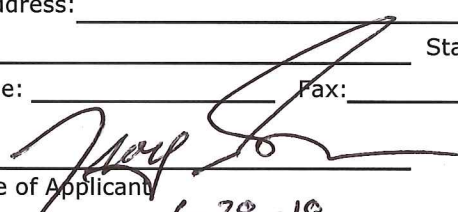


## **SPECIFIC USE PERMIT (SUP) APPLICATION**

### **SECTION 1. APPLICANT/OWNER INFORMATION** **Please Print or Type**

Applicant/Developer: TROY SCHANK  
Street Address: 917 SIMMONS DR.  
City: KELLER State: TX Zip: 76248  
Telephone: 817-262-2659 Fax: \_\_\_\_\_ E-mail: tshoverlover@gmail.com  
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: SAME AS ABOVE  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Signature of Applicant:  Date: 6-28-18  
Signature of Owner: ← SAME Printed Name of Owner: \_\_\_\_\_  
Date: \_\_\_\_\_

### **SECTION 2. PERMIT REQUEST INFORMATION**

Property Location: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Lot(s): 18 Block(s): 1 Subdivision Name: ROLLING OAKS ESTATES  
Unplatted Property Description: \_\_\_\_\_  
Abstract Name & Number: \_\_\_\_\_ Tract Number(s): \_\_\_\_\_  
*If property is not platted, please attach a metes and bounds description.*  
Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Current Use of Property: \_\_\_\_\_  
Proposed Use of Property: \_\_\_\_\_



# Specific Use Permit (SUP) Proposal

To: City of Keller

Date: June 28, 2018

Applicant: Troy and Megan Schank

Address: 917 Simmons Dr. Keller, TX 76248

## Existing Building Permit

Stated property is currently undergoing renovation under City of Keller Permit: *MISC18-0095* issued April 2018. Major property improvements under current permit include:

1. Increase total living area from 2,898 ft<sup>2</sup> to 4,421 ft<sup>2</sup>
  - a. Renovation / Remodel of 1<sup>st</sup> story: 2,898 ft<sup>2</sup>
  - b. Addition of 2<sup>nd</sup> story: 1,526 ft<sup>2</sup>
2. Removal of attached garage
3. Addition of detached garage

Items 1 and 2 are currently underway. Item 3 has not yet started.

## SUP Proposal: Modification to Detached Garage

The current proposal requests a SUP for the following modifications / variances to the detached garage in item 3:

1. Increase building area from 28x41 ft. (1,189 ft<sup>2</sup>) to 28x60 ft. (1,769 ft<sup>2</sup>)
2. Stone Wainscot (~30% Masonry) and steel siding exterior combination (~60% Steel)

The increased out-building area of 1,769 ft<sup>2</sup> is less than half the home finished area of 4,421 ft<sup>2</sup>. The location of the garage will remain as indicated and approved in the original permit, the length will be increased on the far side (away from the street) by an additional 19 ft.

## Building Usage

The building will be used as a combined two-car garage and workshop. The building use is in harmony with the residential nature of the neighborhood and zoning. The workshop will be used for home woodworking and facilities (tractor, mower and auto maintenance) projects. There will be no commercial usage. Auto access to the building will remain directly from the existing concrete driveway.

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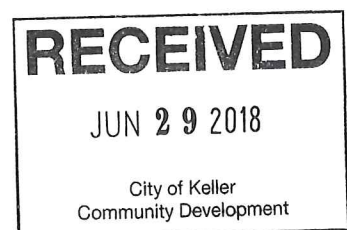
JUN 29 2018

City of Keller  
Community Development

### Building Architectural Style

The building features and colors are designed to match the house design style and look for an integrated, matched set. The building front entry will have a Craftsman style over-hanging porch supported by columns. The exterior will have a stone Wainscot apron around the entire perimeter of the building. The Roof will be standing seam steel. The exterior will be U-panel steel siding. Please see attached concept plan drawings. House and detached building will have many matched features.

- Standing seam steel roof and porch of detached building will be identical to the steel front/back porches of the house
- Entry porch columns with stone base and tapered wood upper section will be identical to house porch columns
- Rock Wainscot will match house column rock base
- Steel siding color (tan) will match house tan painted brick color
- Dark Craftsman style wood garage door will match house craftsman style door and windows



# Specific Use Permit (SUP) Proposal

To: City of Keller

Date: July 19, 2018

Applicant: Troy and Megan Schank

Address: 917 Simmons Dr. Keller, TX 76248

To: Keller Planning and Zoning Committee, and City Council

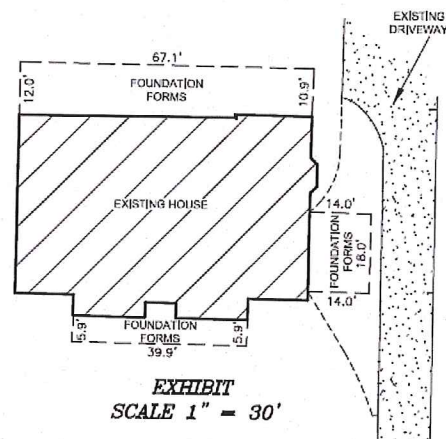
Regarding the outbuilding usage under consideration with respect for variance from masonry siding requirements, I wanted to add some additional clarification to the building use and agricultural neighborhood context. Rolling Oaks estate lots range in size from approximately 2 to 5 acres, with many of them having agricultural usage. Our immediate neighbor has horses, goats and chickens. Several other neighbors down the street have horse stables. On our property of 2.33 acres, I currently use a tractor to maintain the field area and intend to raise chickens for personal egg production. The garage/workshop/barn building I am proposing is intended to be a multi-purpose use building. The front part will be a detached garage for two automobiles. The back (extended) portion is a workshop area which will be used to maintain the tractor and house small/baby chickens. Rather than have multiple buildings (separate auto garage and agricultural building) I intend to consolidate them into a single, multi-use building, that architecturally matches the house (metal porch roof and stone) and yet fits the agricultural use. For this reason, I ask to be considered for a variance from the masonry siding requirement.

Thank you,

-Troy Schank

The site plan illustrates a property with the following dimensions and features:

- Property Dimensions:**
  - Top Boundary: N 87°58'25" E 105.26' and S 87°57'45" E 50.95'
  - Left Boundary: 659.05'
  - Right Boundary: 659.05'
  - Bottom Boundary: S 89°30'40" W 154.70'
- Setbacks:**
  - 15 ft. Setback (indicated on the right side)
  - 50' BUILDING LINE (VOL. 388-126, PG. 23) (indicated at the bottom)
- Internal Features and Dimensions:**
  - EXISTING HOUSE, SEE EXHIBIT:** A hatched rectangular area with dimensions 34.9' (width) and 35.3' (height).
  - FOUNDATION FORMS:** Indicated around the existing house and a larger area to the right.
  - EXISTING DRIVEWAY:** A narrow path with a width of 36.9' and a length of 39.1'.
  - EXISTING PERMIT:** A rectangular area with a width of 31 ft. and a height of 89 ft.
  - SUP. PORTION:** A red-outlined rectangular area within the existing permit area.
  - 10' UTILITY EASEMENT:** Indicated at the top of the property.



NOTES:

BEARINGS CORRELATED TO S 00°25'18" W ALONG EAST  
LINE OF SITE BASED ON TRIMBLE GPS RTK NETWORK,  
STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL, ZONE  
4202.

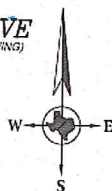
THIS SURVEY DOES NOT PURPORT TO SHOW ALL  
EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE  
SEARCH MIGHT REVEAL.

ALL IMPROVEMENTS NOT SHOWN.

UNDERGROUND UTILITIES MAY EXIST IN THIS AREA.  
CONTACT TEXAS 811 AND THE CITY OF KELLER BEFORE  
DIGGING, TRENCHING, OR EXCAVATING.

**SIMMONS DRIVE**  
(60' RIGHT-OF-WAY ASPHALT PAVING)

**TEXAS GEOSPATIAL**  
WWW.TXGEO.COM  
4918 BEN DAY MURRIN RD.  
FT. WORTH, TX 76126  
817-441-6199  
TBPLS FIRM NO. 10083300



SCALE 1" = 60'

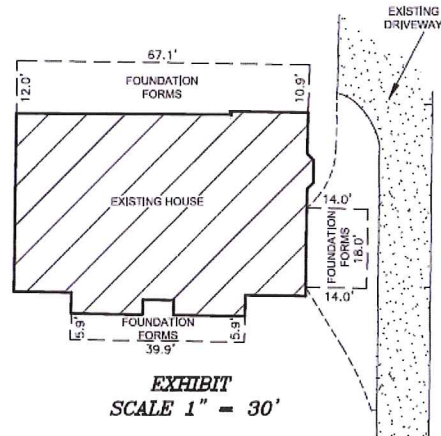
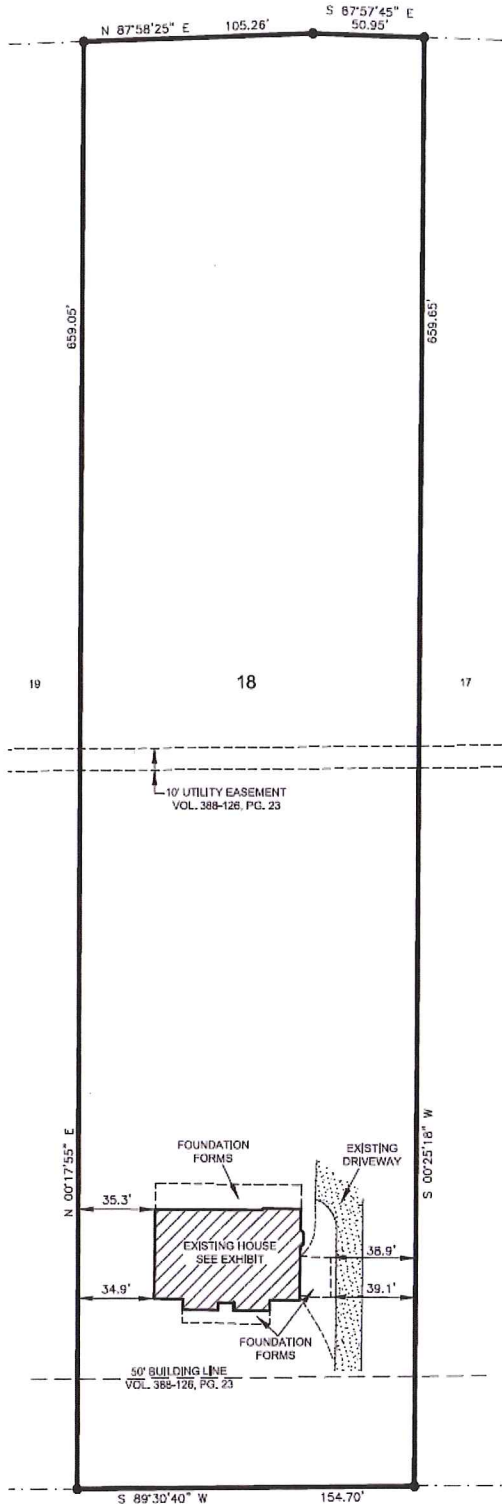


THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
PROPERTY SHOWN HEREON.

STEPHEN M ZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND MAY 18, 2015

180236 SL

Form Survey  
917 Simmons Drive  
Lot 18, Block 1  
ROLLING OAKS ESTATES,  
UNIT 2,  
an Addition to the City of  
Keller, Tarrant County, Texas,  
according to the Plat thereof  
recorded in Volume 388-126,  
Plat Records, Tarrant County,  
Texas.



NOTES:

BEARINGS CORRELATED TO S 00°25'18" W ALONG EAST LINE OF SITE BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL, ZONE 4202.

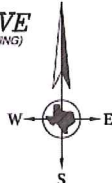
THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

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SIMMONS DRIVE  
(60' RIGHT-OF-WAY ASPHALT PAVING)

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TBPLS FIRM NO. 10083300



SCALE 1" = 60'



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

Stephen Mizell  
STEPHEN MIZELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6165  
SURVEYED ON THE GROUND MAY 18, 2018

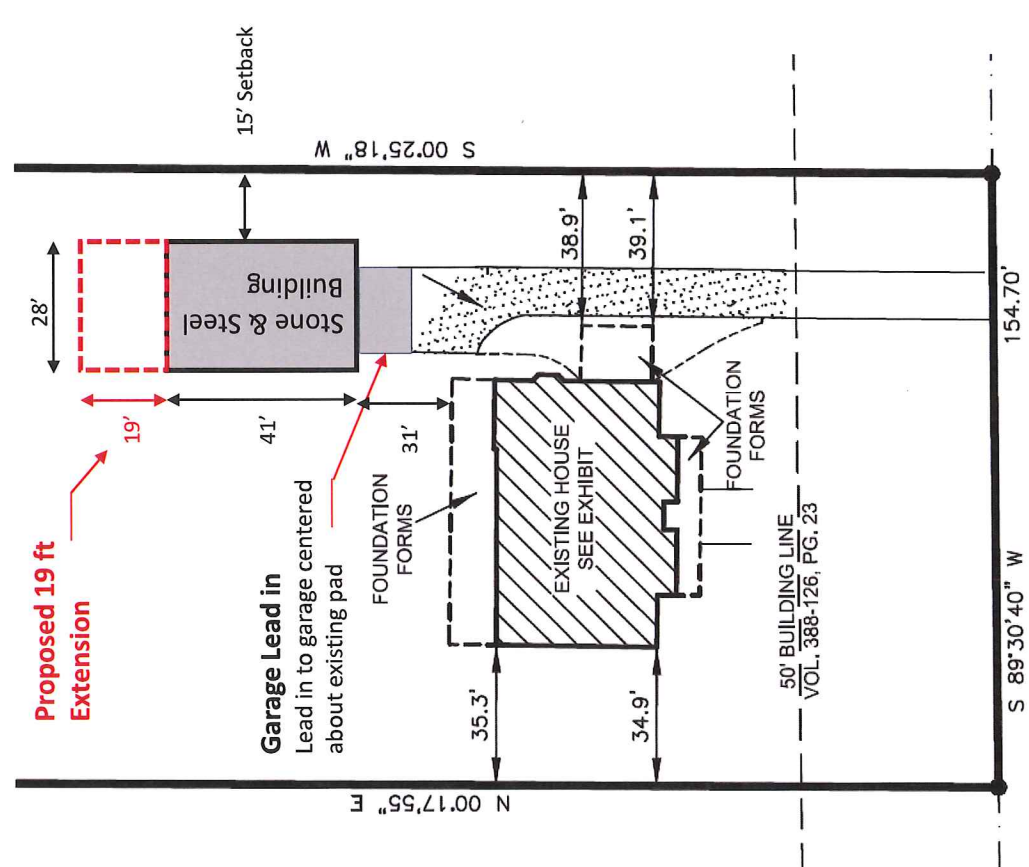
18036 SM

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Outbuilding Area: 1,769 ft<sup>2</sup>  
 Home 1<sup>st</sup>: 2,895  
 Home 2<sup>nd</sup> : 1,526  
 Home Total: 4,421



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May 26, 2018

We the undersigned own properties neighboring 917 Simmons Dr. and understand the following items are proposed for a Special Use Permit (SUP) application from current owners Troy and Megan Schank:

1. Outbuilding / Garage area extension from 1,189 ft<sup>2</sup> to 1,769 ft<sup>2</sup>
2. Stone Wainscot (~30% Masonry) and Steel Siding Exterior Combination (~60% Steel)

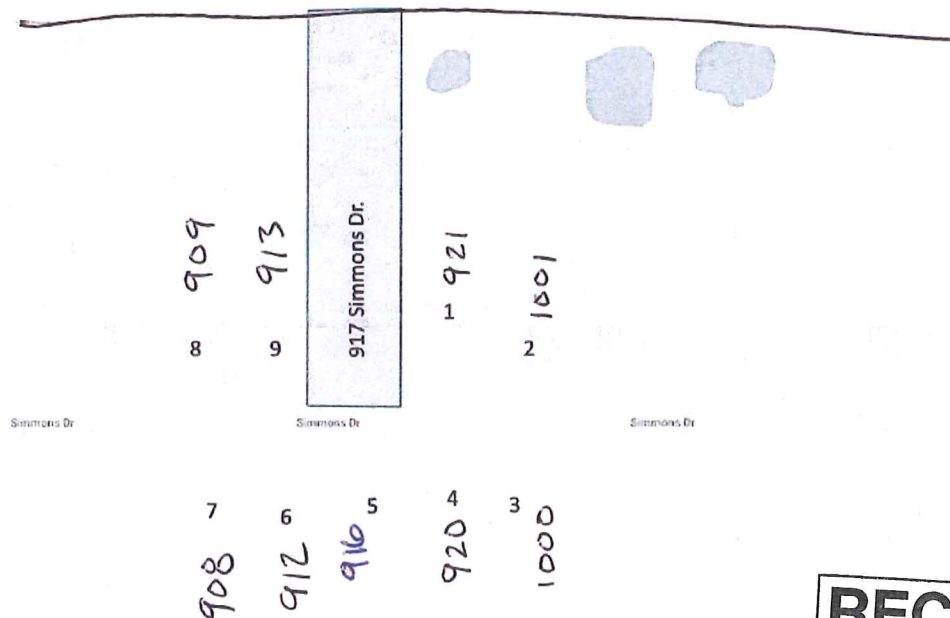
We have no objection to the proposed changes listed.

1. \_\_\_\_\_
  2. R. J. Shope *[Signature]*
  3. SCOTT STOTTER *[Signature]*
  4. Patsy Garza-Smith *[Signature]*
  5. JOHN KLINE *[Signature]*
  6. ARTHUR McDONALD *[Signature]*
  7. DAN BLATNICK *[Signature]*
  8. Glen Holman *[Signature]*
  9. Virginia Williams *[Signature]*
  10. JEFF ABATE *[Signature]*
- 10 833 ROPE SWAY DR

Rule Snow Dr

Rule Snow Dr

Rule S



Rufe Snow Dr

Rufe Snow Dr

Rufe S

10

917 Simmons Dr.

Steel Outbuilding



8

9

1

2

Steel Outbuilding



Two neighbors have existing steel outbuildings.

Simmons Dr

Simmons Dr

Simmons Dr

S

7

6

5

4

3

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JUN 29 2018

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