



Chairman and Members of the Planning & Zoning Commission
% City of Keller, Planning Department
100 Bear Creek Parkway
Keller, TX 76244

August 24, 2017

RE SUP # _____ 1021 Simmons Drive; SUP Requirements and Owner Justification Letter

Owners: Trent and Mary Petty

Chairman and Members of the P&Z

We have lived in our home at 1021 Simmons Drive for almost 20 years. Our property is zoned SF 36 and our lot is 3.7 acres. Our home was built in 1985 and no longer meets the needs of our family and lifestyle, however our property is irreplaceable and we love living in Keller, so we've chosen to stay put and upgrade our residence.

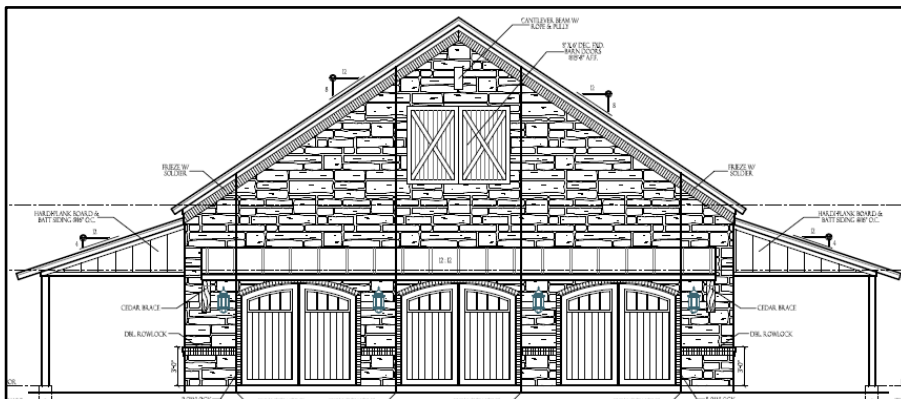
We are proposing demolishing an existing barn and our existing residence and replacing them both with more valuable and functional space on the property. Our project has been over a year in the planning stages and we are finally ready to begin construction subject to approval of our SUP.

Our project will consist of demolishing our existing metal barn pictured here. We will be replacing the existing barn with a new barn which will include a small living quarters as shown in the attached proposed plans. The new barn footage areas will be segregated as follows;



AREAS:	
APPROXIMATE LIVING	1,342 ½
GARAGE / STABLES	1,831 ½
OVERHANG SHEDS	1,099 ½
APPROXIMATE TOTAL A.U.R.	4,272 ½

The exterior veneer of the new barn will complement the new home with a tasteful mixture of stone, brick and Hardi-Board cementitious board & batt siding to enhance the appearance of an upscale horse barn. Our objective is to blend old world charm with new world design features that create a stunning exterior appearance.



As you can see, the barn we plan to build is a significant upgrade both in terms of aesthetics and design from the existing barn. Although metal barns are a common occurrence on

Simmons Drive. We have chosen to go with a masonry barn that not only matches the finishes to be used on the new home, but will be a significant upgrade from the traditional metal barn currently allowed. We realize the nature of this structure prompts the need for an SUP, but we also understand this type structure is allowed in the Zoning Ordinance for lots of our size.

The reason the new barn contains a living quarters is two-fold;

1. First, and foremost, the new barn will provide a place of temporary residence while our existing home is being demolished and reconstructed. We have animals that need daily care and thus want to avoid having to rent a house and move off-site while the new home is under construction.
2. Second, the living space in the barn will provide additional accommodations for family visits and holidays. We have three grown children and a grandchild in addition to our three boys at home, so we have lots of need for space.

In addition, we have aging parents with significant health problems and so we don't rule out the possibility of needing to one day make space available for them. We are acutely aware of the City's single-family dwelling ordinance and will not violate that ordinance under any condition.



A second condition we are asking to be approved with the SUP is the barn being allowed to have a front facing entry, just as our existing barn has. **Front entry garage doors will only be on the barn** and not the new home. The new home will have a side entry garage. The front of the new barn will be almost completely obscured from the street unless you are literally looking from straight on. The new plan includes saving as much shrubbery as possible and a large tree that will block most of the barn view from the street, even when you are looking straight into the property. The picture to the left shows the current view from the street.

In order to give you an idea of how far the barn will be setback from the front, please refer to the site plan in your packet and the picture to the right, in which the yellow arrow gives some perspective as to where the new barn will be built relative to the front. The brick wall to the right is the existing home, and this picture is taken from a point which is over 120' from the street. The total distance from the front doors of the new barn entry to front property line will be 156'10", and to the street edge will be approximately 175' back on the property. The barn will be in keeping with the rural character of these large lots and will not be inconsistent with existing uses and ancillary structures on Simmons Drive.



We would also like to emphasize the fact that construction of the new barn is actually the minor component of the overall project. As already mentioned, our primary objective and intent is to demolish and re-build our new home

as well. Having been constructed in 1985, our existing home leaves much to be desired if we are to stay on this property in Keller for as long as we intend to. In addition to numerous design aspects that no longer work for our family, the energy efficiency is far below what we can achieve in a new home. We strongly considered doing a complete home makeover, but the cost was substantial enough that it made far better sense financially to tear this home down and rebuild new construction.



The new home will be a very substantial upgrade over the existing home, not only in size, but also in sheer caliber of design and construction as well. The new home will be a significant enhancement to the neighborhood as a whole consisting of 9,484 square feet under roof. The new home footage areas will be segregated as follows;

AREAS:	
FIRST FLOOR	5,217
SECOND FLOOR	2,066
APPROXIMATE LIVING	7,283
OUTDOOR LIVING	1,275
PORCH	125
GARAGE/STORAGE	801
APPROXIMATE TOTAL A.U.R.	9,484



The investment we plan to make on the new barn and home is significant. As already mentioned, we have lived on Simmons Drive almost 20 years and it is “home” for our family and grandchildren. Additionally, we have made significant upgrades to our property including the addition of a major pond which not only added beauty and functionality to our property but also alleviated significant drainage problems in the Keys subdivision.

As a function of the SUP process, we have verbally communicated with our neighbors and will also be sending out this same letter to the residents within the 300 ft notification requirement. We have a good relationship with our neighbors, having been here as long as we have, and we are sensitive to any concerns they may have with our project. We are confident our neighbors will support our proposal and will see the benefit of our investment to the neighborhood as a whole.

It was a difficult decision to commit to the investment required to stay on this property. No doubt it would have been easier and cheaper to sell and move, but this property is home for us and our children and if P&Z and Council agree, we plan to be here for a many, many more years.

Sincerely,


Trent and Mary Petty
1021 Simmons Drive, Keller, Tx 76148