

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: DAVID & ELENA JOHNSON
Street Address: 1565 Nightingale Circle
City: Keller State: TX Zip: 76262
Telephone: 817-291-3900 Fax: - E-mail: daviduj777@verizon.net
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Prospective Buyer ☐

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

Owner: DAVID & ELENA JOHNSON
Street Address: 1565 Nightingale Circle
City: Keller State: TX Zip: 76262
Telephone: 817-291-3900 Fax: - E-mail: daviduj777@verizon.net

Signature of Applicant

Date: 9-12-18

Signature of Owner

Date: 9-12-18

Printed Name of Owner

DAVID URBAN JOHNSON

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 1565 Nightingale Circle Keller, TX 76262

Legal Description:

Lot(s): 9 Block(s): 1 Subdivision Name: FLORENCE PLACE PHASE II

Unplatted Property Description:

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

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

Current Zoning: RESIDENTIAL Proposed Zoning: RESIDENTIAL

Current Use of Property: SINGLE FAMILY HOME

Proposed Use of Property: SINGLE FAMILY HOME

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)



The application fee



Seven (7) 22" x 34" or 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.



A written proposal outlining all special conditions and additional requirements for the property controlled by the SUP, including but not limited to:

- the paving of streets, alleys and sidewalks,
- means of ingress and egress to public streets,
- provisions for drainage,
- adequate off-street parking,
- screening and open space,
- heights of structures,
- compatibility of buildings,
- hours of operation, and
- time limits.
- A letter justifying the request and addressing the decision criteria on with the Planning and Zoning Commission and City Council will base their decision.
 - 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
 - 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
 - 3) The nature of the use is reasonable and appropriate in the immediate area;
 - 4) Any negative impact on the surrounding area has been mitigated; and
 - 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.



A legal description or meets and bounds description of the property.



Concept Plan. The plan shall be to scale and show the following:

- topography,
- and boundary of SUP area;
- physical features of the site;
- existing streets, alleys and easements;
- location of future public facilities;
- parking ratios, the final Detailed Site Plan;
- building height and location, elevations;
- site landscaping;
- off-street parking facilities;
- size, height, construction materials, and locations of buildings and the uses to be permitted;
- location and instruction of signs;
- means of ingress and egress to public streets;
- the type of visual screening such as walls, plantings and fences;
- the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200') and;
- other information to adequately describe the proposed development and to provide data for approval.



Evidence of communicating the proposal with the adjacent neighborhood



Trip Generation Form and, if required per Section 5.03, Traffic Impact Analysis



Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee.

City of Keller Planning and Zoning Department

October 12, 2018

1100 Bear Creek Parkway

Keller, TX 76248

Re: **Special Use Permit (SUP)**

David and Elena Johnson

1565 Nightingale Circle

Keller TX, 76262

To Whom It May Concern:

We are hereby applying for a Specific Use Permit (SUP) under Section 9.02 as required by City of Keller, Tx.

Regulations to construct a temporary dwelling unit/accessory hobby shop structure while we remodel the existing house, upon completion of the remodel of the main house we will remove all temporary structures and the temporary dwelling will become an accessory structure/hobby shop for retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The accessory structure will be 2,334 square feet and a height of 22' with attached carport on westside and a RV park on the east side.

City of Keller, Tarrant County, Texas, being Lot 9, in Block 1, of Florence Place Phase II, an Addition to the City of Keller, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-164, Page 90, of the Plat Records of Tarrant County, Texas.

- **Legal Description:** LOT 9 BLOCK 1 FLORENCE PLACE PHASE II, 1565 Nightingale Circle, Keller Texas 76262.
- Relating to the proposal, please find attached the following.
- Letters of consent from owners of properties within 300 feet of said property.
- Seven copies of Building Plans.
- Seven copies of Drainage Grade Plan.
- Electronic copy of Building Plans on accessory structure, Proposed remodel on existing house, Survey, Drainage Grade Plan and pictures of said property including pictures of existing detached accessory structures within the realms of our neighborhood on a flash drive.

Best Regards,



David U. Johnson



Elena M. Johnson

October 12, 2018

Letter of Intent

To the City of Keller Planning and Zoning Department

For a Special Use Permit (SUP).

David and Elena Johnson

1565 Nightingale Circle

Keller TX, 76262

Legal: Lot 9 Block 1 Florence Place II

We are building an accessory workshop for my retirement to have a shop to keep my antique cars and motorcycles. We will reside in the accessory workshop while we remodel the main house. The accessory workshop will Not have a full working kitchen. The accessory workshop will contain a refrigerator, microwave and a washer/dryer set. The square footage of the accessory workshop will be 2,334 Square feet. Upon completion of the accessory workshop All temporary structures will be removed.

Estimated time to complete the accessory workshop is two months with no weather delays.

Estimated time we will live in accessory workshop is eight months with no weather delays.

The exterior of the existing Main house is brick, upon completion of the remodel will be 100% Stucco. The accessory workshop and the small ag building will be 100% Stucco.

The Roof Material on the Main House will be 100% Spanish Tile.

The Roof Material on the accessory workshop will be 100% Spanish Tile.

Remodel of Main House

To start we will be raising the roof plate from 8 feet to 10 feet to get more ceiling height inside the main house. The current Main House square footage is approximately 2004.

We will be adding approximately 1793 Square feet of airconditioned space to the main house, which will make the total Square feet under air approximately 3797 Square feet.

We will add approximately 2925 Square feet of unairconditioned space. Which will bring the total under roof square footage to **6722** Square feet.

See attachment (A) for foot print of remodeled main house.

See attachment (B) for Square footage on all buildings.

See attachment (C) for colored elevation street view of accessory workshop.

Variances of concern

1. Unified Development Code 8.10 (A) (!): The combined area of accessory buildings on a lot shall be less than 50% of main structure, unless approved by an SUP.
The Main House Structure after remodel will be approximately 6722 Square feet under roof. All accessory buildings total square feet are less than 50% of the main structure.
See attachment (B).
2. Unified Development Code 8.10 (A) (3): The accessory building shall be complimentary of the main structure, constructed of brick or stone, or the same material as the main structure.
The exterior of the Main house and the accessory workshop and the small ag building will all be 100% Stucco after all construction are complete. See attachment (A).
3. The Roof Material on the Main House will be 100% Spanish Tile. The_Roof_Material on the main building of the accessory workshop will be Spanish Tile.
4. Unified Development Code 8.10 (A) (9): The maximum height of an accessory building will be 22 feet.
We ask for a Variances on this code in our Specific Use Permit (SUP).

Thank You

David and Elena Johnson

Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson Legal Description: Florence Place Addition Block 1: Lot 9:
1565 Nightingale Circle
Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx

The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of remodel we will remove all temporary structures and the temporary dwelling will become an accessory structure hobby shop for my retirement use. The structure will be located on the back of property located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22' with attached carport on one side and RV port on other side. It will be constructed of wood with 100% stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile, which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and class C or A fire rating.

See Attached plans.

David and Elena Johnson October 12, 2018

NEIGHBORS

I **Richard Hodge** and **Laura A Hodge** are the legal owners of property located at;

1555 Nightingale Cir. Keller TX 76262 with the following Legal Description: Lot: 8 Block: 1
Florence Place Addition Phase II.

I am aware that a Special Use Permit (SUP) is being applied for. I have reviewed the plans presented to me by the Owner of the subject property for the proposed construction.

I Have **NO OBJECTION** to granting my consent for the request for The Specific Use Permit (SUP).

I **OBJECT** to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature

Laura A Martin-Hodge

Date

10/13/18

Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson Legal Description: Florence Place Addition Block 1: Lot 9:
1565 Nightingale Circle
Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx
The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will
live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of
remodel we will remove all temporary structures and the temporary dwelling will become an accessory
structure hobby shop for my retirement use. The structure will be located on the back of property
located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22'
with attached carport on one side and RV port on other side. It will be constructed of wood with 100%
stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile,
which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and
class C or A fire rating.

See Attached plans.

David and Elena Johnson October 12, 2018

NEIGHBORS

I **Chris E Waller** and **Neely D Waller** are the legal owners of property located at;

1560 Nightingale Cir. Keller TX 76262 with the following Legal Description: Lot: 13 Block: 2
Florence Place Addition Phase II.

I am aware that a Special Use Permit (SUP) Is being applied for. I have reviewed the plans
presented to me by the Owner of the subject property for the proposed construction.

I Have **NO OBJECTION** to granting my consent for the request for The Specific Use
Permit (SUP).

I **OBJECT** to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature



Date

10-13-2018

Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson Legal Description: Florence Place Addition Block 1: Lot 9:
1565 Nightingale Circle
Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx
The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will
live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of
remodel we will remove all temporary structures and the temporary dwelling will become an accessory
structure hobby shop for my retirement use. The structure will be located on the back of property
located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22'
with attached carport on one side and RV port on other side. It will be constructed of wood with 100%
stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile,
which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and
class C or A fire rating.

See Attached plans.

David and Elena Johnson October 12, 2018

NEIGHBORS

I **Jeffrey B Phelps** and **Joanna Phelps** are the legal owners of property located at;

1800 Florence RD. Keller TX 76262 with the following Legal Description: Phelps Estate Block A
Lot 1.

I am aware that a Special Use Permit (SUP) Is being applied for. I have reviewed the plans
presented to me by the Owner of the subject property for the proposed construction.

I Have **NO OBJECTION** to granting my consent for the request for The Specific Use
Permit (SUP).

I **OBJECT** to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature



Date

10/14/18

Letter of Consent/Non-Consent from Adjoining Neighbors for Specific Use Permit (SUP)

Re: Special Use Permit

David and Elena Johnson

Legal Description: Florence Place Addition Block 1: Lot 9;

1565 Nightingale Circle

Keller, TX 76262

To Whom It May Concern

We are hereby applying for a Special Use Permit under Section 9.02 as required by City of Keller, Tx
The said Regulations to construct a temporary dwelling unit/accessory hobby shop structure. We will
live in the accessory hobby shop structure during the remodel of the Main House. Upon completion of
remodel we will remove all temporary structures and the temporary dwelling will become an accessory
structure hobby shop for my retirement use. The structure will be located on the back of property
located at 1565 Nightingale Circle. The structure will be 2,334 Square foot under roof and a height of 22'
with attached carport on one side and RV port on other side. It will be constructed of wood with 100%
stucco finish in compliance with City of Keller ordinance. The roof will consist of Brava Spanish Tile,
which is a synthetic architectural product in a Spanish tile profile a class 4 impact resistance rating and
class C or A fire rating.

See Attached plans.

David and Elena Johnson October 12, 2018

NEIGHBORS

I Debby Matthews and Moore Matthews are the legal owners of property located at;

1570 Nightingale Cir. Keller TX 76262 with the following Legal Description: Lot: 14 Block: 2
Florence Place Addition Phase II.

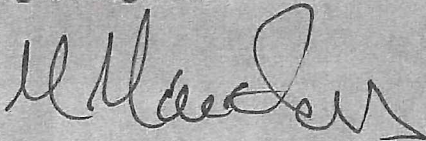
I am aware that a Special Use Permit (SUP) is being applied for. I have reviewed the plans
presented to me by the Owner of the subject property for the proposed construction.

I Have NO OBJECTION to granting my consent for the request for The Specific Use
Permit (SUP).

I OBJECT to this request for The Specific Use Permit (SUP).

(Circle Your Choice)

Neighbor Signature



Date

10/14/18