

SUP-20-0019

SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: JEFFREY ABATE
Street Address: 910 COBBLESTONE PARKS DR
City: KELLER State: TX Zip: 76248
Telephone: 817 691 1298 Fax: _____ E-mail: jeffrey.abate@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: JEFFREY AND LOREN ABATE
Street Address: 910 COBBLESTONE PARKS DR
City: KELLER State: TX Zip: 76248
Telephone: _____ Fax: _____ E-mail: _____
Signature of Applicant: [Signature] Date: 9/24/20
Signature of Owner: [Signature] Printed Name of Owner: _____
Date: 9/24/20

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 833 RUFFE SNOW DR
Legal Description:
Lot(s): 1A Block(s): 1 Subdivision Name: SLAUGHTER, WILLIAM ADDITION
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: SAME
Proposed Use of Property: SAME

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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.

Specific Use Permit (SUP) Proposal

To: City of Keller

Date: September 24, 2020

Applicant: Jeffrey and Loren Abate

Address: 833 Rufe Snow Dr, Keller, Texas 76248

Existing Renovation Permit

Stated property is currently undergoing a renovation under City of Keller Permit: MISC20-0297 issued September 18, 2020.

SUP Proposal:

Add a barn to the back of the property where the previous barn was located.

The current proposal requests a SUP for the following modifications/variances for the metal barn.

- 1) City of Keller only allows accessory structures to be 1200 sq. ft. Our barn is 1500 sq. ft with a 10x50 lean to on the side.
- 2) Steel siding exterior

Building Usage:

The building will be used for Agriculture since the property has an AG Exemption. We currently have longhorns, horses, donkeys and goats on the property. We will put out tractors, animal feed and supplies in the barn to store them out of the elements. We currently have all of our watering troughs, buckets, dishes scattered around the property and want to avoid standing water that attracts mosquitos. Previously there was a barn in this location and we placed the new barn in the previous barns location.

There will be no commercial usage or any living accommodations in the structure.

Building Architectural Style

The building features and colors that are designed to match the house style and look for an integrated, matched set. Please see attached concept plan drawings. The steel siding color (tan) will match the rock on the residence closely and the roof (brown) will also closely match the house color. The house and barn will have many matched features.

Existing structures:

There are several metal buildings/barns surrounding the property that are used for the same or similar reason this barn exists. Our barn matches the overall look of other barns in the area. Our property of 9.83 acres in the City of Keller needs this barn to maintain the property and take care of the animals on the land.