

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



SPECIFIC USE PERMIT (SUP) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: JEFFREY + LOREN ABATE
Street Address: 833 RUFE SNOW DR
City: KELLER State: TX Zip: 76248
Telephone: 817-691-1298 Fax: _____ E-mail: jeffreyabate@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 + LOREN ABATE
Street Address: 833 RUFE SNOW DR
City: KELLER State: TX Zip: 76248
Telephone: 817-691-1298 Fax: _____ E-mail: jeffreyabate@verizon.net
Signature of Applicant: [Signature] Date: 8/19/21
Signature of Owner: [Signature] Date: 8/19/21
Printed Name of Owner: JEFFREY ABATE
LOREN ABATE

SECTION 2. PERMIT REQUEST INFORMATION

Property Location: 833 RUFE SNOW DR
Legal Description:
Lot(s): 1A Block(s): 1 Subdivision Name: SLAUGHTER, WILLIAM ADPTN
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: SM

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.

Specific Use Permit (SUP) Proposal

To: City of Keller

Date: August 19, 2021

Applicant: Jeffrey and Loren Abate

Address: 833 Rufe Snow Dr, Keller, Texas 76248

SUP Proposal:

Add an additional square footage to barn at the back of the property.

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. The proposed barn would be 2000 sq. ft. with a 10x50 lean to on the side.
- 2) Steel siding exterior

Building Usage:

The building will mostly 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. We also have 6 children under 11 and would like to store their bikes, toys and other items in the barn for safe keeping out of the elements.

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

Building Architectural Style

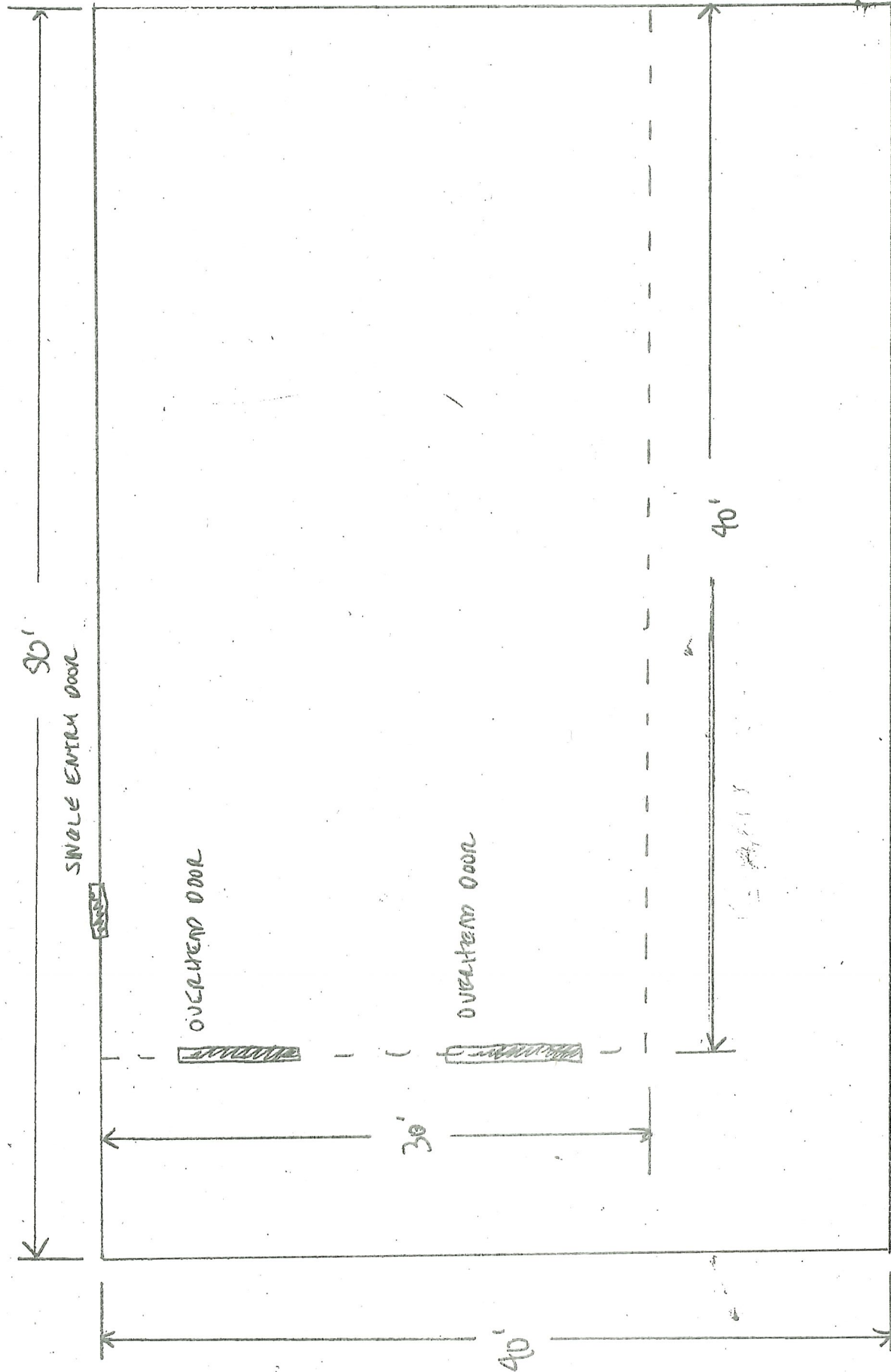
The building features and colors that are designed to match the house style and look for an integrated, matched set. Please see attached concept plan drawings and current pictures of the barn. The steel siding color (tan) will match the rock on the residence closely and the roof (brown) will also closely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

CURRENT BARN

833 RUFFE SNOW DR BARN



CONCRETE PAD 40' x 50'

BARN 30' x 40'

Snow Dr

Cobblestone Parks Dr

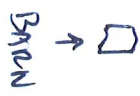
je Dr

Keyston

Richmond Ln

Sme

833 RUFÉ SNOW



Trees



Rufe Snow Dr

Rufe Snow Dr

Simmons Dr

Simmons Dr

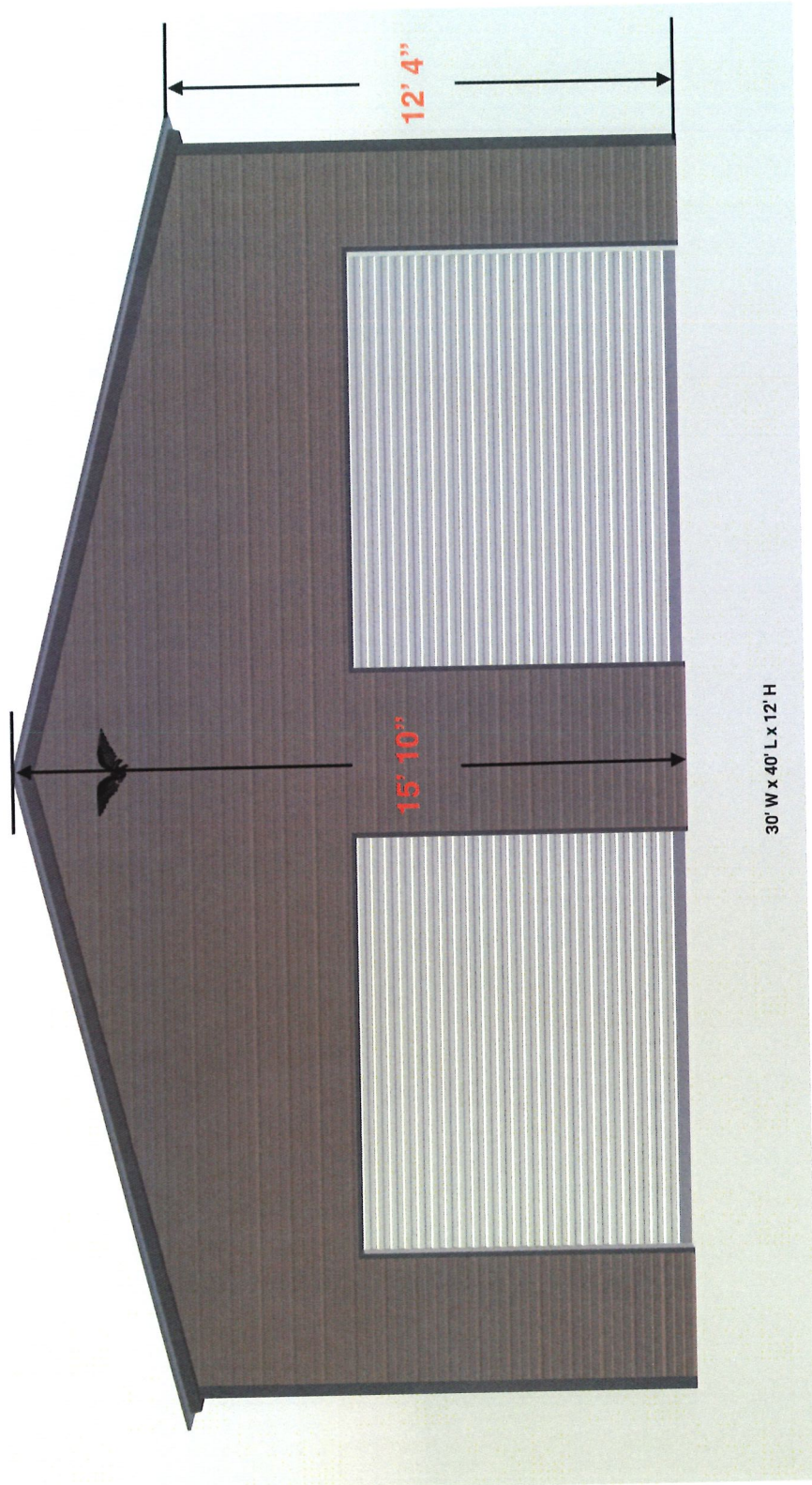
Simmons Dr

Simmons Dr

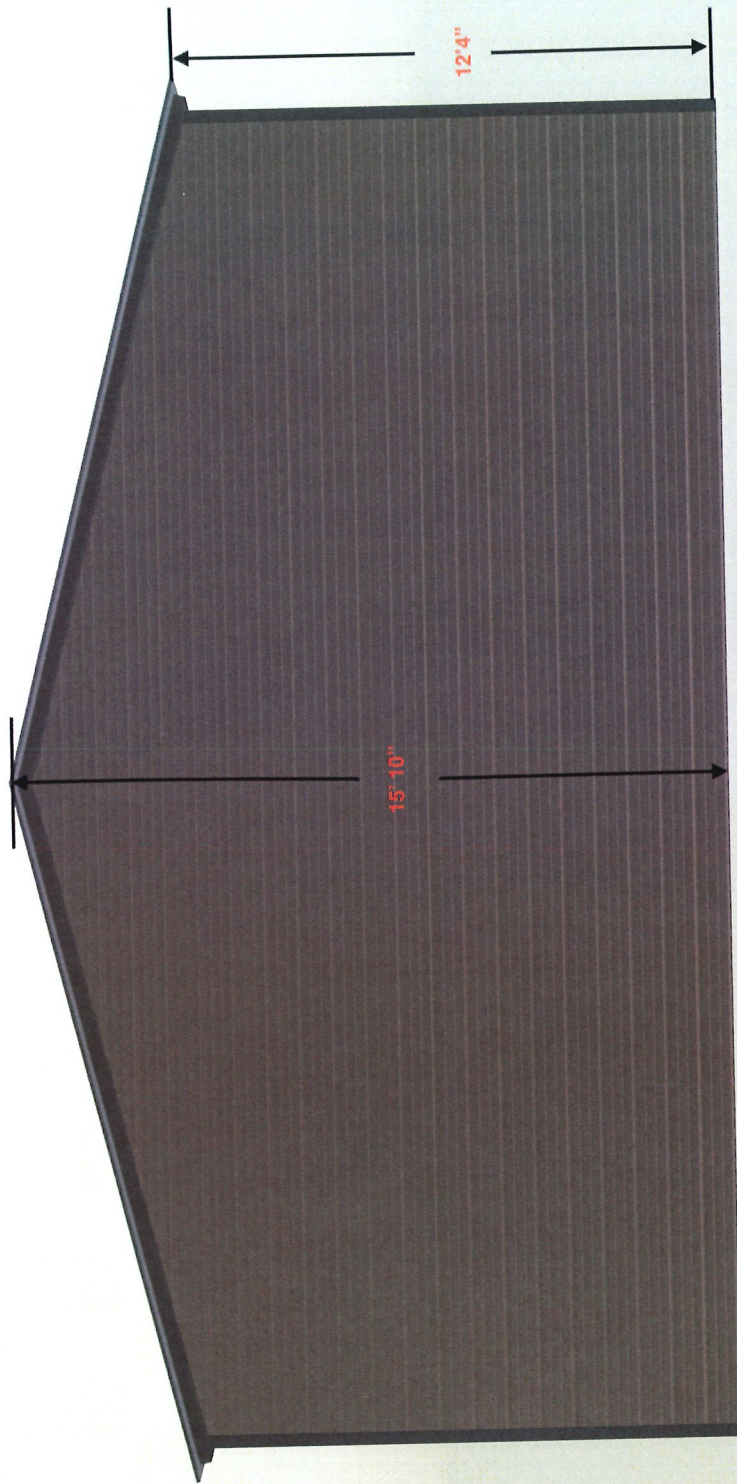
Si

Windemere Way

CURRENT BARN

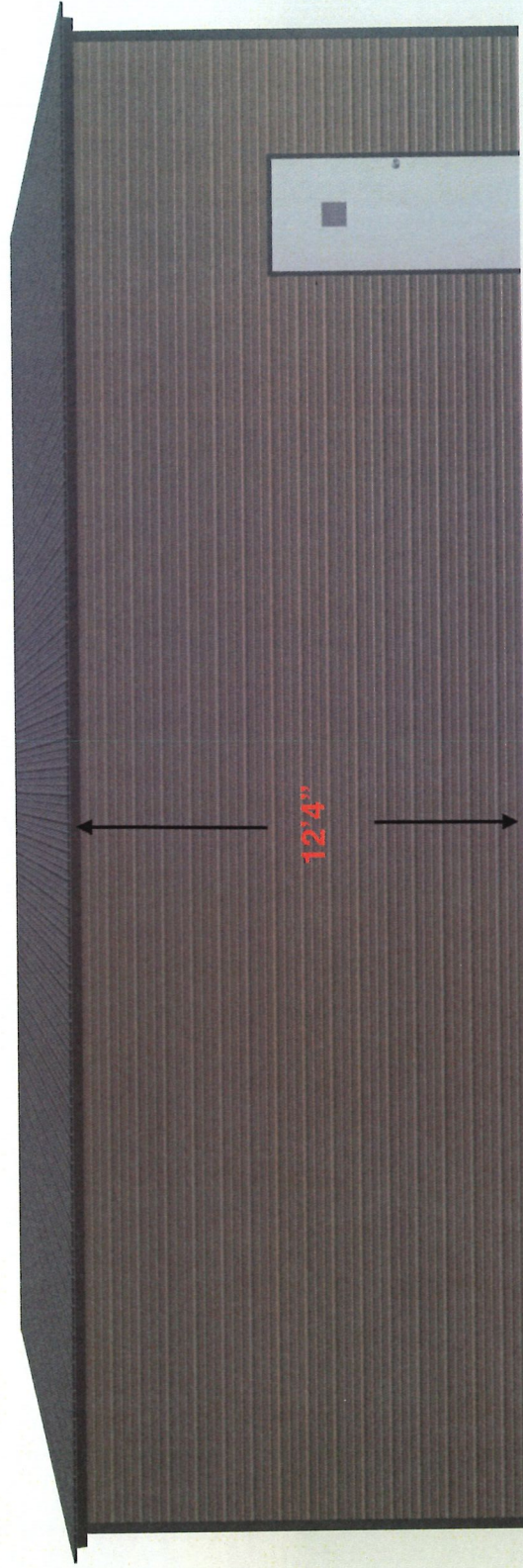


CURRENT BARN



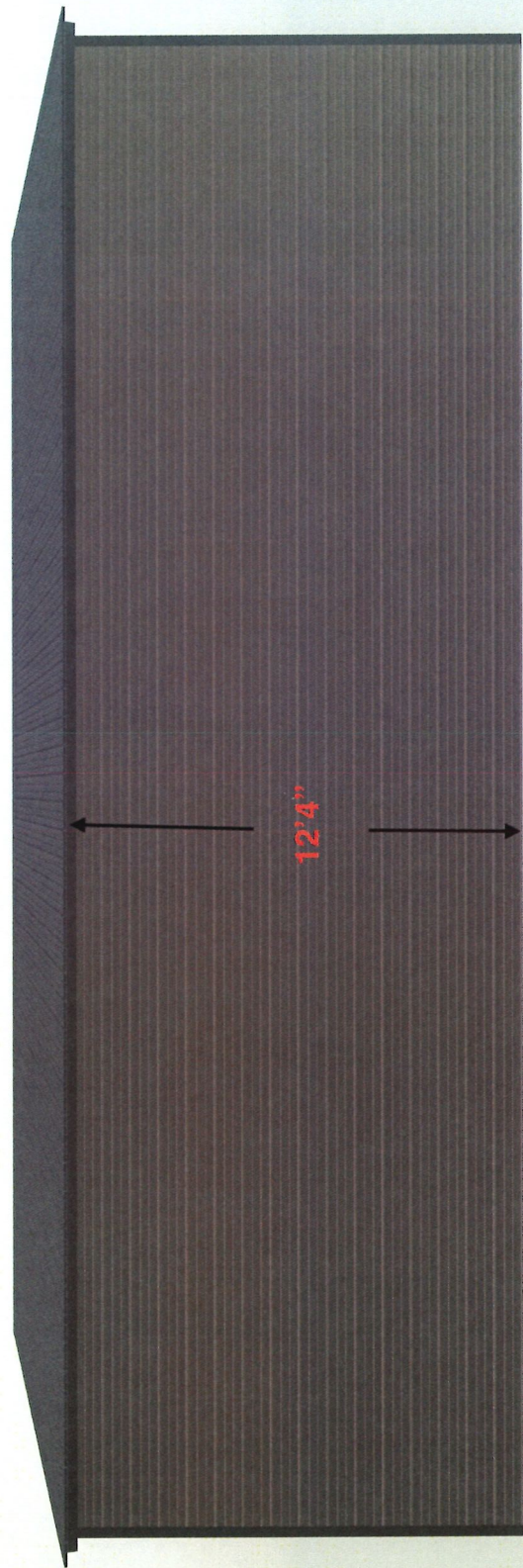
30' W x 40' L x 12' H

CURRENT BARN



30' W x 40' L x 12' H

CURRENT BARN



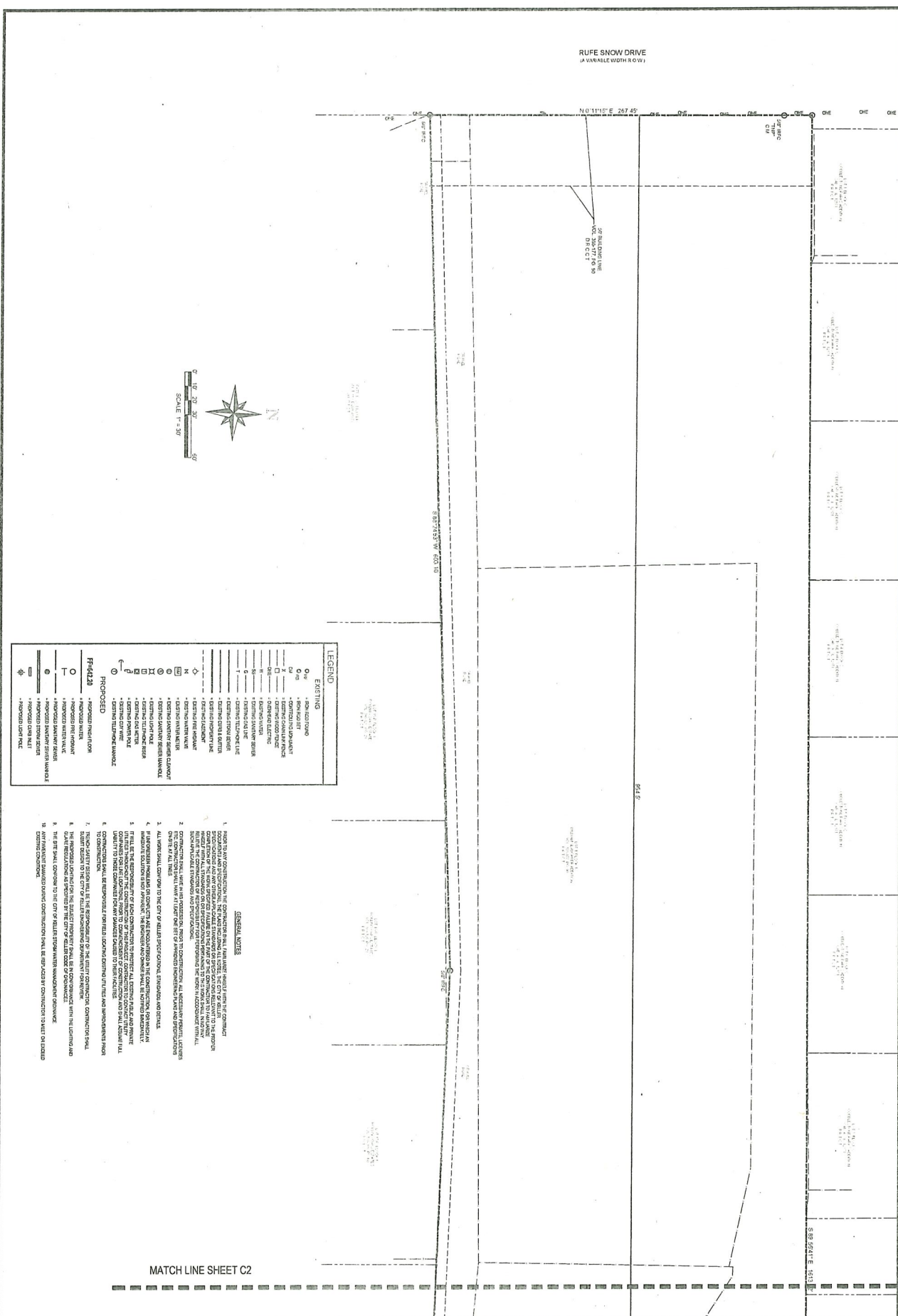
30' W x 40' L x 12' H







CURRENT



LEGEND	
EXISTING	PROPOSED
• EXISTING LOT LINE • EXISTING LOT AREA • EXISTING LOT NUMBER • EXISTING LOT NAME • EXISTING LOT OWNER • EXISTING LOT ADDRESS • EXISTING LOT ZONE • EXISTING LOT MAP • EXISTING LOT PLAN • EXISTING LOT SPEC • EXISTING LOT DETAIL • EXISTING LOT ELEV • EXISTING LOT FINISH • EXISTING LOT FLOOR • EXISTING LOT ROOF • EXISTING LOT WALL • EXISTING LOT CEILING • EXISTING LOT DOOR • EXISTING LOT WINDOW • EXISTING LOT STAIR • EXISTING LOT ELEVATOR • EXISTING LOT RAMP • EXISTING LOT DRIVE • EXISTING LOT PARKING • EXISTING LOT TRAIL • EXISTING LOT FENCE • EXISTING LOT GATE • EXISTING LOT SIGN • EXISTING LOT LIGHT • EXISTING LOT UTILITY • EXISTING LOT TELEPHONE • EXISTING LOT CABLE • EXISTING LOT GAS • EXISTING LOT WATER • EXISTING LOT SEWER • EXISTING LOT DRAIN • EXISTING LOT VENT • EXISTING LOT CHIMNEY • EXISTING LOT PORCH • EXISTING LOT DECK • EXISTING LOT PATIO • EXISTING LOT TERRACE • EXISTING LOT BALCONY • EXISTING LOT PORCH • EXISTING LOT DECK • EXISTING LOT PATIO • EXISTING LOT TERRACE • EXISTING LOT BALCONY	• PROPOSED LOT LINE • PROPOSED LOT AREA • PROPOSED LOT NUMBER • PROPOSED LOT NAME • PROPOSED LOT OWNER • PROPOSED LOT ADDRESS • PROPOSED LOT ZONE • PROPOSED LOT MAP • PROPOSED LOT PLAN • PROPOSED LOT SPEC • PROPOSED LOT DETAIL • PROPOSED LOT ELEV • PROPOSED LOT FINISH • PROPOSED LOT FLOOR • PROPOSED LOT ROOF • PROPOSED LOT WALL • PROPOSED LOT CEILING • PROPOSED LOT DOOR • PROPOSED LOT WINDOW • PROPOSED LOT STAIR • PROPOSED LOT ELEVATOR • PROPOSED LOT RAMP • PROPOSED LOT DRIVE • PROPOSED LOT PARKING • PROPOSED LOT TRAIL • PROPOSED LOT FENCE • PROPOSED LOT GATE • PROPOSED LOT SIGN • PROPOSED LOT LIGHT • PROPOSED LOT UTILITY • PROPOSED LOT TELEPHONE • PROPOSED LOT CABLE • PROPOSED LOT GAS • PROPOSED LOT WATER • PROPOSED LOT SEWER • PROPOSED LOT DRAIN • PROPOSED LOT VENT • PROPOSED LOT CHIMNEY • PROPOSED LOT PORCH • PROPOSED LOT DECK • PROPOSED LOT PATIO • PROPOSED LOT TERRACE • PROPOSED LOT BALCONY • PROPOSED LOT PORCH • PROPOSED LOT DECK • PROPOSED LOT PATIO • PROPOSED LOT TERRACE • PROPOSED LOT BALCONY

- GENERAL NOTES**
1. THE CITY ENGINEER HAS REVIEWED THE SUBMITTAL AND HAS ISSUED A PERMIT TO CONSTRUCT. THE PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. THE PERMIT MUST BE RENEWED PRIOR TO THE EXPIRATION DATE. THE CITY ENGINEER SHALL BE NOTIFIED OF THE RENEWAL DATE. THE CITY ENGINEER SHALL BE NOTIFIED OF THE RENEWAL DATE. THE CITY ENGINEER SHALL BE NOTIFIED OF THE RENEWAL DATE.
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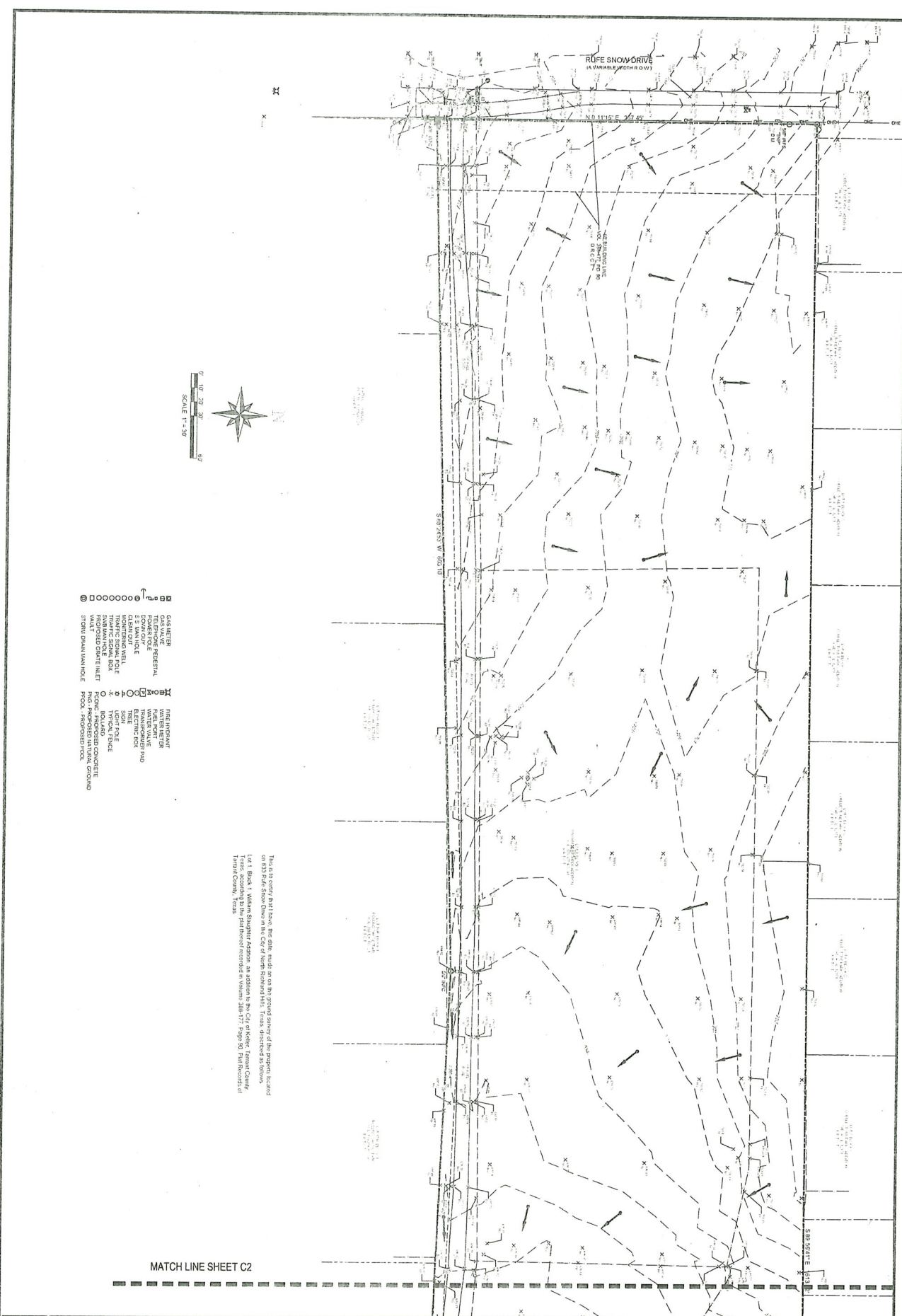
SITE PLAN		
Design R.M.		
Drawn R.M.		
Checked By M.A.		
Date 09-22-20		
No.	Date	Revisions

Sheet
C2
of Sheets

The seal of the State of Texas is shown. The seal features a five-pointed star in the center, surrounded by the words "THE STATE OF TEXAS" and "1845". Below the star, the name "MICHAEL ALTMAN" is inscribed, followed by the number "73400". The seal is flanked by the words "REGISTERED" and "OFFICIAL".

ADTM ENGINEERING & CONSTRUCTION, LLO
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76053
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-721-9066
TEXAS REGISTRATION NUMBER: F-16884

CURBENT



- GAS LINE
 GAS VALVE
 WATER LINE
 WATER VALVE
 SEWER LINE
 SEWER VALVE
 CLEAN OUT
 TRAFFIC SIGNAL POLE
 SWIMMING POOL
 PROPOSED DRAINAGE INLET
 STORM DRAIN MAN HOLE
 PROPOSED CONCRETE
 PROPOSED POOL

This is to certify that I have the above made as per the original survey of the same, located on 833 Rife Snow Drive in the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 386-177 Page 90 Plat Records of Tarrant County, Texas.

MATCH LINE SHEET C2

Sheet C3 of Sheets	No. Date Revisions	Design R.M. Drawn by M.A. Checked by M.A. Date 09-22-20	GRADING PLAN 833 RIFE SNOW DRIVE LOT 1, BLOCK 1 WILLIAM SLAUGHTER ADD. CITY OF KELLER TARRANT COUNTY, TEXAS		ADTM ENGINEERING & CONSTRUCTION, LLC 1475 HERITAGE PARKWAY, SUITE 217 MANSFIELD, TEXAS 76063 CONTACT PERSON: MIKE ALTURK, P.E. PHONE: 817-721-9066 TEXAS REGISTRATION NUMBER: F-16984

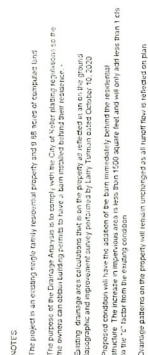
This is a detailed topographic map of a mountainous region, likely a military or surveying map. The map features contour lines indicating elevation, with peaks reaching up to 1000 feet. A prominent road or railway line runs vertically through the center. Several small rectangular structures, possibly buildings or fortifications, are marked with 'X' symbols. A large, irregularly shaped area in the upper right is labeled 'MOUNTAIN'. The map is oriented with North at the top.

- [illegible]

This is to certify that, here, this date, made as on the ground survey of the property located on 833 New Sherwood in the City of North Richland Hills, Texas, described as follows:

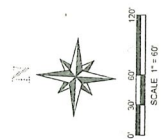
Lot 1, Block 1, William Shugart Addition, as added to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 285-177, Page 50, Plat Records of Tarrant County, Texas.

ADTM ENGINEERING & CONSTRUCTION, LLC 1475 HERITAGE PARKWAY, SUITE 217 MARLBOROUGH, TEXAS 76663 CONTACT PERSON: KIM ALLIKER, P.E. PHONE: 817-721-9059 TEXAS REGISTRATION NUMBER: F-16994		833 RIFE SNOW DRIVE LOT 1, BLOCK 1 WILLIAM SLAUGHTER ADD. CITY OF KELLER TARRANT COUNTY, TEXAS	DRAINAGE AREA MAP	Design: R.T.M. Checked By: M.A. Date: 09-22-20	No	Date	Revisions
					Sheet C5	of Sheets	



AREA NO	AREA (AC-RES)	T _c	C	DESIGN INTENSITY (I ₁₀₀)	FLOW (Q ₁₀₀)	
A	2.52	15	0.55	8.82	4.55	SHEET FLOW TO NORTH
B	7.26	15	0.55	8.82	33.70	SHEET FLOW TO EAST TO EASTY INLET

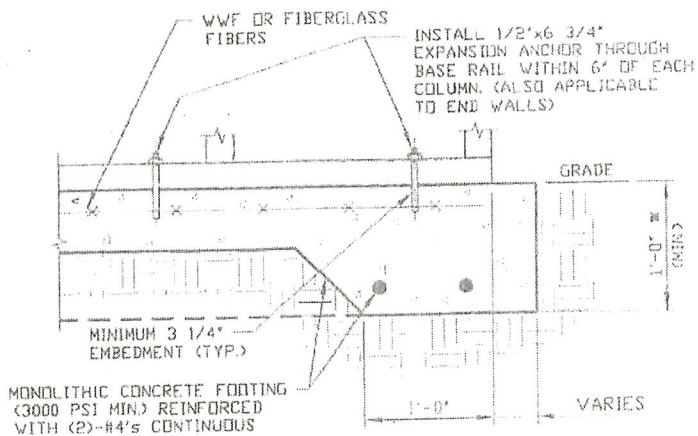
AREA NO	AREA (ACRES)	T _c	C	DESIGN INTENSITY (I ₁₀₀)	FLOW (C ₁₀₀)	
A	2.52	15	0.55	8.82	4.85	SHEET FLOW TO NORTH
B	7.26	15	0.55	8.82	33.70	SHEET FLOW TO EAST TO EXIST'Y INLET



LEGEND

	■ PROPOSED DRAINAGE DIVIDE
	■ PROPOSED DRAINAGE AREA
	■ PROPOSED NUMBER OF ACRES
	■ PROPOSED CONTOUR
	■ PROPOSED FINISH FLOOR
	■ DIRECTION OF FLOW
	■ EXISTING CONTOUR

BASE RAIL ANCHORAGE OPTIONS



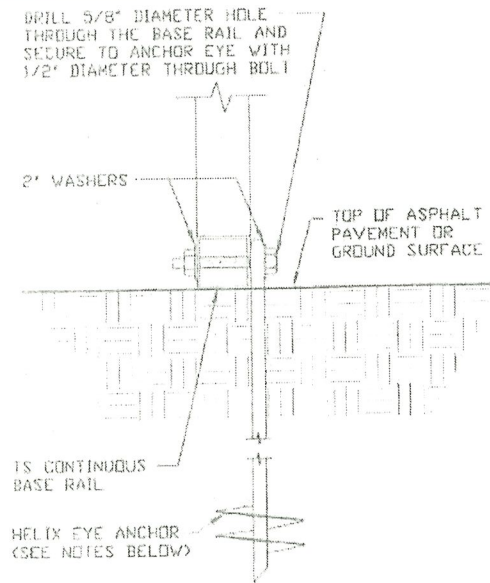
2A

CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4"

* COORDINATE WITH LOCAL BUILDING CODE
AND/OR BUILDING OFFICIAL REGARDING
REQUIRED FOOTING DEPTH



2B

GROUND BASE HELIX ANCHORAGE

SCALE: NTS (CAN BE USED FOR ASPHALT)

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM
SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE
STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING
BARS SHALL BE PER ACI-318:
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND
PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE
EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE
60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC
MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE
BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT
BE FIELD BENT

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL
AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE
MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR
SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM
30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM
50" EMBEDMENT.
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY
STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH
MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM
50" EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND
SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM
50" EMBEDMENT.
5. FOR VERY LOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER
CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES
WITH MINIMUM 60" EMBEDMENT.

The Engineer Certifies that the concrete
slab shown hereon conform to the
Engineered specifications listed on this
Detail sheet. The foundation meets the
minimum standards for 2018 IBC Code.



M. Alturk

The seal appearing on this
document was authorized by
MICHAEL ALTURK, P.E. 73400, on
12/02/20

ADTM ENGINEERING & CONSTRUCTION, LLC

1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063

CONTACT PERSON: MIKE ALTURK, P.E.

PHONE: 817-721-9066

TEXAS REGISTRATION NUMBER: F-16984

JOB NO.: 20-072

DATE: December 02, 2020

SCALE: NTS

DRAWN BY: RP

PROPOSED BARN EXPANSION



Proposed MAPN Expansion

833 RUFFE SNOW DR BARN PROPOSED ADD ON



EXISTING STRUCTURE



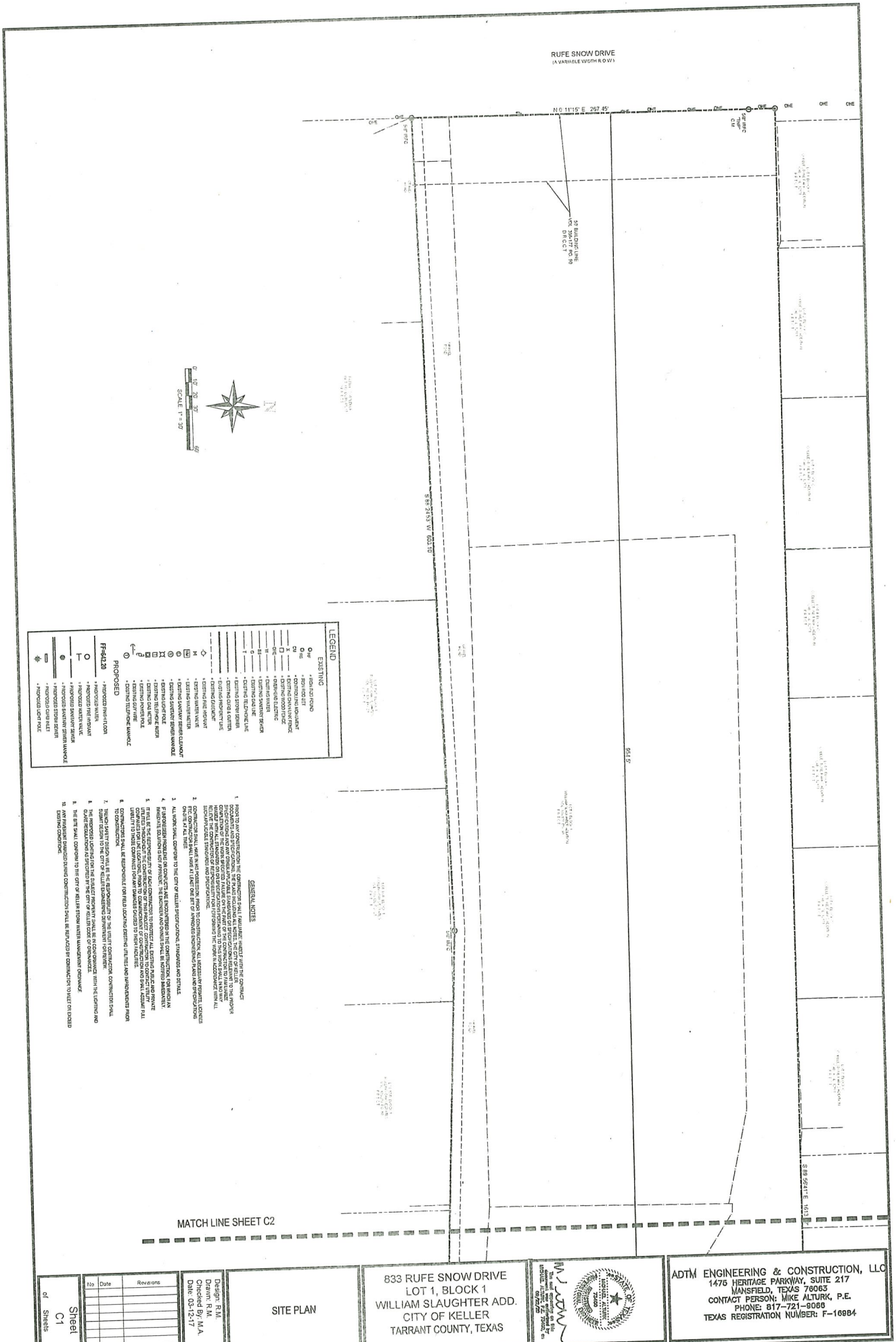
CONCRETE PAD 40' x 50'



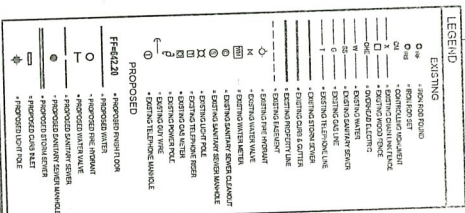
PROPOSED ADD ON TO BARN

BARN 30' x 40'

PROPOSED BARN EXPANSION



HIGHLIGHTED AREA



The seal appearing on the
 inside of the door of the
 Social Affairs Division
 5/27/75

ADTM ENGINEERING & CONSTRUCTION, LLO
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-721-9086
TEXAS REGISTRATION NUMBER: F-16984

Design: R.M.
Drawn: R.M.
Checked By: M.A.
Date: 09-22-20

Sheet
C2
of Sheets



This is to certify that I have this date made an on the ground survey of the property located on 833 Rock Snow Drive in the City of North Richland Hills, Texas, described as follows:

Lot 1 Block 1, William Slaughter Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-177, Page 30. Plat Records of Tarrant County, Texas.

MATCH LINE SHEET C2

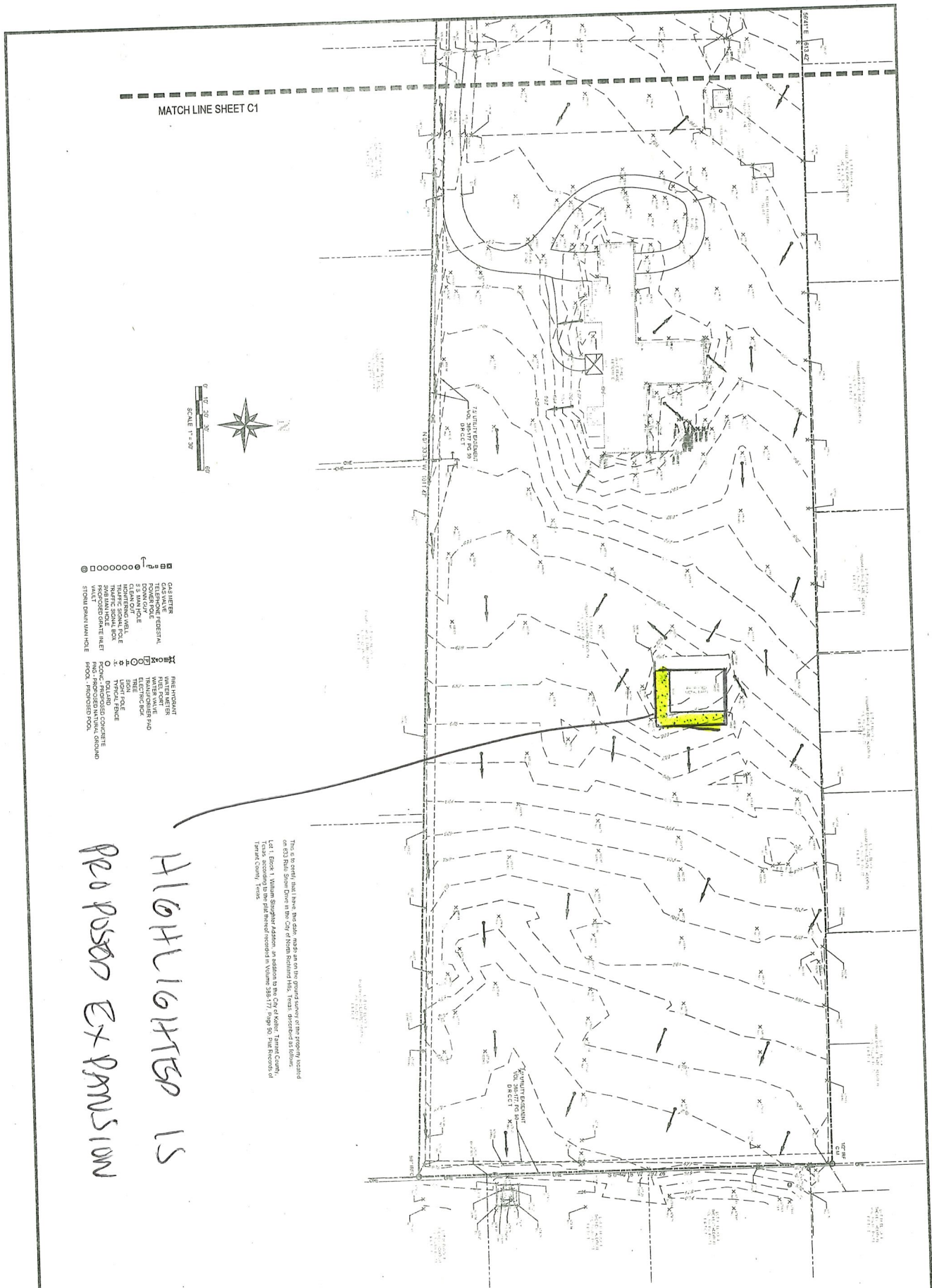
833 RUFÉ SNOW DRIVE
LOT 1, BLOCK 1
WILLIAM SLAUGHTER ADD.
CITY OF KELLER
TARRANT COUNTY, TEXAS



ADTM ENGINEERING & CONSTRUCTION, LLC
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-721-9066
TEXAS REGISTRATION NUMBER: F-16984

[illegible]

PROPOSED EXISTING EXPANSION

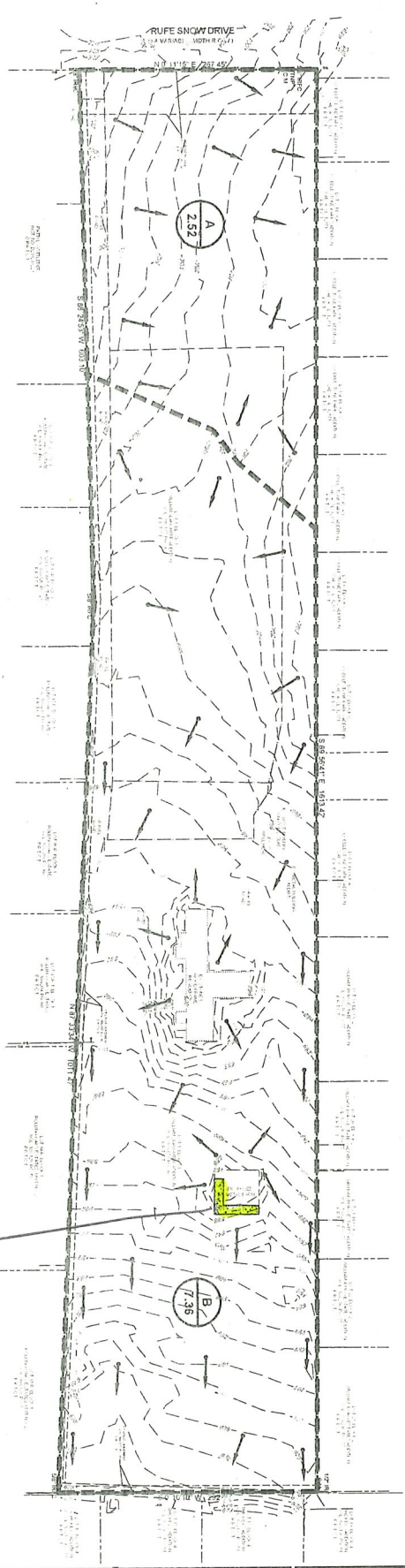


HEIGHTS IS
PROPOSED EXPANSION

This is to certify that these data maps as on the ground survey of the property located on 833 Rufe Snow Drive in the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 286-177, Page 80, Tarrant County, Texas.

833 RUFÉ SNOW DRIVE LOT 1, BLOCK 1 WILLIAM SLAUGHTER ADD. CITY OF KELLER TARRANT COUNTY, TEXAS		ADTM ENGINEERING & CONSTRUCTION, LLC 1475 HERITAGE PARKWAY, SUITE 217 MANSFIELD, TEXAS 76063 CONTACT PERSON: MIKE ALTURK, P.E. PHONE: 817-721-9086 TEXAS REGISTRATION NUMBER: F-16984															
GRADING PLAN	Design: R.M. Drawn: R.M. Checked: M.A. Date: 06-22-20	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revisions</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Revisions												
No.	Date	Revisions															
Sheet C4 of Sheets																	

PROPOSED RAIN EX PANSION



PRE DEVELOPMENT DRAINAGE CALCULATIONS

EXISTING DRAINAGE AREA (ACRES)	DESIGN INTENSITY (IN/H)	DESIGN FLOW (GPM)	SHEET FLOW TO NORTH
A 3.62	15	6.8	4.6
B 7.36	15	13.6	3.76

POST DEVELOPMENT DRAINAGE CALCULATIONS

EXISTING DRAINAGE AREA (ACRES)	DESIGN INTENSITY (IN/H)	DESIGN FLOW (GPM)	SHEET FLOW TO NORTH
A 3.62	15	6.8	4.6
B 7.36	15	13.6	3.76

NOTES:
 The project is a new building (see plan) located on property...
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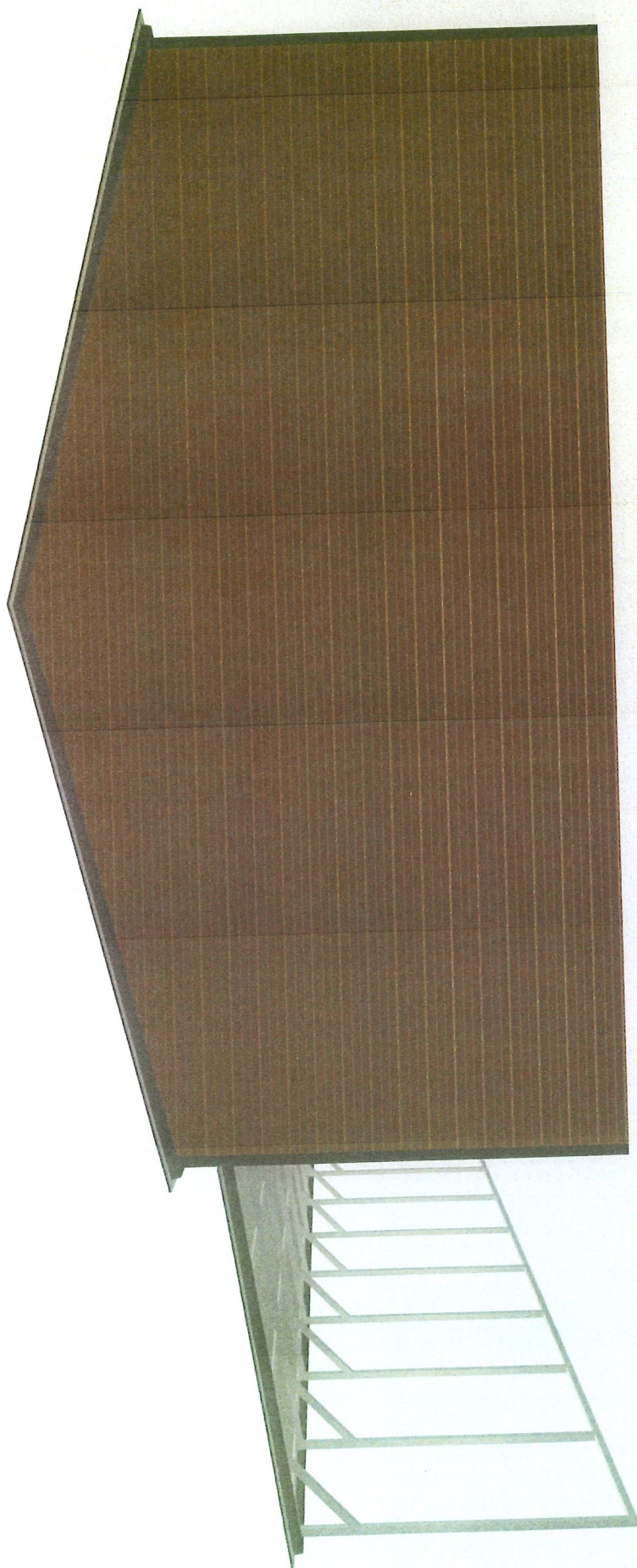
LEGEND

- PROPOSED DRAINAGE AREA
- PROPOSED NUMBER OF ACRES
- PROPOSED FINISH FLOOR
- PROPOSED FLOW
- EXISTING CONTOUR

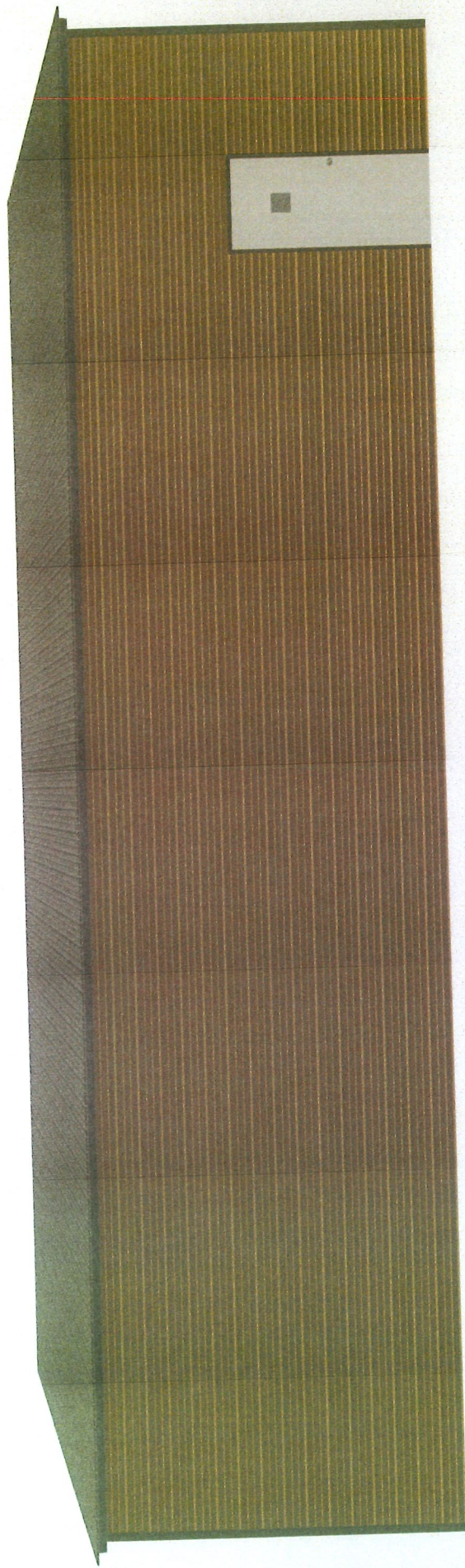
HIGHLIGHTED IS PROPOSED RAIN EX PANSION



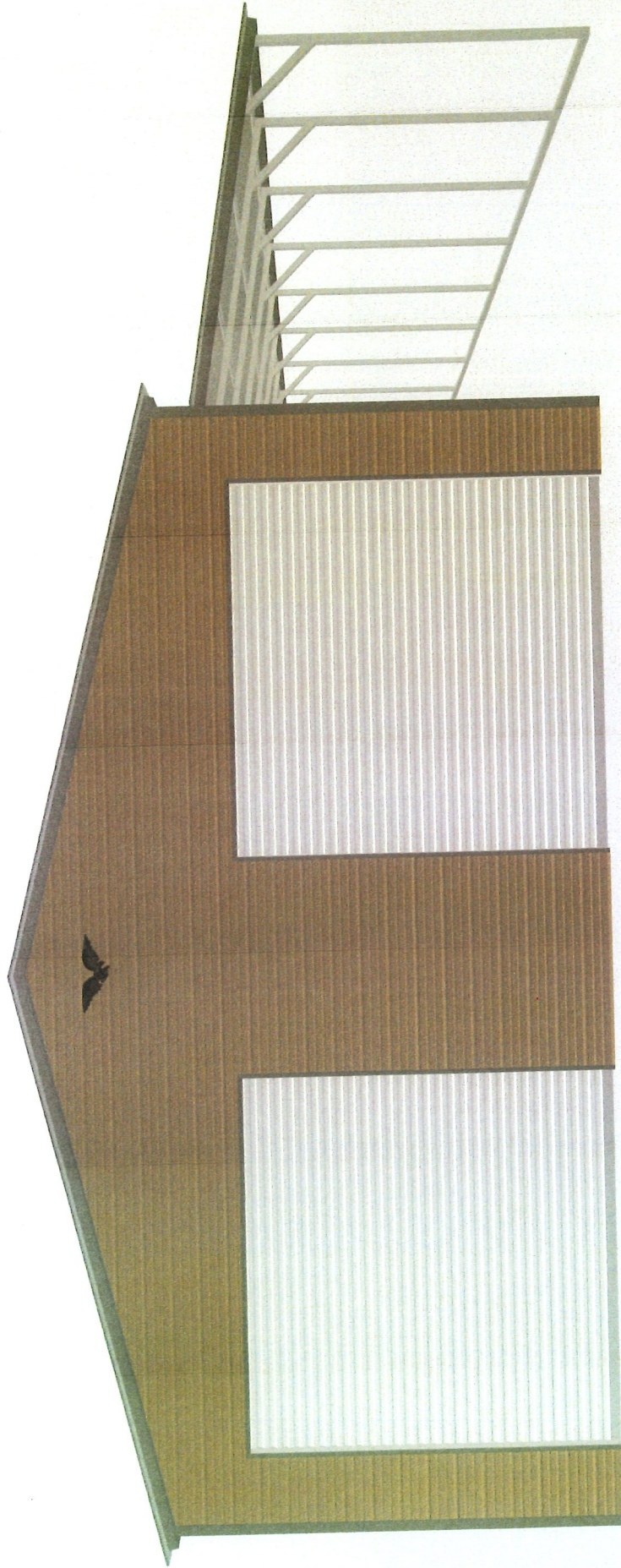
40' W x 50' L x 12/9' H



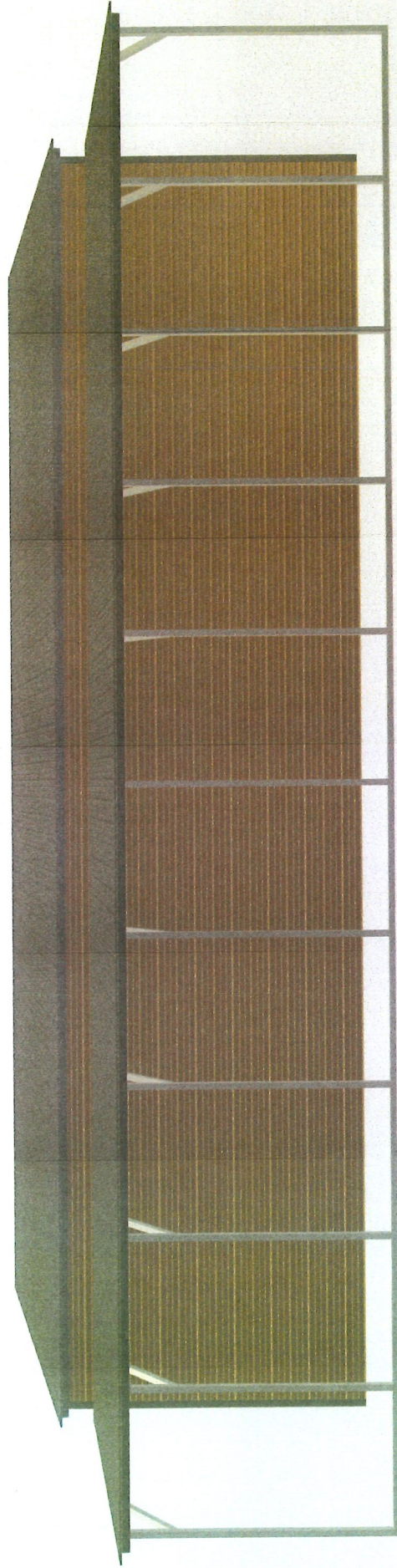
40' W x 50' L x 12/9' H



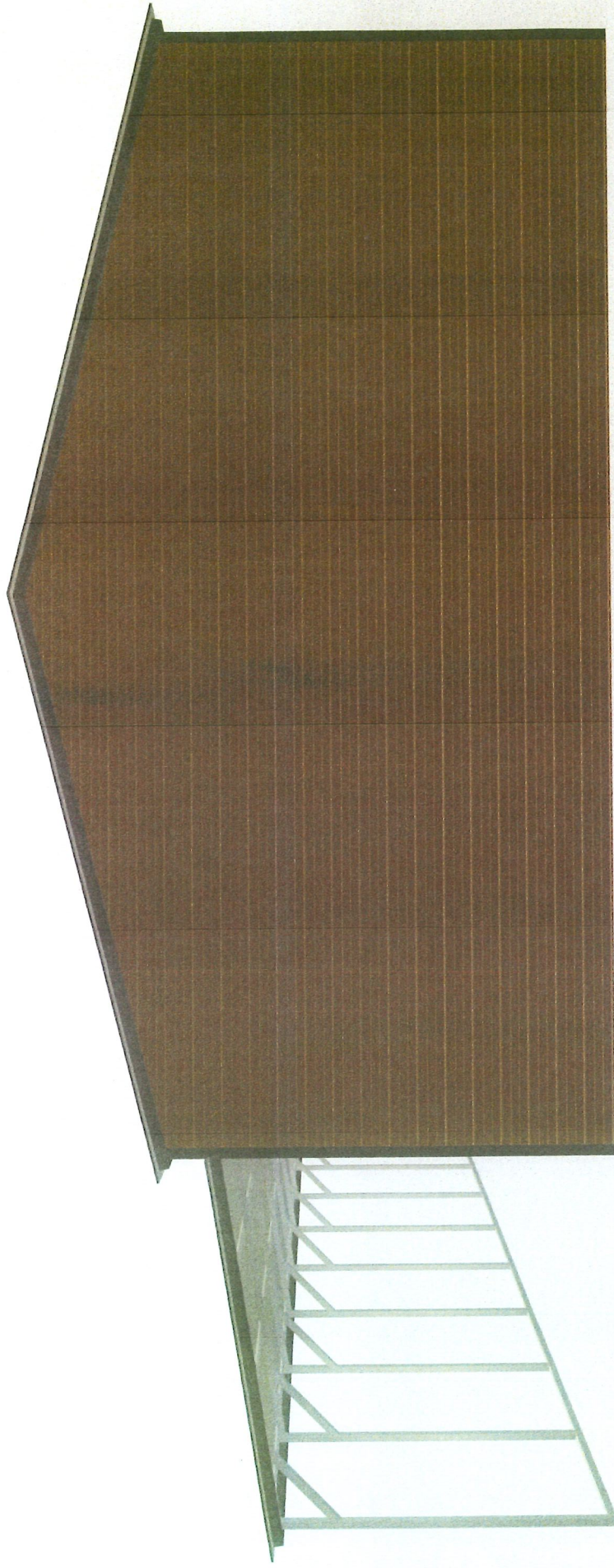
40' W x 50' L x 12'/9' H



40' W x 50' L x 12/9' H



40' W x 50' L x 12'9" H



40' W x 50' L x 12/9' H

**EXISTING METAL
STRUCTURES/BARN
AROUND 833 RUFÉ SNOW DR**

EXISTING BARN LOCATIONS

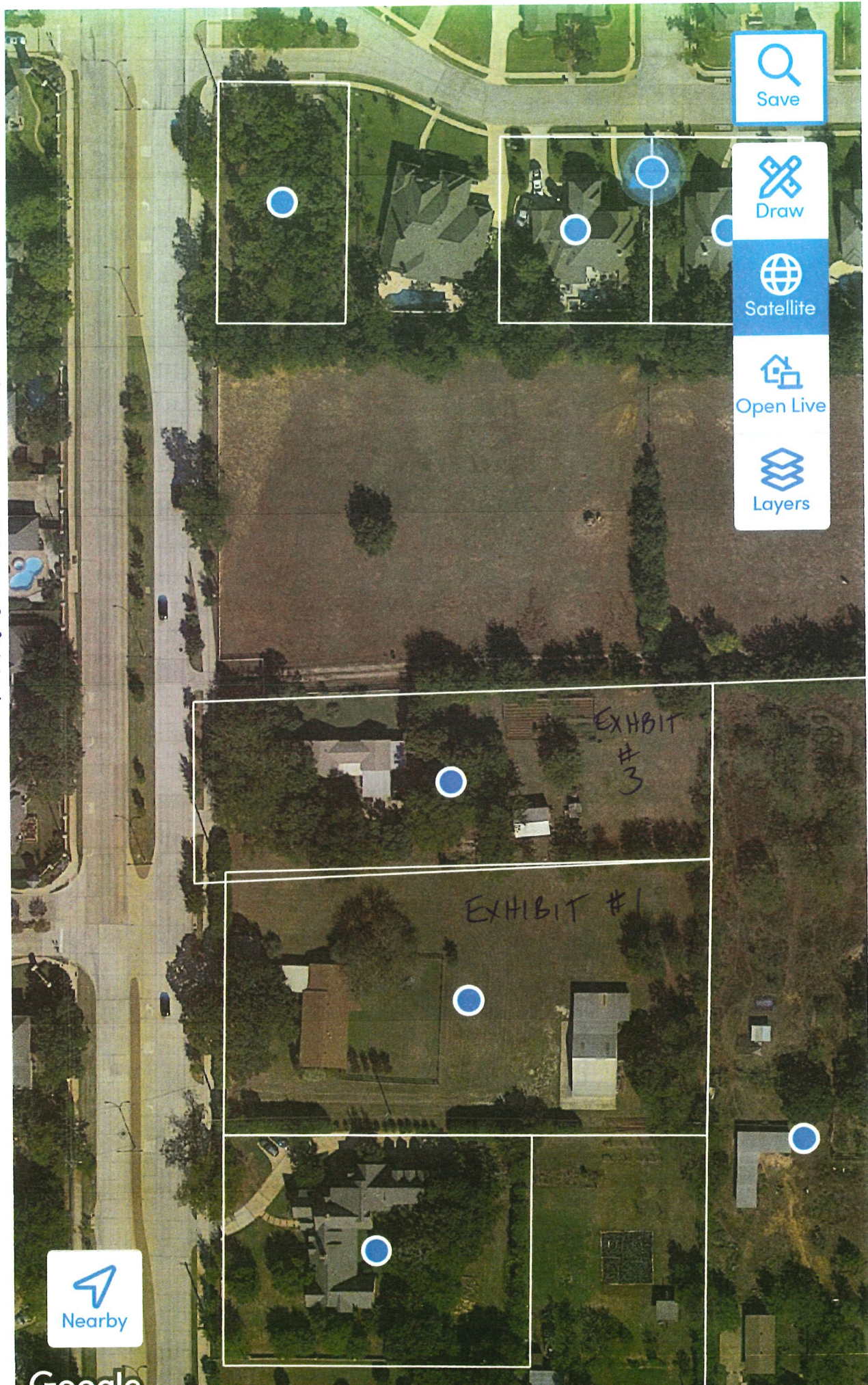


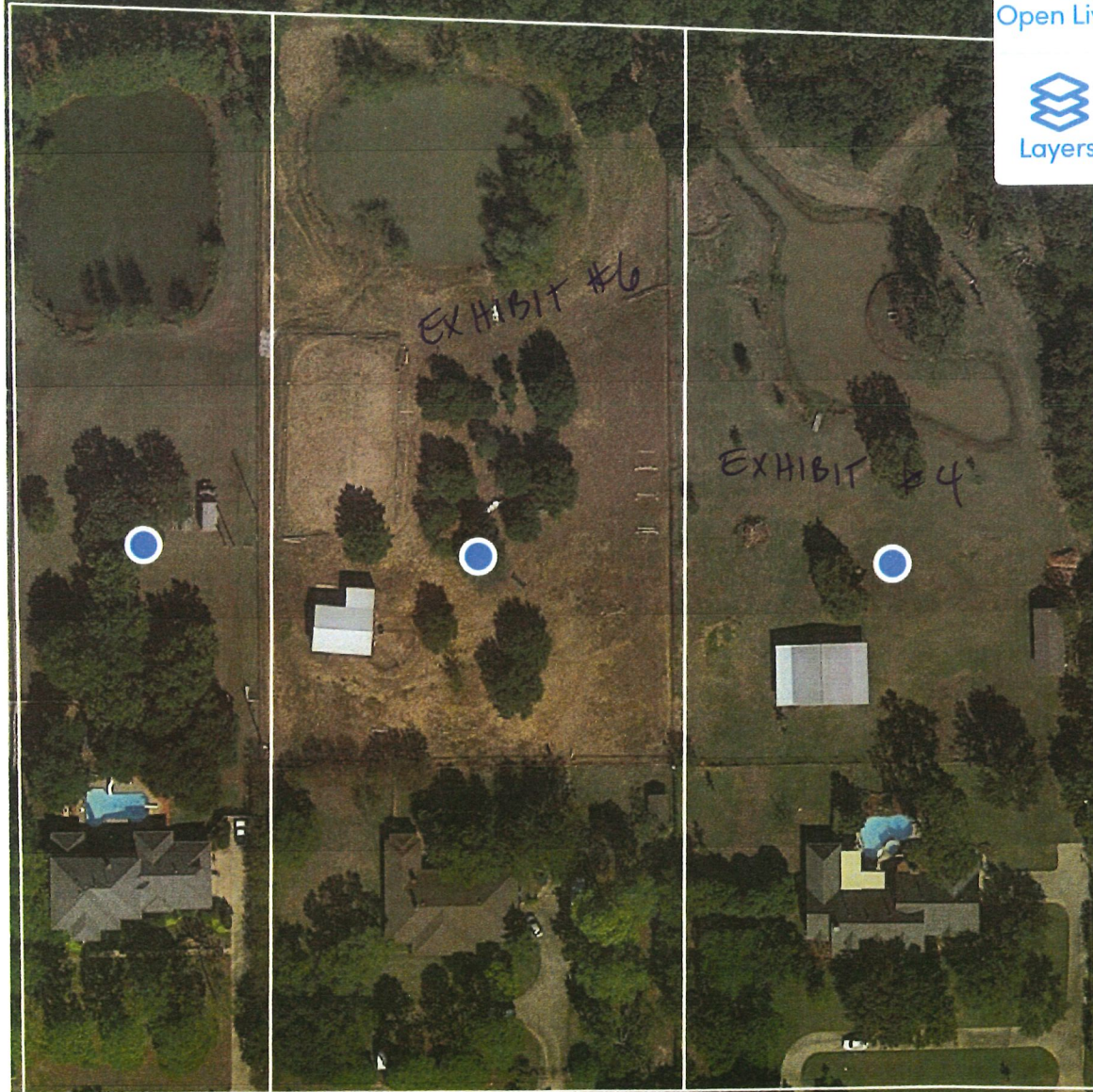
EXHIBIT #3
837 RUPE SNOW
EXISTING BARN





EXHIBIT #1
913 RUFESNOW DR
EXISTING BARN

EXISTING BARN LOCATIONS



Google





EXHIBIT #4
1021 SIMMONS DR
EXISTING BARN



EXHIBIT #6
1017 SIMMONS DR
EXISTING BARN

EXISTING BARN LOCATIONS



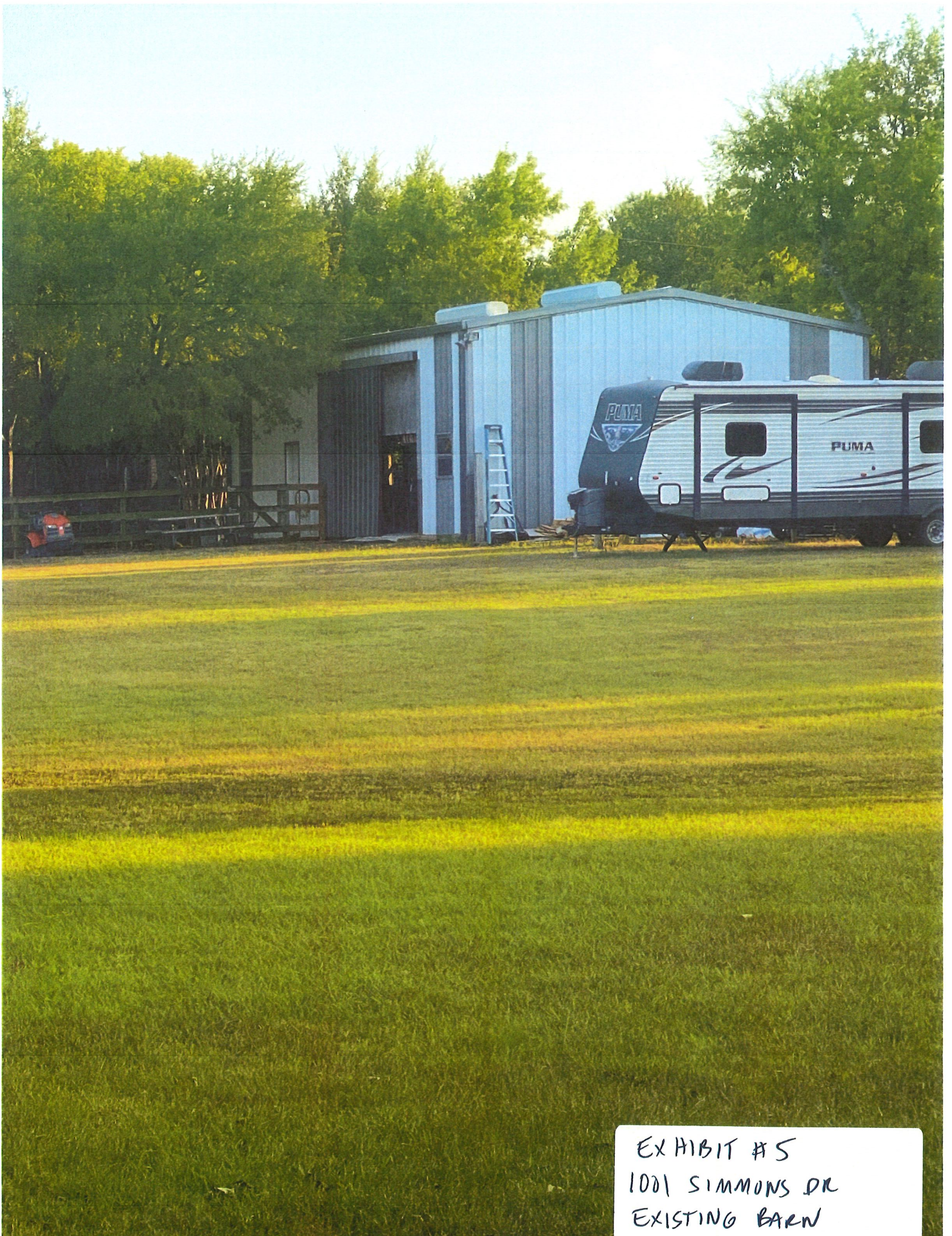


EXHIBIT #5
1001 SIMMONS DR
EXISTING BARN



EXHIBIT #2
917 SIMMONS DR
EXISTING BARN