

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: _____

Street Address:

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ E-mail: _____

Applicant's Status: (Check One) Owner ☐ Tenant ☐ Prospective Buyer ☐

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

Owner: Ed Newsom

Street Address: 7140 SHADY GROVE RD

City: KELLER State: TX Zip: 76248

Telephone: 318 470 7232 Fax: _____ E-mail: ed.newsom@att.net

Signature of Applicant

Date: _____

Signature of Owner Printed Name of Owner

Date: 9/7/18

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 7140 SHADY GROVE RD, KELLER, TX 76248

Legal Description:

Lot(s): 4 Block(s): _____ Subdivision Name: ESTES FARM TRACTS ADDITION

Unplatted Property Description:

Abstract Name & Number: _____ Tract Number(s): _____

If property is not platted, please attach a metes and bounds description.

Current Zoning: **SF 36** Proposed Zoning: **SF 36**

Current Use of Property: RESIDENTIAL

Proposed Use of Property: RESIDENTIAL

Specific Use Permit (SUP) Proposal

To: City of Keller

Date: September 4, 2018

Applicants: Barbara and Ed Newsom

Address: 7140 Shady Grove Rd, Keller, TX 76248

Legal Description: Estes Farm Tracts Addition Lot 4

Existing Building Permit

A new home is currently being constructed under City of Keller Permit #B18-0086.

The new home has the following features:

- Country Lodge style architecture
- 4,770 sq. ft living space
- 7,164 sq. ft under roof
- Lot size is 6.28 acres (200' wide by 1,375' deep)
- Home is set back approximately 210' from Shady Grove Rd

SUP Proposal

The SUP requests a permit to construct a 50' wide by 80' deep metal building with an additional 25' roof extension on the south end of the building. The proposed building will have 16' wall height and 20' roof peak height.

Building Uses

The building will support the agriculture nature of the property. The building will be used to store and maintain property maintenance equipment such as a tractor, tractor implements, a large lawnmower and typical lawn tools and equipment. Land uses will include animals (horses and chickens). The roof extension will be used for parking of trailers, tractor implements, animal feed, and a large (8.5' diameter by 13' tall) water tank to support property irrigation. In addition to the agricultural uses, the property will house a woodworking shop area, a climate-controlled maintenance/hobby shop as well as a climate-controlled storage room for off-season items and general storage. The building will also be used to store a Class A motorhome. The motorhome manufacture calls for a minimum garage door height of 13'. Fourteen-foot garage door heights are proposed in the building plans. Based on the 14' door height, a 16' wall height is required to provide space for the garage door and associated hardware. Based on the 16' wall height of the building peak is approximately 20' using a 2" to 12" roof slope. The proposed building will not be used for any commercial purpose.

Building Architectural Style

In an effort to preserve the areas rural appearance and roots, the new home being constructed is a Country Lodge style home. It will be decorated in a country theme. The proposed metal building is design to carry on the country look with a country barn appearance. The proposed metal building would be purchased from Mueller Inc and constructed by an experienced

professional metal building contractor. The proposed building would be covered in metal siding in a Patriot Red color (Mueller, Inc color) with white doors, gutters, downspouts and trim. Faux trim, such as a hay loft door, will be added to enhance the country barn look. The backyard fence separating the agricultural area from the yard will tie into the proposed building and will be a stained Post and Rail fence with wire to continue the country style. Our neighbor at 7150 Shady Grove Rd has an identical style, all metal building built by Mueller within 60' of the proposed building.

Requested Variances

The overall size of the proposed building is 4,000 sq. ft enclosed and 5,250 under roof. The proposed size exceeds the SUP threshold 50% of the main structure or 1,200 sq. ft. The size is requested to support the several uses intended for the building. The residence and the proposed metal building combined cover approximately 4.5% of the land acreage. The proposed building will be 80% shielded from Shady Grove Rd. by the home under construction. The portion of the proposed building that is not completely shielded from view is partially shielded by several trees between the proposed building and Shady Grove Rd. The front edge of the proposed building is set back approximately 390' from Shady Grove Rd. We request a variance from the building size restrictions.

The proposed building height exceeds the SUP threshold of 15'. The door size required to facilitate the RV storage use requires a 16' wall height which results in a 20' building peak height. We request a variance in the building height restriction.

Accessory buildings are normally required to compliment the exterior building materials of the main structure. Of the six large residential properties on this block five on the south side of Shady Grove Rd, one on the north side of Shady Grove Rd. and not to include the subject property, five have one or more all metal accessory buildings. Only the new home constructed within the last year at 7120 Shady Grove Rd. does not have an accessory building. Within this block 2 large properties are commercial in nature; a horse boarding and training business at 7224 Shady Grove Rd (with numerous metal buildings and sheds) and a major electric sub-station at 7130 Shady Grove Rd. Based on the agricultural nature of the proposed buildings use, the rural nature of the area, the existence of numerous similar all metal buildings and the owner's desire to create a country barn appearance, we ask for a variance from the appearance restrictions. There are 10 homeowners whose property is within 200' of the property at 7140 Shady Grove Rd. All ten have signed a petition indicating they have no objections to the proposed construction of an all-metal accessory building.

September 2018

We the undersigned own properties within 200' of 7140 Shady Grove Rd and understand the following building is proposed in a Specific Use Permit (SUP) application from current owners Ed and Barbara Newsom:

A 50' by 105' all metal building to be built at the rear of the new home being constructed at 7140 Shady Grove Rd.

We have no objections to the proposed construction:

1302 Cielo Vista Dr MR my

1304 Cielo Vista Dr HBK

1306 Cielo Vista Dr JH

1308 Cielo Vista Dr Christie Bail

1310 Cielo Vista Dr Barney

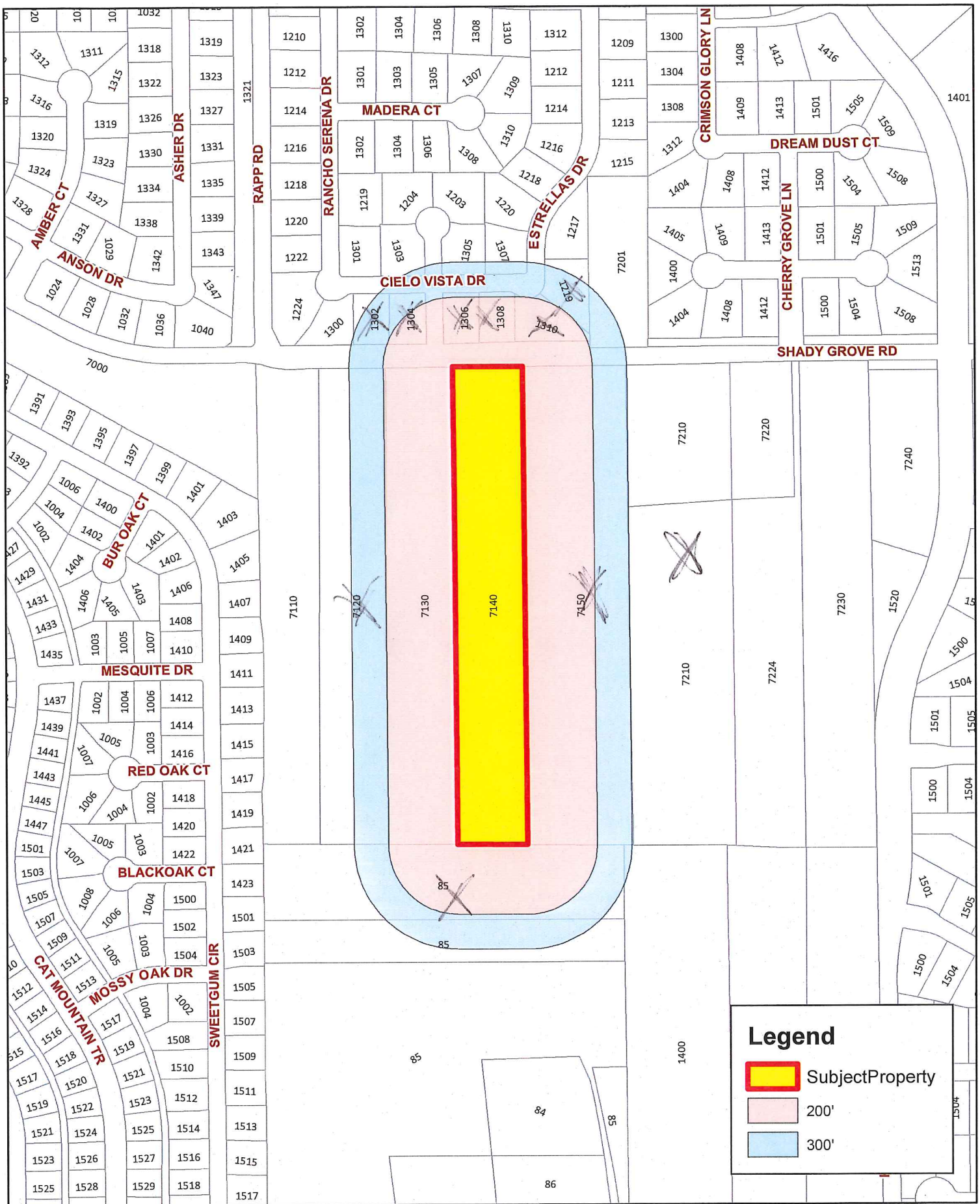
1219 Estrellas Dr Janne M. Sykes

7150 Shady Grove Rd Jeff Chapple

7120 Shady Grove Rd Brooklyn McKinney

7201 Shady Grove Rd J. J. J.

85 Wilson Ln Charlie Wilson



Date: 9/27/2018



7140 Shady Grove Rd
Special Use Permit
SUP-18-0030