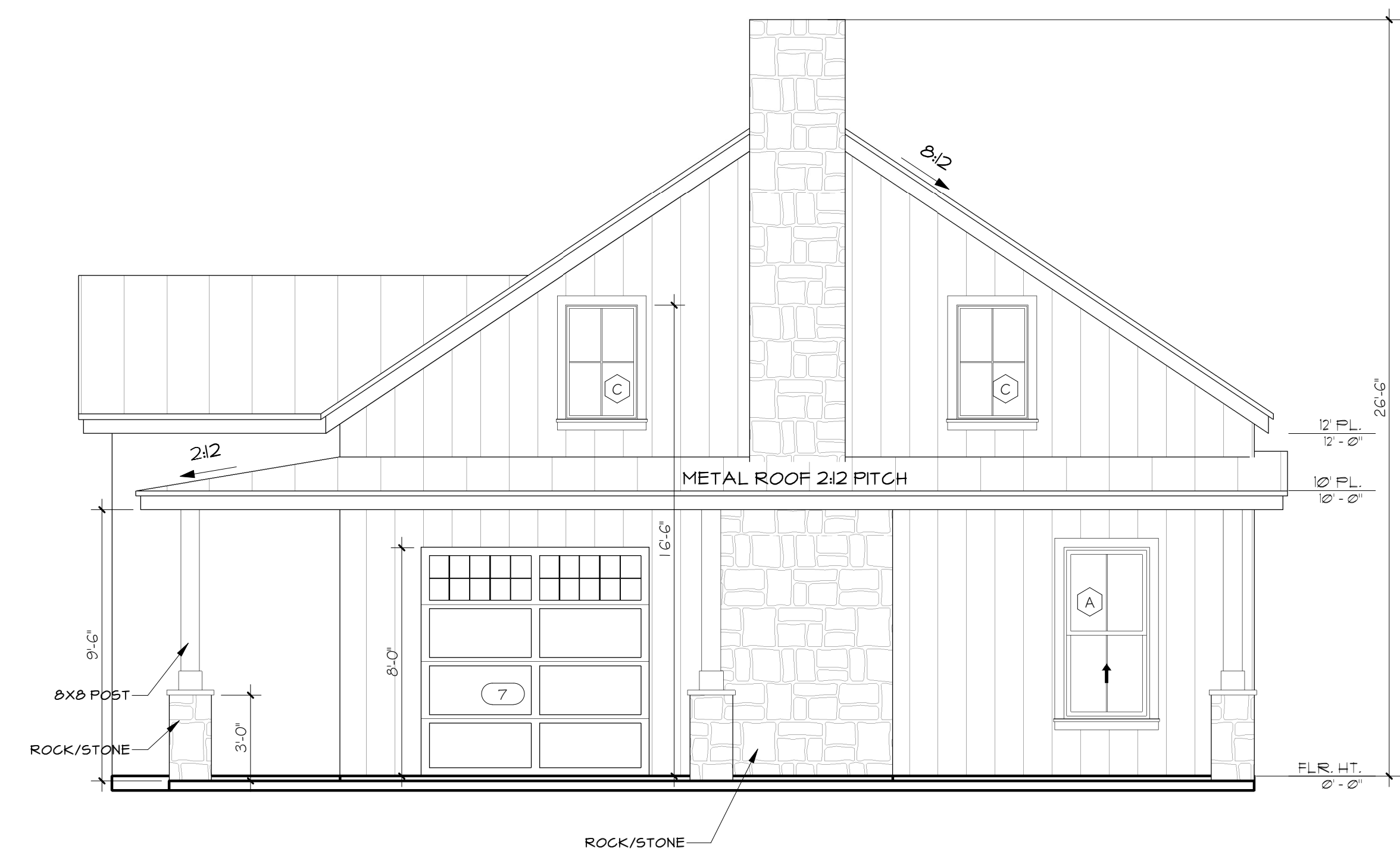
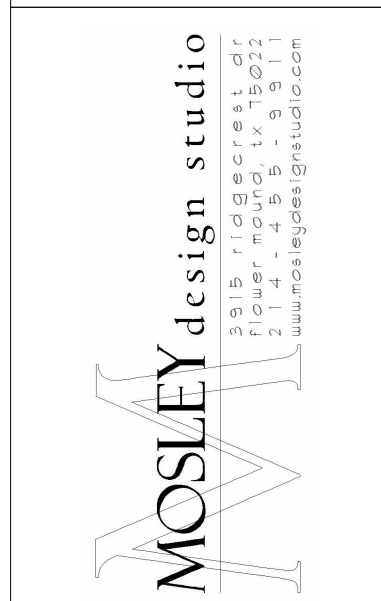
1 FRONT LEFT PERSPECTIVE

2 FRONT RIGHT PERSPECTIVE

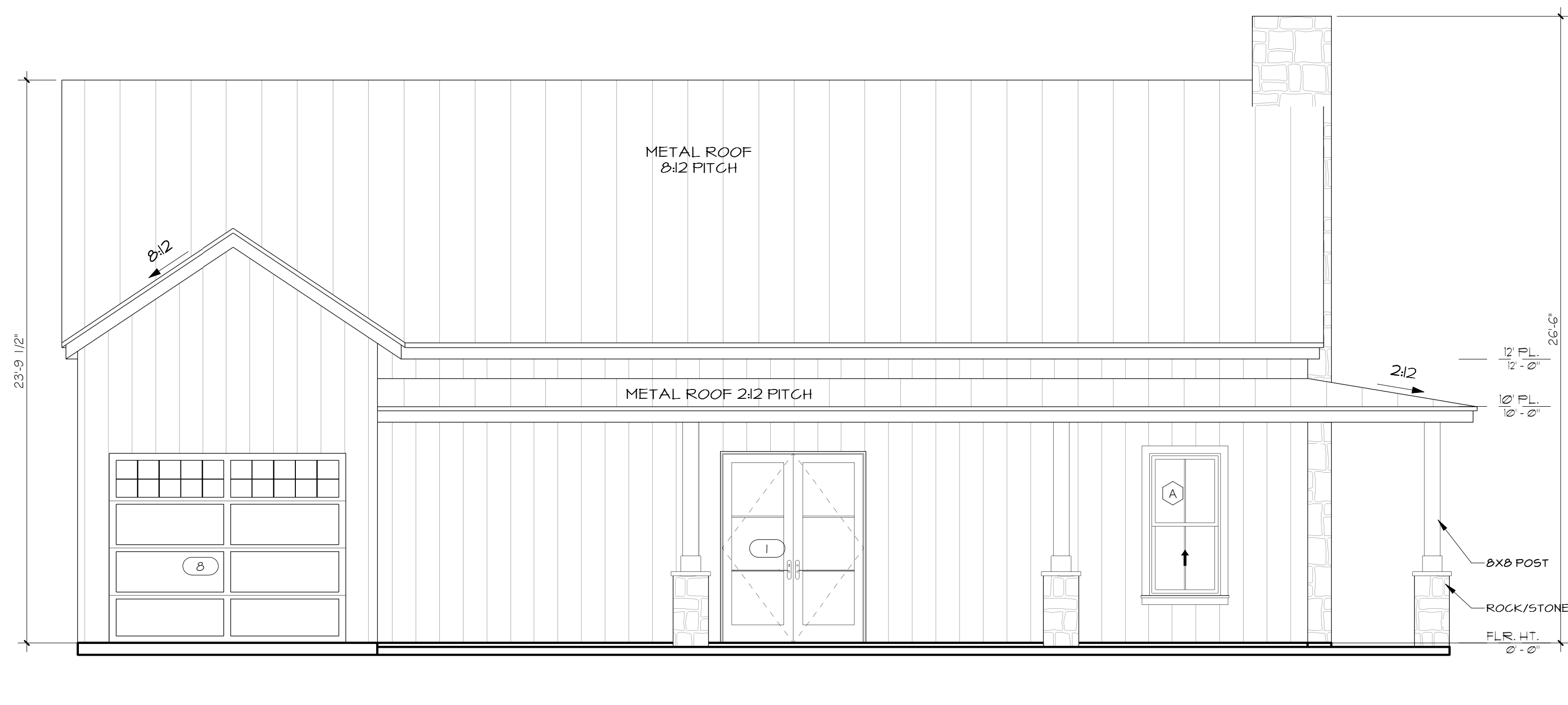
**GENERAL**

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2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. NOTIFY DESIGNER OF ANY DISCREPANCIES.
3. ENGINEERING PROVIDED BY OTHERS.
4. PLUMBING HALLS WITH 2X6 FRAMING.
5. ROOM SIZES NOTED ARE FINISHED WIDTH BY DEPTH.
6. MECHANICAL AND PLUMBING SYSTEMS DESIGNED BY OTHERS.
7. COLORS SHOWN IN RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT REFLECT FINISH SELECTION. REFER TO OWNER FOR FINISH SELECTIONS.

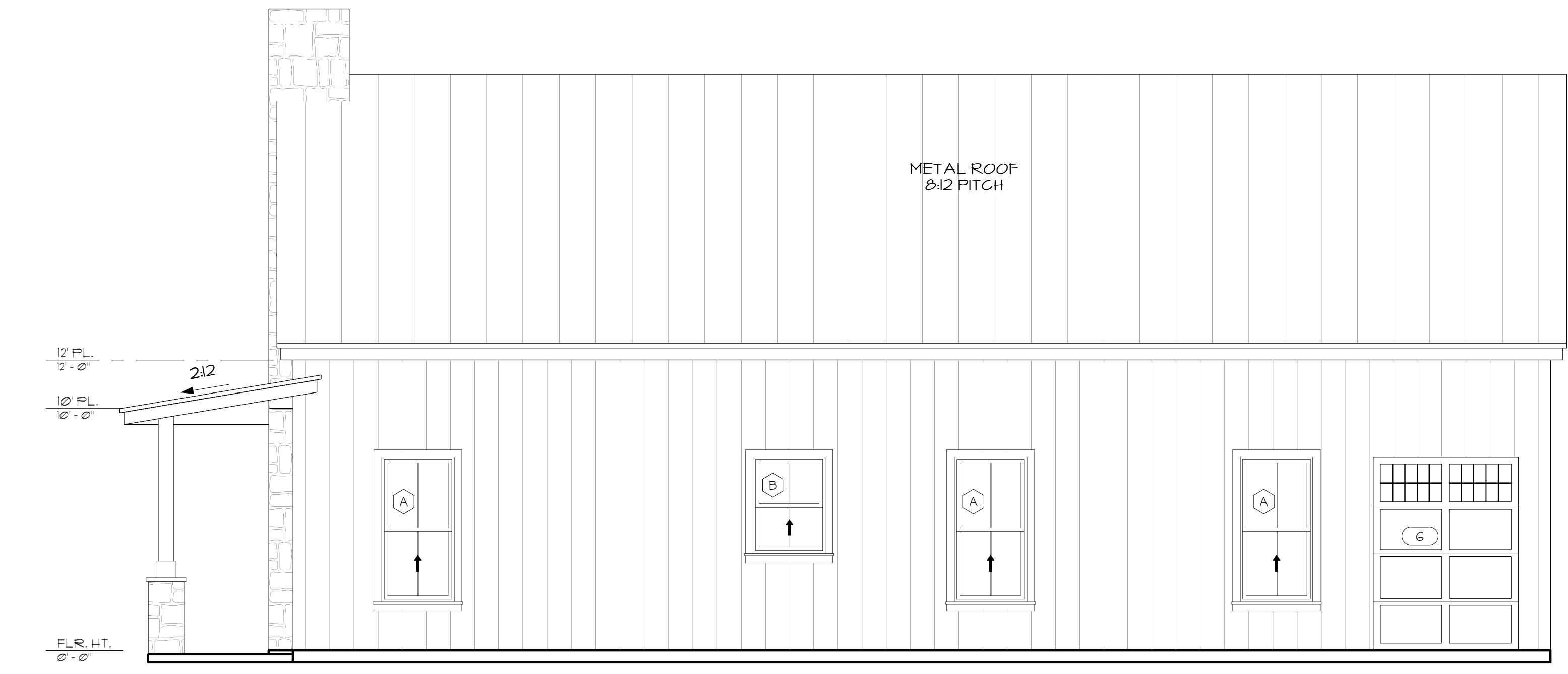
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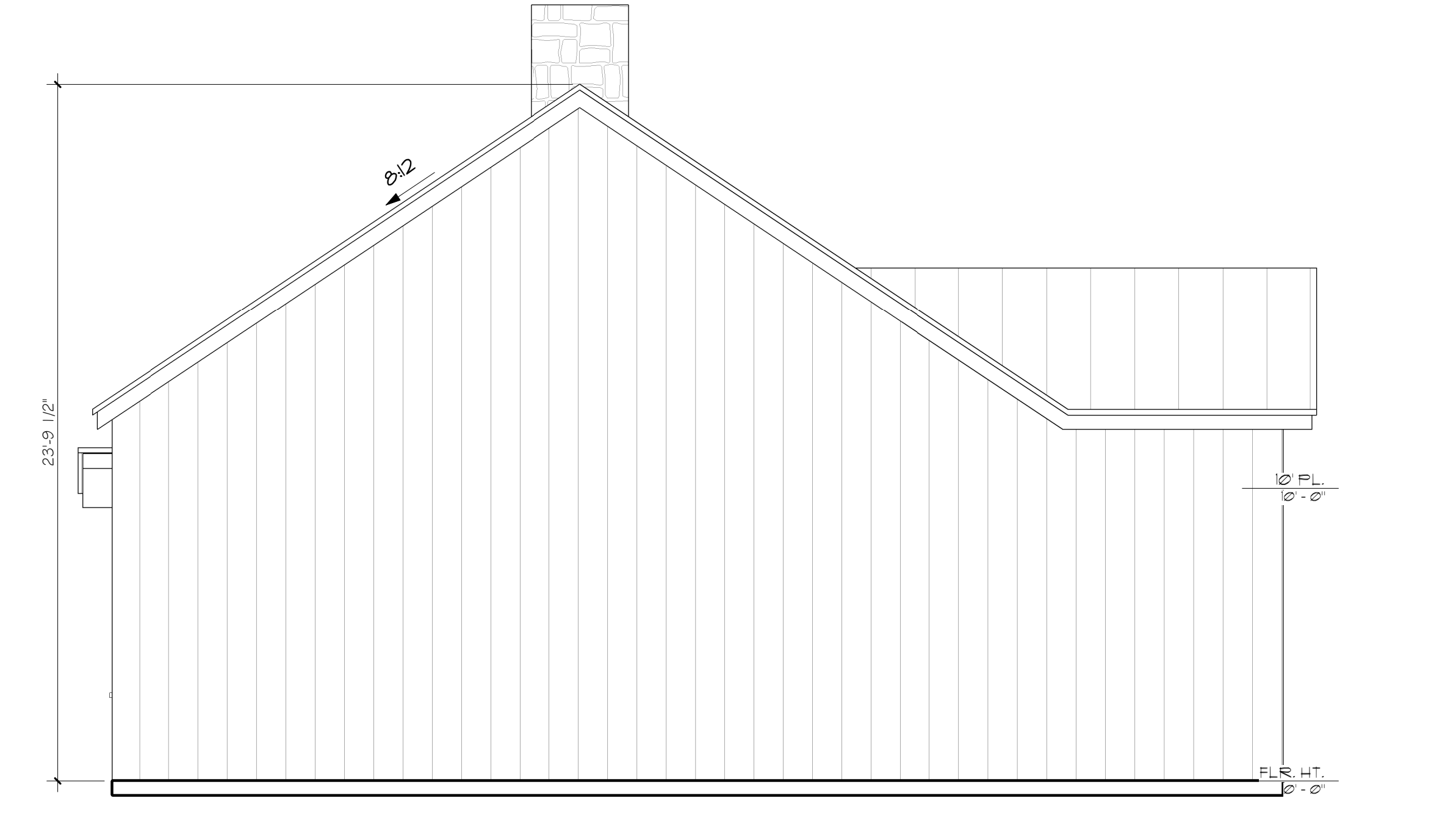
3 FRONT ELEVATION  
1/4" = 1'-0"



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



5 RIGHT ELEVATION  
1/4" = 1'-0"



6 REAR ELEVATION  
1/4" = 1'-0"

**PHAM RESIDENCE**  
**NEW SHOP / BARN**  
 912 KELLER SMITHFIELD ROAD S.  
 KELLER, TEXAS

SQUARE FOOTAGE:

BARN	1,772
PORCH	457
TOTAL U/R	2,229

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 PROJ. NO. 2514  
 DATE 4/3/26  
 REVISIONS

ELEVATIONS

SHEET NO.

**A2**

A2 OF 3

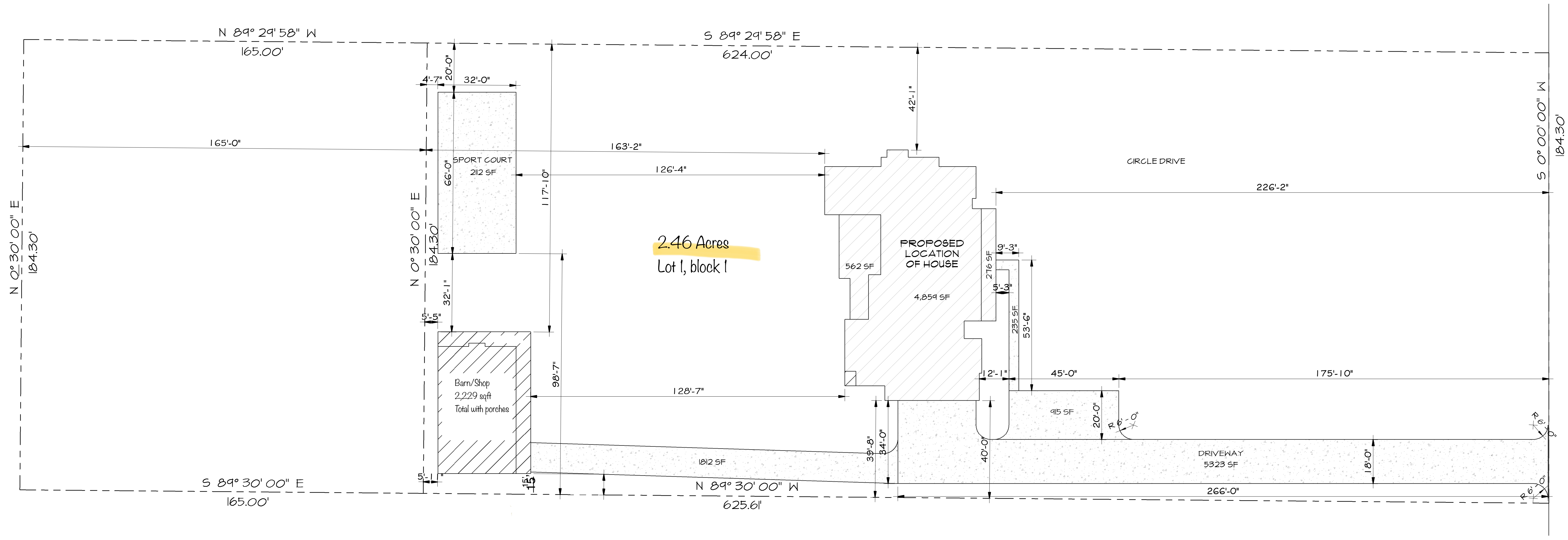
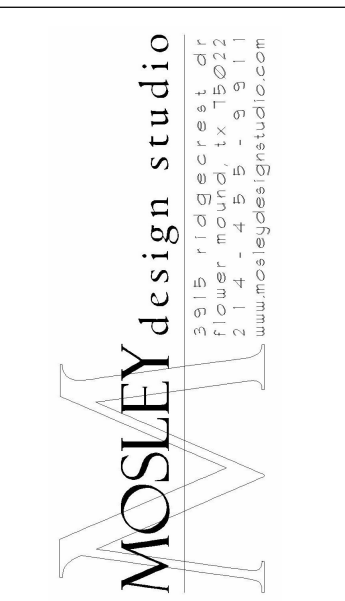
**FINAL**



**GENERAL NOTES**

1. REFER TO RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT AND SOIL TESTING FOR FINAL SLAB ELEVATIONS.
2. STRUCTURAL ENGINEERING AND FOUNDATION PLANS PROVIDED BY OTHERS.
3. CIVIL ENGINEERING AND DRAINAGE PROVIDED BY OTHERS.
4. ALL DIMENSIONS SHOWN ARE FACE OF BUILDING OR COMPONENT.
5. PROVIDE 50D IN YARD ALONG THE FRONT AND SIDES OF HOUSE. PROVIDE IRRIGATION IN FRONT, SIDES, AND PERIMETER OF FOUNDATION, PLANTS AND SHRUBS FOR THE FRONT FLOWER BEDS TO BE DETERMINED.
6. FINAL LOCATION OF STRUCTURES AND DRIVEWAYS TO BE DETERMINED.

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KELLER SMITHFIELD S.

**PHAM RESIDENCE**  
**NEW HOME**  
912 KELLER SMITHFIELD ROAD S.  
KELLER, TEXAS

SQUARE FOOTAGE:

LOWER	3,890
UPPER	1,020
	4,910
GARAGE	968
PATIO	562
PORCH	216
	1,806
TOTAL U/R	6,805

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DRAWN BY	A. MOSLEY
PROJ. NO.	2514
DATE	9/3/25
REVISIONS	



SITE	
SHEET NO.	S1
S1	OF 10

**CONSTRUCTION**

**APPLICANT REPRESENTATIVE**

Check one of the following:

I will represent the application myself; or

I hereby designate Chase Hall (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this permit and/or development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

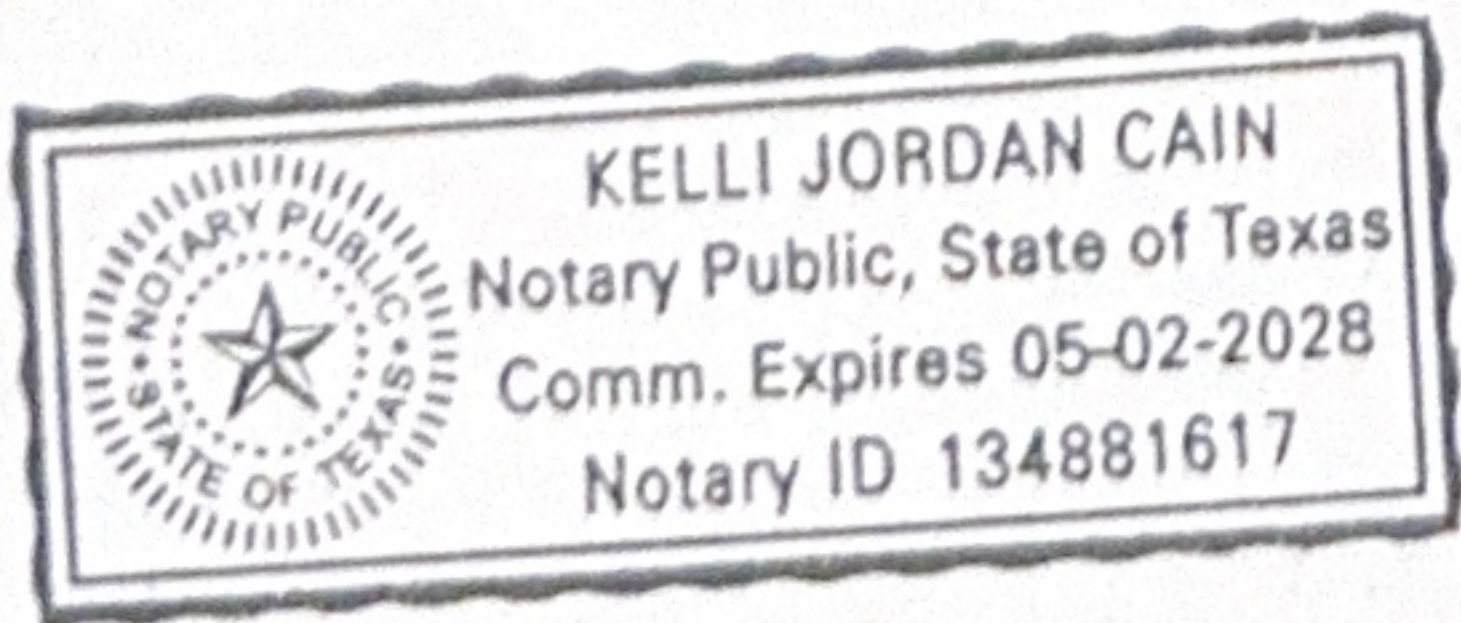
I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified on the application or a representative (point of contact) of the company who is authorized to act on behalf of the owner. I further certify that the information provided herein and in the application for the development/ permit is true and correct. By signing below, I agree that the City of Keller is authorized and permitted to provide information contained within this application to the public.

Owner's Signature: [Signature] Date: 5/15/26

Signature of Representative: \_\_\_\_\_ Date: \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ( Jerry Pham ), known to me to be the same person whose name is subscribed to the foreign instrument, and acknowledged to me that s/he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this 15<sup>th</sup> day of May, 2026



[Signature]  
Notary Public, in and for the State of Texas