

October 28, 2022

City of Keller
Planning and Zoning Board
1100 Bear Creek Parkway
Keller, Texas 76248

Dear P&Z Board,

Thank you for considering our application for a UDC Variance, for the screening wall adjacent to the west side of our property.

The reason we are requesting this variance is because we feel that it is unfair for a residential property to have to pay the bill, for a screening wall that is typically required for a commercial development. We are not the commercial use. The wall is bordering a drainage area that is owned by our Homeowners Association, and is not traveled by anyone. The screening wall isn't even visible from the property due to the tree line. Additionally, we would like to replace the damaged section of the wall with a different material that is durable, more cost effective, and constructed differently, in order to alleviate any potential damage from heavy winds coming from Denton Highway. The damaged area sustained damage due to straight-line winds coming off of 377, through the open area that is approximately 810 feet.

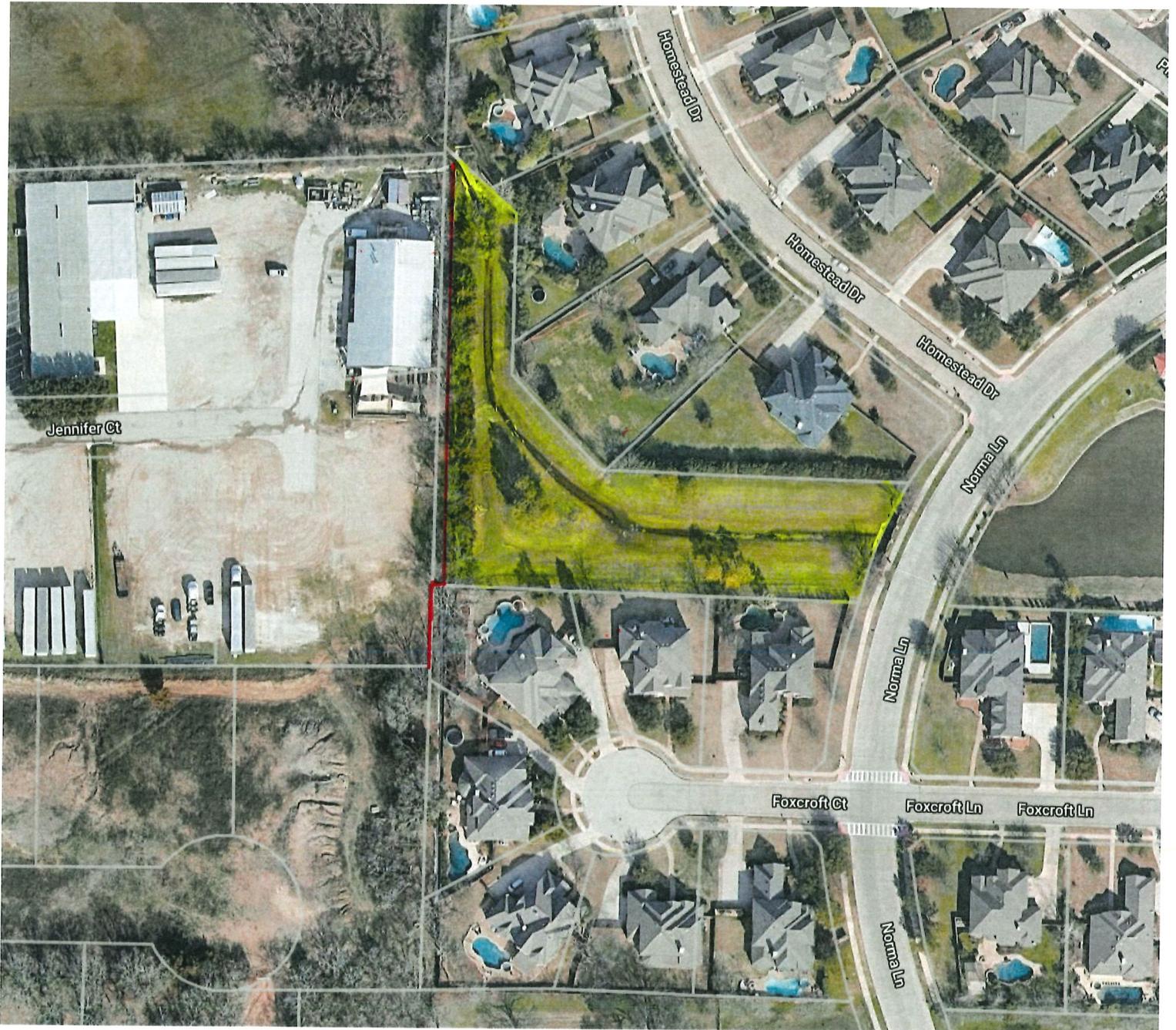
We are requesting approval to demo the damaged sections, approximately 175 linear feet, starting behind the Shannon Brewery building and extending south to the 1 foot jog in the fence. We would like to replace with an 8 foot tall stained cedar fence, with a cedar top cap. This will be built on galvanized steel posts with 2x3 stringers. The pickets will be spaced approximately 1/16, in order to allow for strong winds to dissipate through the fence, rather than take it down.

Thank you,

Harmonson Farms HOA



Click any parcel for parcel details.

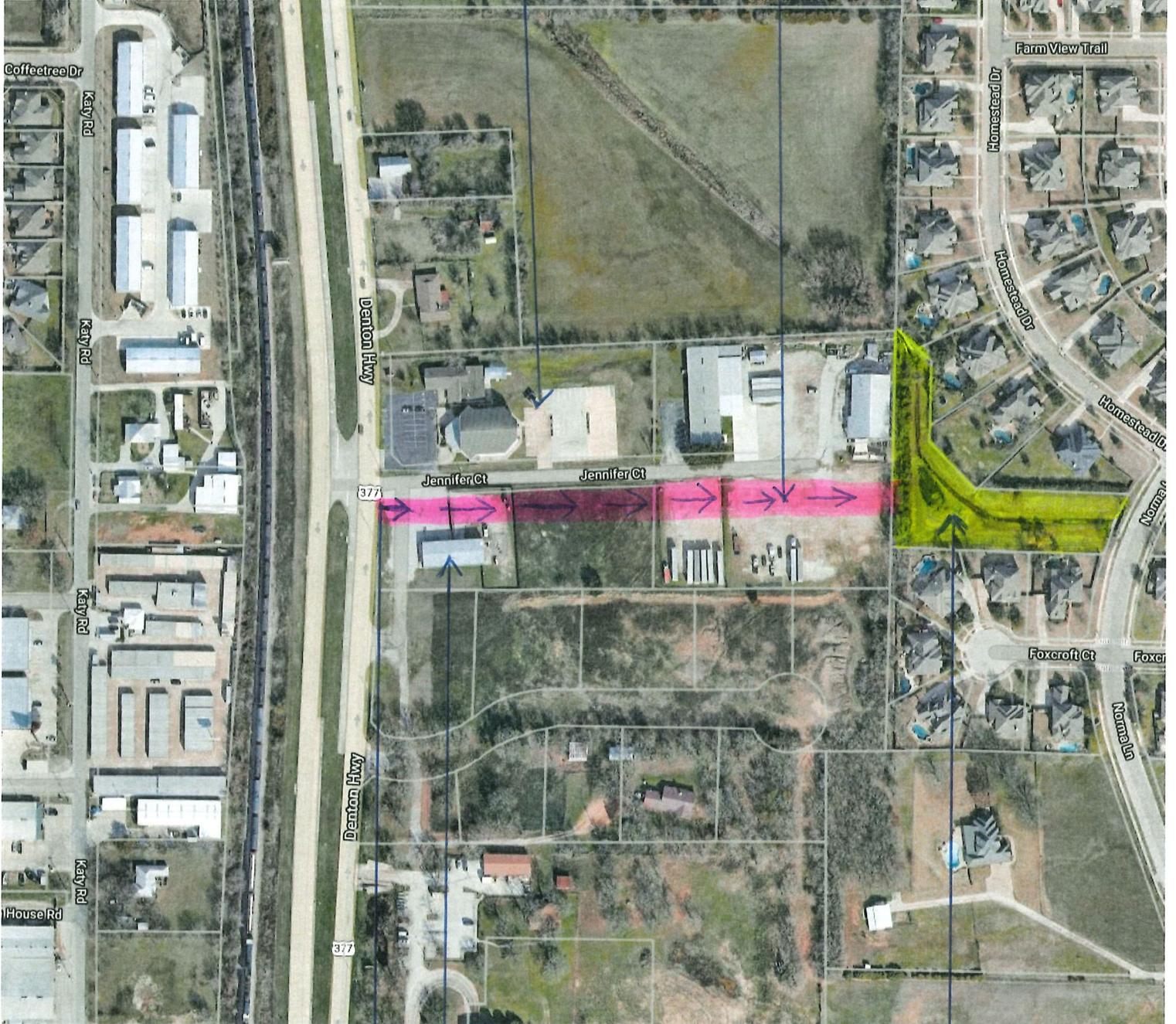




Click any parcel for parcel details.

Harvest Christian Church

Shannon Brewery



Prestige Floors

800 NORMA LN.

Apx. 810 feet of straight line WIND



Ctrl-click any shaded area for layer details.

