

Payne Randell

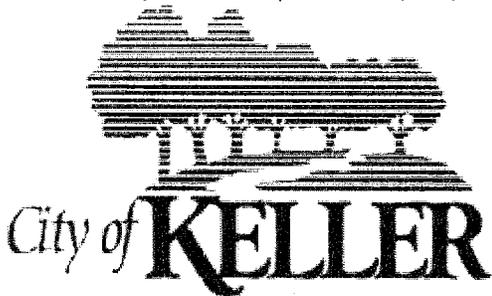
From: Payne Randell
Sent: Wednesday, November 02, 2016 1:32 PM
To:
Subject: RE: 300 Hidden Cove Ct.

Christy,

Most max lot coverage is 50% Marshal Ridge subdivision is very diverse with the coverages so feel free to ask. I will be more than happy to address any questions you may have about any requirements for your permits.

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



From: Wednesday, November 02, 2016 11:05 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: RE: 300 Hidden Cove Ct.

Payne,
Wow! That is even better! I thought all lots were either 50 or 55. Is there a way to check this without always sending over a request to you? We bid so many pools and I don't want to bombard you with this on every one. Currently, we assume 50% but we have lost some sales on projects that turned out had more room.

Thanks in advance,
Christy



Christy Strand
Sales Manager

817-805-5934 Mobile
817-431-1847 ext. 103
817-431-9115 Fax
181 N. Main St
Keller, TX 76248
www.KlapprodtPools.com

From: Payne Randell [<mailto:prandell@cityofkeller.com>]
Sent: Wednesday, November 2, 2016 10:43 AM

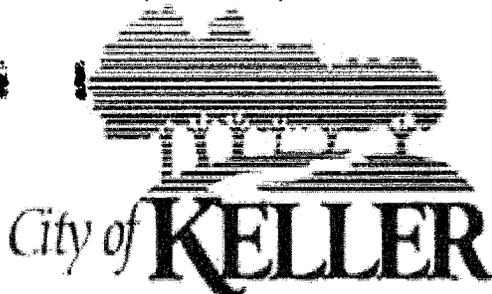
Subject: RE: 300 Hidden Cove Ct.

Christy,

I found out that the lot coverage is max of 60% on the property of 300 Hidden Cove Ct.

Thank you,

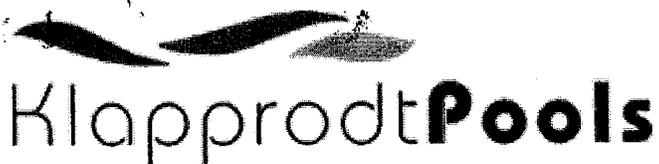
Payne Randell- Sr Plans Examiner
City of Keller
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Keller, TX 76244
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Sent: Tuesday, November 01, 2016 4:15 PM
To: Payne Randell <prandell@cityofkeller.com>
Cc: Melinda Hernandez <mhernandez@cityofkeller.com>; jj@klapprodtpools.com
Subject: 300 Hidden Cove Ct.

Payne,
Can you tell me if lot at 300 Hidden Cove Ct will allow for a 50% or 55% build out based on its zoning? I have tried to use the zoning maps and I am not confident that I am getting correct results.
Thanks in advance,

Christy



Christy Strand
Sales Manager

817-805-5934 Mobile
817-431-1847 ext. 103
817-431-9115 Fax
181 N. Main St
Keller, TX 76248

From: Payne Randell [<mailto:prandell@cityofkeller.com>]
Sent: Friday, October 21, 2016 5:47 PM

Cc: Melinda Hernandez <mhernandez@cityofkeller.com>
Subject: RE: 567 Hldden Meadow Dr

Christy,

Sorry for the delay, as long as pool has no vertical structure the pool can be built passed the build line.

If the pool comes within 10' of a property line it will require engineered drainage plans.

If the pool is within 5' of the main foundation it requires an engineers approval.

Please note that the fencing if it is wood will need to be built on the 15' build line, wrought iron fencing must be a minimum of 8' with in the property line.

I hope this helps you out.

Best regards,

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Payne Randell

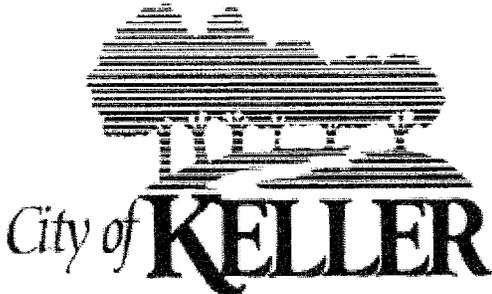
From: Payne Randell
Sent: Monday, November 07, 2016 4:52 PM
To: [REDACTED]
Subject: RE: 1529 Peppertree Drive - Keller, TX

Jessica,

It would be 12 sf under the max allowed, so it should be good. Make sure you submit a new foundation plan as well.

Best regards,

Payne Randell- Sr Plans Examiner
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Sent: Monday, November 07, 2016 12:28 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1529 Peppertree Drive - Keller, TX

Hello,

Can you please have a look at the proposed revision and let me know if this would be acceptable?



Jessica Mack [REDACTED]
700 W. Harwood Rd. Hurst, Texas 76054
OurCountryHomes.com
Office: 817.281.3388 x76 | Fax: 817.796.1121

Payne Randell

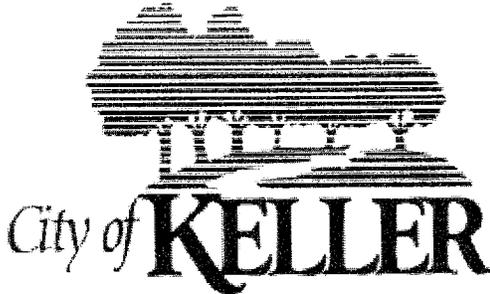
From: Payne Randell
Sent: Thursday, November 10, 2016 4:57 PM
To:
Subject: RE: 2108 Sweet Adeline Lane

Christy,

The Sqft of the lot is 9,747 sf with the max coverage of 40% 3,898.8 total impervious surface allowed.

Best regards,

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Sent: Thursday, November 10, 2016 4:07 PM
To: Payne Randell <prandell@cityofkeller.com>
Cc: dadmack63@gmail.com
Subject: 2108 Sweet Adeline Lane

Payne,
I have another lot that is already built out at 50%, but homeowner is interested in building a small pool. Please provide the max build out on this lot per zoning when you have a chance. Let me know what other details you need if any.

Lot 8
Block B
Fall Creek Estates

Thank you in advance,
Christy

Payne Randell

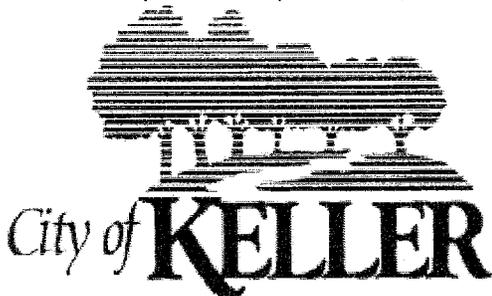
From: Payne Randell
Sent: Wednesday, November 23, 2016 8:24 AM
To: [REDACTED]
Subject: RE: Pool Possibility at 421 Winhall???

Christy,

If it is at 50% it would need a variance to be able to put a pool on the property the max coverage is 50 on this property.

Thank you,

Payne Randell- Sr Plans Examiner
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Sent: Wednesday, November 23, 2016 8:17 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: FW: Pool Possibility at 421 Winhall???

Payne,

I have another lot that is already built out at 50% with the house, driveway and patios. Can you tell me if 421 Winhall Way, Lot 26, Block A, has potential to build out greater than 50%? It is in Woodford addition and the plat is attached for further reference.

Thanks in advance and Happy Thanksgiving!
Christy



Klapprodt Pools

Christy Strand
Sales Manager

817-805-5934 Mobile
817-431-1847 ext. 103
817-431-9115 Fax
181 N. Main St
Keller, TX 76248
www.KlapprodtPools.com

Sent: Tuesday, November 22, 2016 9:23 AM

Subject: Pool Possibility at 421 Winhall???

Please see the attached survey. I would very much appreciate any information you can provide concerning the possibility of installing a pool at 421 Winhall. If it is possible, it would be great if you could prepare a rendering to have presented at the home during showings!

Thanks so much!

Jan



Jan Bawanan - GRI SRS ABR BPOR

Passion + Execution = Results

Jan Bawanan - REALTOR®
Ebby Halliday Realtors
1575 E. Southlake Blvd. #100
Southlake, Texas 76092
Cell: 682-888-4171 Office: 817-481-5882

A REFERRAL IS MY GREATEST COMPLIMENT!

North Texas Information Guide

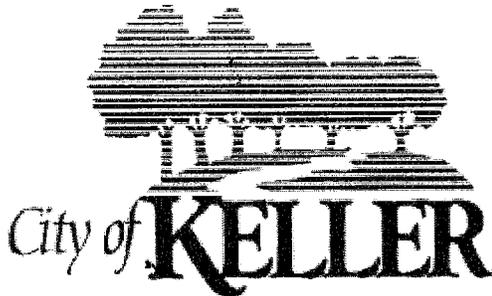
Payne Randell

From: Payne Randell
Sent: Tuesday, December 20, 2016 3:51 PM
To:
Subject: RE: Lot Coverage

Chris,

999 Pheasant Ridge is 50% total lot coverage.

Payne Randell- Sr Plans Examiner
City of Keller
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Keller, TX 76244
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From:
Sent: Tuesday, December 20, 2016 3:16 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: RE: Lot Coverage

Mr. Randell,
I got another request if you don't mind

999 Pheasant Ridge 76248

Thank You
Chris Horton

From: Payne Randell [<mailto:prandell@cityofkeller.com>]
Sent: Sunday, December 18, 2016 2:24 PM

Subject: Lot Coverage

Chris,

1331 Chase Oaks Dr is 40% total lot coverage.

999 Pheasant Ridge is 50% total lot coverage.

Best regards,

Payne Randell- Sr Plans Examiner

City of Keller

Building Services

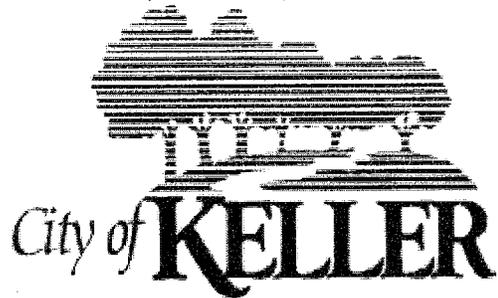
(817)743-4119

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Keller, TX 76244

www.cityofkeller.com

24 Hour Inspection Request Line (817)743-4120



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Payne Randell

From: Payne Randell
Sent: Tuesday, January 03, 2017 11:12 AM
To:
Subject: RE: 2858 Volterra Way ???POOL???

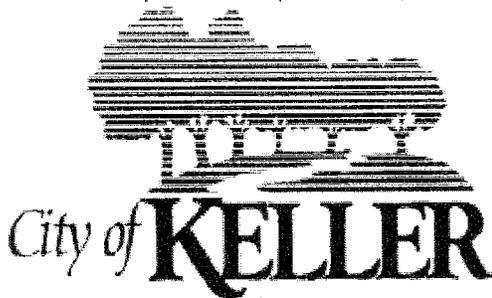
Julie,

The lot size of the property is 10,638 sf. The zoning says you can have the max of 50% lot coverage for impervious surfaces, which makes the final number of 5,319sf. The impervious surfaces include all patios, walkways, accessory structures, driveway, and the main footprint of the house. The sum of those numbers cannot exceed 5,319 sf.

Hope this helps.

Best Regards.

Payne Randell- Sr Plans Examiner
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(817)743-4119
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24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, January 03, 2017 9:52 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 2858 Volterra Way ???POOL???

Thank you for your help with my listing on Volterra Way. I was told by Mid Cities Pools that a pool could be put in the back yard of this property. I have a buyer asking if the City would allow a pool.

Please find the survey attached.

Thanks again,

Payne Randell

From: Payne Randell
Sent: Wednesday, January 04, 2017 4:30 PM
To:
Subject: RE: Forest Glen Lane Keller

Sue,

This is in the city of Fort Worth just out of the Keller city limits.

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, January 04, 2017 2:53 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Forest Glen Lane Keller

Good Afternoon Payne,

Can you please take a look at the attached Survey and let me know what my allowance is for the Impervious Surfaces.
Address 12700 Forest Glen Lane Keller.

Thank you very much,

Sue.
Susan Carter – Cook
Custom Pool Design Consultant
Mid City Custom Pools. INC
7700 Precinct Line Road
Hurst.
TX 76054.
Office No: 817-605-7665

Payne Randell

From: Payne Randell
Sent: Thursday, January 05, 2017 4:38 PM
To:
Subject: 520 Charrington Dr

Morgan,

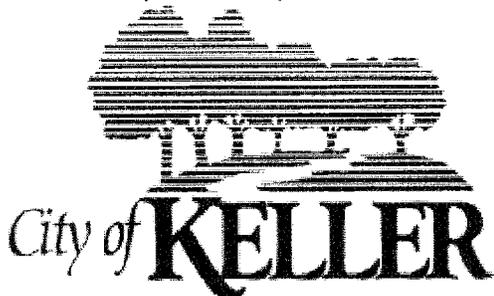
The max lot coverage is 40% on the lot.

The plat is 12,028 sf
40% of 12,028 is 4,811.2 that is the max coverage for the property.
339.8 is what is over the max allowed on the property (5,151-4,811.2)

Hope this helps you out.

Best regards,

Payne Randell- Sr Plans Examiner
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Payne Randell

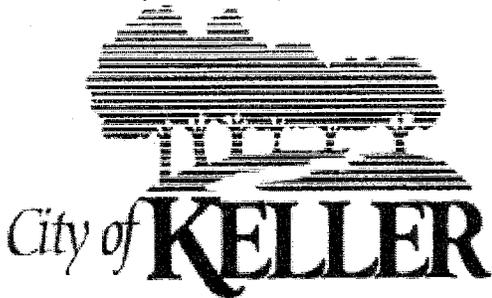
From: Payne Randell
Sent: Monday, January 09, 2017 5:10 PM
To: [REDACTED]
Subject: RE: 1311 Snow Mountain Cir.

Sherri,

The total lot coverage is 50%

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, January 09, 2017 5:03 PM [REDACTED]
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1311 Snow Mountain Cir.

Payne,
Can you please send the impervious measurements so that we can do our part?
Thanks so much.

Thank-you,

Sherri Smith
Mid City Custom Pools
7700 Precinct Line Rd.
Hurst, Tx 76054
817-605-7665

Payne Randell

From: Payne Randell
Sent: Tuesday, January 10, 2017 3:12 PM
To:
Subject: RE: 1504 Brentwood Trail and 308 Hidden Cove Court

Carl,

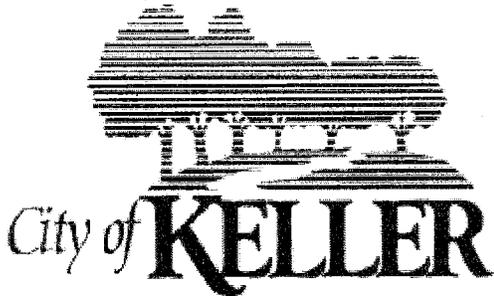
Here are the total lot coverages for the lots.

1504 Brentwood Trail = 11,413.5 sf

308 Hidden Cove Court= 7,425 sf

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, January 10, 2017 2:39 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1504 Brentwood Trail and 308 Hidden Cove Court

Good Afternoon Payne

I am in hopes that you are having a GREAT Day!

I am in the process of beginning designs for the 2 properties listed above and was hoping that you can provide me the max lot coverage for them.

1504 Brentwood Trail, 76248

308 Hidden Cove Court. 76248

Payne Randell

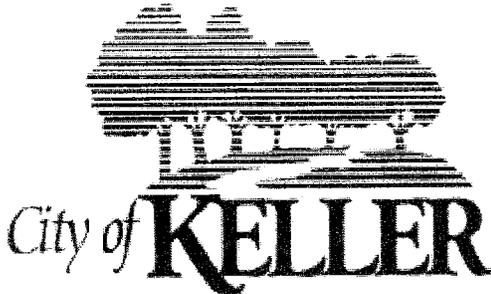
From: Payne Randell
Sent: Tuesday, January 17, 2017 3:08 PM
To:
Subject: RE: 1224 Robin Dr Plan Review

Good afternoon Greg,

I still need the impervious surface measurements so I can move forward with the permit review.

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
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Sent: Tuesday, January 17, 2017 1:45 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Re: 1224 Robin Dr Plan Review

1224 Robin Dr Plan Review

Payne here is a height on that building that was submitted.
I have also included a spec sheet for the 4'x8' panels of LP SmartSide that we use.

Please feel free to call text or email with any questions or concerns.
Greg Couch
Leland's Buildings
Haslet

On Tue, Jan 10, 2017 at 2:37 PM, Payne Randell <prandell@cityofkeller.com> wrote:

Payne Randell

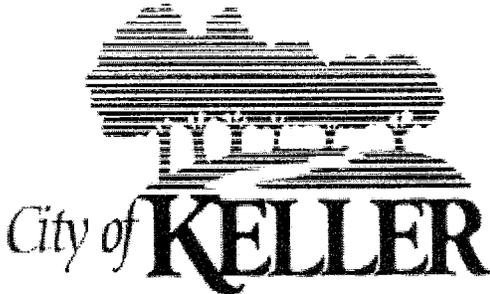
From: Payne Randell
Sent: Friday, January 20, 2017 4:40 PM
To:
Subject: RE: Lot Coverage

Chris,

Lot coverage for 1504 Brentwood Trail is 50% 11,413.5 sf

Thanks,

Payne Randell- Sr Plans Examiner
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(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Friday, January 20, 2017 10:04 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot Coverage

Mr. Randell,

Good Morning, looking for the lot coverage at 1504 Brentwood Trail, Lot 2 – Block 4 of Brentwood Estates.

Thank You

Chris Horton
Design and Sales
Cell – 817-673-8702
Office – 817-431-1847 x113
Fax – 817-431-9115

Payne Randell

From: Payne Randell
Sent: Tuesday, January 31, 2017 8:38 AM
To:
Subject: RE: Impervious Coverage Percentage

Good Morning Chris,

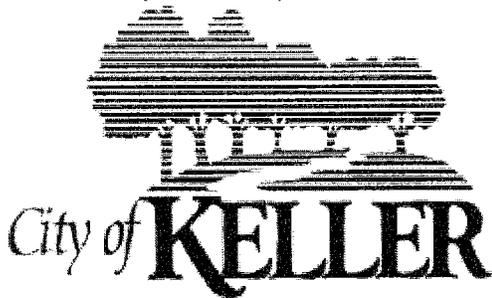
Lot coverage is 50%

13,088 sf total lot size

6,544 sf is 50%

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, January 30, 2017 4:20 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Impervious Coverage Percentage

Mr. Randell,

Got another individual interested in putting a pool in Keller
Needing Lot Coverage please

502 Santa Barbara Drive
Keller
76248

Payne Randell

From: Payne Randell
Sent: Thursday, February 02, 2017 3:07 PM
To:
Subject: RE: 1309 Chase Oaks impervious surface

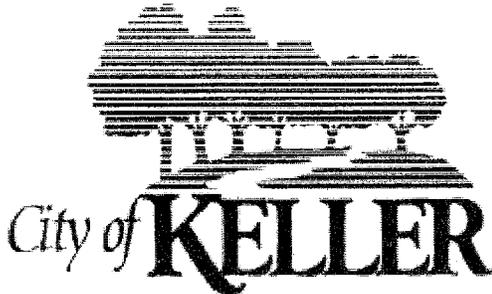
Sue,

The lot size is 12,206 sf

Total lot coverage is 40% 4,882.4 sf

Thank you,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, February 01, 2017 11:33 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1309 Chase Oaks impervious surface

Good Morning Payne,

I have a client located at 1309 chase Oaks Keller, I do not have their survey yet, however I wondered if you could please tell me the allowance for impervious surfaces For this property.

Many Thanks.

Sue.
Susan Carter – Cook
Custom Pool Design Consultant
Mid City Custom Pools. INC
7700 Precinct Line Road

Payne Randell

From: Payne Randell
Sent: Tuesday, February 07, 2017 11:28 AM
To:
Subject: RE: 1309 Chase Oaks Drive

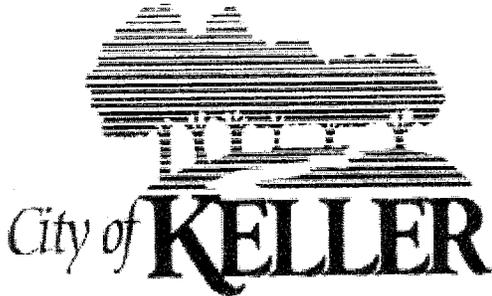
Carl,

The total lot size is 12,206 sf.

The max lot coverage is 4,882.4 sf 40%.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, February 07, 2017 11:15 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1309 Chase Oaks Drive

Good Morning Payne

Can you please provide me with the impervious surface area and percentage for 1309 chase oaks drive?

Best Regards

Carl Otto Lamsfuss, CBP (APSP Certified Building Professional)
Pulliam Pools
Cell – 817-734-1750

"It's ALWAYS A Great Day To Go Swimming!"

Payne Randell

From: Payne Randell
Sent: Tuesday, February 14, 2017 8:25 AM
To:
Subject: RE: 1537 Peppertree Dr.

Good Morning Sherri,

The lot size is 13,500sf

The max lot coverage is 55% 7,425 sf

Thanks,

Payne Randell- Sr Plans Examiner
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(817)743-4119
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Keller, TX 76244
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Sent: Monday, February 13, 2017 10:20 AM
To: Payne Randell <nrandell@cityofkeller.com>
Subject: 1537 Peppertree Dr.

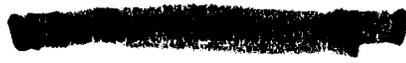
Good Morning Payne,

Can You please send the Impervious measures for job?

Thank-you.

Thank-you,

Sherri Smith



Payne Randell

From: Payne Randell
Sent: Tuesday, February 21, 2017 2:44 PM
To:
Subject: RE: Lot Percentage

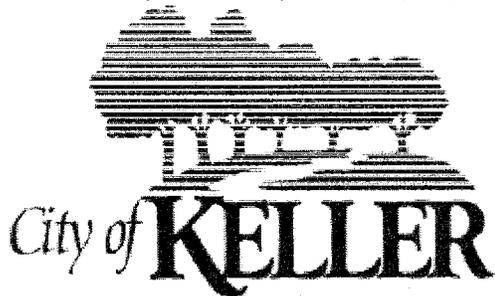
Good afternoon Chris,

Total lot size is 13,375 sf

Total lot coverage is 50% 6,687.5 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
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(817)743-4119
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Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, February 21, 2017 12:53 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot Percentage

Mr. Randall,

Good Afternoon, can you provide the build percentage for 420 Timberline Dr
Block G Lot 2

Thank You

Chris Horton
Design and Sales
Cell – 817-673-8702

Payne Randell

From: Payne Randell
Sent: Wednesday, February 22, 2017 11:10 AM
To:
Subject: 1324 Haddington Lane Keller

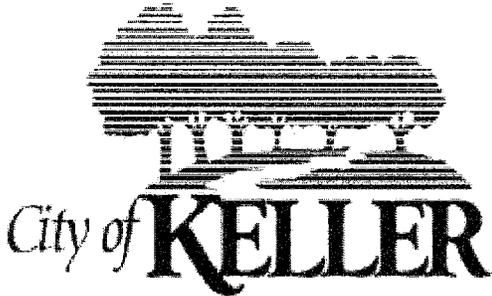
Taylor,

The total lot size is 10,377 sf

The total lot coverage is 50% 5,188.5 sf

Thanks,

Payne Randell- Sr Plans Examiner
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Keller, TX 76244
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Sent: Wednesday, February 22, 2017 10:29 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: LOT FIT %

Good Morning Payne,

My name is Taylor Fluty I design pools for Pulliam. This is the survey I was sent for Chris Schmidt at 1324 Haddington Lane Keller, 76248. Can you assist me with the percentage of non-permeable surface allowed in this lot please? I appreciate your time.

Thanks,

Taylor Fluty
Pulliam Pools
(682)559-0120

Payne Randell

From: Payne Randell
Sent: Wednesday, February 22, 2017 4:46 PM
To: [REDACTED]
Subject: RE: 800 Arthur Court, Keller 76248

Good afternoon Carl,

The total lot size is 20,053 sf

The total lot coverage is 50% 10,026.5 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, February 22, 2017 2:56 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 800 Arthur Court, Keller 76248

Good Afternoon Payne

I hope that you are having a GREAT Day!

I really hate asking every time for the impervious surface area but I don't know of any other options.

Can you please provide me with the impervious surface area for 800 Arthur Court, Keller, 76248?

Thank you

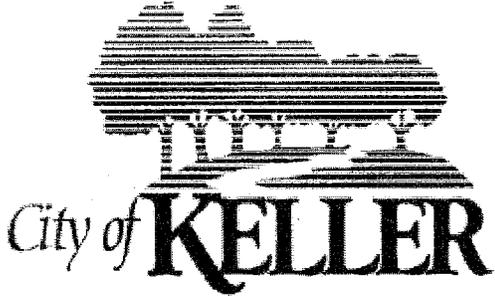
Best Regards

Payne Randell

From: Payne Randell
Sent: Wednesday, February 22, 2017 11:46 AM
To:
Subject: RE: 1324 Haddington Lane Keller

Yes, it can NOT exceed 50%

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, February 22, 2017 11:42 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Re: 1324 Haddington Lane Keller

So just to confirm the lot coverage can not exceed 50%? I know some lots are only 40%. Thanks again

From: Payne Randell <prandell@cityofkeller.com>
Sent: Wednesday, February 22, 2017 11:10 AM

Subject: 1324 Haddington Lane Keller

Taylor,

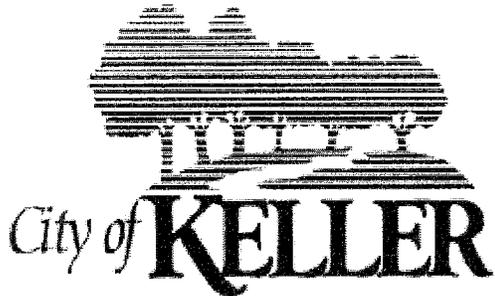
The total lot size is 10,377 sf

The total lot coverage is 50% 5,188.5 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller

Building Services
(817)743-4119
1100.Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, February 22, 2017 10:29 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: LOT FIT %

Good Morning Payne,

My name is Taylor Fluty I design pools for Pulliam. This is the survey I was sent for Chris Schmidt at 1324 Haddington Lane Keller, 76248. Can you assist me with the percentage of non-permeable surface allowed in this lot please? I appreciate your time.

Thanks,

Taylor Fluty
Pulliam Pools
(682)559-0120

Payne Randell

From: Payne Randell
Sent: Friday, February 24, 2017 6:45 AM
To:
Subject: RE: Build out Ratio

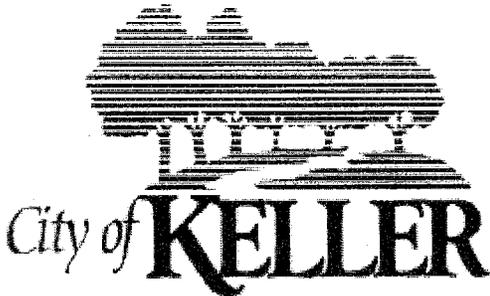
Aaron,

Total lot is 9,528 sf

The total lot coverage is 50% 4,764 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, February 23, 2017 1:13 PM

Subject: Build out Ratio

Payne,
Can you tell me the build out ratio for 1508 Smoke Tree Drive.

Thank you
Aaron Griffith
Klapprodt Pools

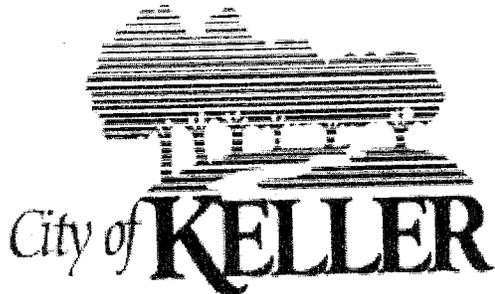
Payne Randell

From: Payne Randell
Sent: Friday, March 03, 2017 9:35 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 540 Hidden Meadow

You can build out to 70%.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Friday, March 03, 2017 9:25 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: RE: 540 Hidden Meadow

Does this mean we can add and build out to 70% or it is already maxed out at 70%
Thanks,
Christy



Christy Strand
Sales Manager
christy@klapprodtpools.com

7-805-5934 Mobile
17-431-1847 ext. 103
817-431-9115 Fax
181 N. Main St
Keller, TX 76248

From: Payne Randell [<mailto:prandell@cityofkeller.com>]

Sent: Friday, March 3, 2017 9:12 AM

Subject: RE: 540 Hidden Meadow

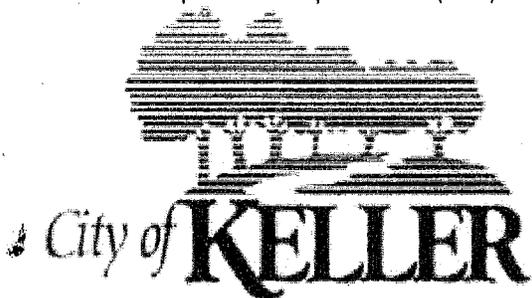
Good morning Christy,

The total lot size is 8,450 sf

The total lot coverage is 70% 5,915 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, March 02, 2017 5:09 PM

To: Payne Randell <prandell@cityofkeller.com>

Subject: 540 Hidden Meadow

Please check the above address and let us know the build out percentage when possible.
Thanks in advance,
Christy

Payne Randell

From: Payne Randell
Sent: Monday, March 06, 2017 11:47 AM
To:
Subject: RE: Build out Ratio: 1312 Crimson Glory Ln

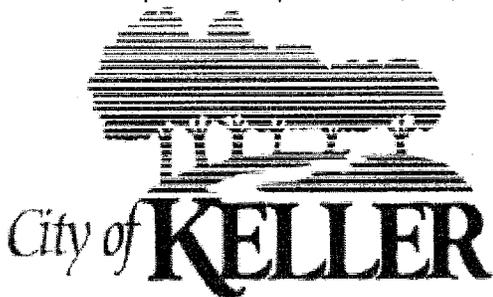
Dave,

The total lot size is 16,395 sf

Lot coverage is 55% 9,017.25 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Saturday, March 04, 2017 1:21 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out Ratio: 1312 Crimson Glory Ln

Payne,

Can you tell me the build out ratio for 1312 Crimson Glory Ln, please?

Thanks,
Dave Fewkes
Sales & Design
(682) 204-0204



Payne Randell

From: Payne Randell
Sent: Tuesday, March 07, 2017 3:06 PM
To:
Subject: RE: Build out ratio for 1309 Chase Oaks Drive

Arron,

The total lot size is 12,206 sf.

The max lot coverage is 4,882.4 sf 40%.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, March 07, 2017 1:48 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out ratio for 1309 Chase Oaks Drive

Payne,
Can you please give me the build out ratio for 1309 Chase Oaks Drive.

Thank you
Aaron
Klapprodt Pools

Payne Randell

From: Payne Randell
Sent: Monday, March 06, 2017 11:47 AM
To: [REDACTED]
Subject: RE: Build out Ratio: 1312 Crimson Glory Ln

Dave,

The total lot size is 16,395 sf

Lot coverage is 55% 9,017.25 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Saturday, March 04, 2017 1:21 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out Ratio: 1312 Crimson Glory Ln

Payne,

Can you tell me the build out ratio for 1312 Crimson Glory Ln, please?

Thanks,
Dave Fewkes
Sales & Design


Klapprodt Pools
181 N. Main St.
Keller, TX 76248

Payne Randell

From: Payne Randell
Sent: Thursday, March 09, 2017 8:36 AM
To:
Subject: RE: 1725 Adalina Dr

Good morning Sherri,

The total lot size is 8,470 sf

The max lot coverage is 50% 4,235 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, March 08, 2017 1:45 PM
To: Payne Randell <prandell@cityofkeller.com>

Subject: 1725 Adalina Dr

Good Afternoon Payne,
Can you please send me the impervious measures for this yard?

1725 Adalina Dr. Keller, TX 76248

How much pool can I Build in this back yard?

Payne Randell

From: Payne Randell
Sent: Friday, March 10, 2017 2:03 PM
To: _____
Subject: RE: 1331 Chase Oaks Dr. Plan Reviews

Dayton,

If a product is a permeable paver or labeled as a permeable surface the City of Keller will recognize that it is a permeable surface and will not count to the impervious surface.

The pavers must be set in sand before they are concentrated a pervious surface.

You brought up good points about the leave outs that I will address with the Building Official and the City Planners.

Also I cannot get the attached files to load up and still need the elevation drawings for the attached patio.

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Friday, March 10, 2017 11:52 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Re: 1331 Chase Oaks Dr. Plan Reviews

Mr. Randell,

The homeowner has not made a final selection because we were waiting to see if all or only part of it needed to be pervious.
Since it all needs to be pervious we are likely going with a paver option.

Do you have a list of approved materials or any guidelines on what will meet your requirements?
Our hope was that a combination of concrete decking with pervious leave-outs would be considered to all be pervious but that doesn't sound like the case.

This is the first city we have built in that has these requirements so any guidance is appreciated.

Thanks in advance,

Dayton Austin
Cell: 817-412-8818
Fort Worth Custom Pools, Inc.



From: Payne Randell <prandell@cityofkeller.com>

Sent: Thursday, March 9, 2017 4:13 PM

Subject: RE: 1331 Chase Oaks Dr. Plan Reviews

Dayton,

Can you verify what decking material will be used?

Also, the attached files did not come through.

Thanks,

Payne Randell- Sr Plans Examiner

City of Keller

Building Services

(817)743-4119

1100 Bear Creek Pkwy

Keller, TX 76244

www.cityofkeller.com

Payne Randell

From: Payne Randell
Sent: 3/17, 2017 3:19 PM
To:
Subject: RE: 1310 Haddington Lane Keller

Afternoon Sue,

I got 730 sf

$10,374 \times .5 = 5,187$ 50% lot coverage

$1,280 + 3,177 = 4,457$ Driveway/Main

$5,187 - 4,457 = 730$ sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Friday, March 17, 2017 12:23 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1310 Haddington Lane Keller

Good morning Payne,

Can you please confirm that I have correctly calculated the allowable Sqft . for this property on Haddington Lane.

The Plot is 10374 Sq. Ft divided by 50% leaves 5187.sq ft. house Foot print is 3177 sqft. And driveway is 1,280 Sq ft.

Leaving 790 sq ft to work with for Swimming Pool and Deck area.

Payne Randell

From: Payne Randell
Sent: Monday, March 13, 2017 7:20 AM
To:
Subject: RE: 809 Stillwater Ct Plan Review

I will need to have updated plans that reflect the changes to the decking.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, March 13, 2017 12:15 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: RE: 809 Stillwater Ct Plan Review

So taking off the approach sq footage and the city walk way sq footage...

That was 252 sq ft

I have re-worked the pool deck itself in the flower bed areas. Changing it from 500 sq ft to 430 sq ft

$70 + 252 = 322$

We needed to reduce the sq ft by 302.5 and we are now reducing it by 322.

What do I need to do next to get the permit so we can get started?

Thanks,

Jason Cate
Owner
Office: 817-481-3607

Cell: 817-319-2758



From: Payne Randell [<mailto:prandell@cityofkeller.com>]

Sent: Friday, March 10, 2017 8:30 AM

Subject: RE: 809 Stillwater Ct Plan Review

Yes as long as the number is more than 302.5

Payne Randell- Sr Plans Examiner

City of Keller

Building Services

(817)743-4119

1100 Bear Creek Pkwy

Keller, TX 76244

www.cityofkeller.com

24 Hour Inspection Request Line (817)743-4120



Sent: Friday, March 10, 2017 8:27 AM

To: Payne Randell <prandell@cityofkeller.com>

Subject: Re: 809 Stillwater Ct Plan Review

Oh that's awesome!

I went by yesterday and measured just their approach and front sidewalk and that was 252 sq ft...

So if I adjust their pool deck, around like the grotto or flower beds and take out another 50-60 sq ft we should be good??

Please let me know if that will work...

Thanks!

Jason Cate

Sent from my iPhone

On Mar 10, 2017, at 8:24 AM, Payne Randell <prandell@cityofkeller.com> wrote:

No it don't count.

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120
<image001.gif>

Sent: Thursday, March 09, 2017 5:14 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Re: 809 Stillwater Ct Plan Review

Does the driveway approach and the city walkway count against them in their square footage?

Thanks,
Jason Cate

Sent from my iPhone

On Mar 9, 2017, at 1:31 PM, Payne Randell <prandell@cityofkeller.com> wrote:

Jason,

The Unified Development Code (UDC) is the standard that our zone regulation is based out of.

<http://www.cityofkeller.com/doing-business/planning-zoning/unified-development-code>

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244

www.cityofkeller.com

24 Hour Inspection Request Line (817)743-4120

<image001.gif>

Sent: Thursday, March 09, 2017 12:27 PM

To: Payne Randell <prandell@cityofkeller.com>

Subject: Re: 809 Stillwater Ct Plan Review

I will discuss the options with the homeowner regarding the square footage issue. Thank you for your help and your patience in working with me on this.

Can you briefly describe or explain what the UDC is? I'm just unfamiliar with what that stands for.

Thanks

Jason

Sent from my iPhone

On Mar 9, 2017, at 12:04 PM, Payne Randell <prandell@cityofkeller.com> wrote:

Jason,

The impervious surface requirements are in the UDC, before I can approve the permit it must meet the standards that the City of Keller has in place.

Respectfully,

Payne Randell- Sr Plans Examiner

City of Keller

Building Services

(817)743-4119

1100 Bear Creek Pkwy

Keller, TX 76244

www.cityofkeller.com

24 Hour Inspection Request Line (817)743-4120

<image001.gif>

Sent: Thursday, March 09, 2017 10:20 AM

To: Payne Randell <prandell@cityofkeller.com>

Subject: RE: 809 Stillwater Ct Plan Review

The pool or the pool deck is not going to effect any of the drainage...

Basically nothing changed from the drainage plan that was previously done, that is on the final survey that the homeowner gave me... and the engineered drainage plan that my engineer supplied??

It all goes to the existing drain in the homeowners yard... The pool deck would have deck drains installed letting out in a fall area that is caught by the original fall and drainage?

If it isn't affecting the drainage... does that get us past the sq. ft problem

Jason Cate
Owner
Office: 817-481-3607
Cell: 817-319-2758
<image002.jpg>

From: Payne Randell [<mailto:prandell@cityofkeller.com>]
Sent: Thursday, March 9, 2017 10:16 AM

Subject: RE: 809 Stillwater Ct Plan Review

Jason,

I have seen where people have switched the decking for pavers that are set in sand so, that the drainage is not effected and it will not be counted to the impervious surface measurements.

I have seen where people have cut out the driveway to get the square footage back as well.

You could also apply for a variance with the City's Planning Department but, it could go either way and could take about 2 months for the process depending when you submit the permit.

Respectfully,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120
<image001.gif>

Sent: Thursday, March 09, 2017 10:04 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: RE: 809 Stillwater Ct Plan Review

What are the options for getting the sq. ft passed?

Make deck changes?? Apply for a variance? Get the homeowner involved??

I have never had to deal with this before?? First pool that I have built in keller... I have built other structures and patios here, but I haven't had to deal with this sq footage thing?

Any help or clarification would be appreciated.

Thanks,

Jason Cate
Owner
Office: 817-481-3607
Cell: 817-319-2758
<image002.jpg>

From: Payne Randell [<mailto:prandell@cityofkeller.com>]
Sent: Thursday, March 9, 2017 9:59 AM

Subject: 809 Stillwater Ct Plan Review

Jason,

Please address the comments on the attached plan review and send back revisions.

Thank you,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120
<image001.gif>

Payne Randell

From: Payne Randell
Sent: Friday, March 24, 2017 2:31 PM
To:
Subject: RE: Build out for 1545 Peppertree Ct

Good afternoon Aaron,

The total lot size is 15,675 sf

The total tot coverage is 55% 8,621.25 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, March 23, 2017 11:12 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out for 1545 Peppertree Ct

Payne,
Can you send me the build out percent for 1545 Peppertree Ct.

Thank you
Aaron

Payne Randell

From: Payne Randell
Sent: Monday, March 27, 2017 11:29 AM
To:
Subject: RE: Lot coverage questions

Blake,

The total lot size is 9,336 sf

The max lot coverage is 60% 5,601.6 sf

The fence could be built to the 25' side yard setback if the fence is wood. Wrought iron fence could go 8' off the property line.

Also, the pool and fence would need to be on separate permits.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, March 27, 2017 10:55 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot coverage questions

Good Morning Payne,

I just wanted to follow up on this request. Please let me know as soon as you can on the lot coverage/fence requirements.

Thank you,
Blake

Sent: Saturday, March 25, 2017 12:16 PM
To: Payne Randall (prandall@cityofkeller.com)
Subject: Lot Coverage

Hello Payne,

Could you please tell me what lot restriction 501 Northwyck Ln in Keller has on it. Also, looking at the survey they want to extend the fence toward Highfield lane. That are the restrictions connected with the corner lot?

Thank you,
Blake

Blake Doran
Sales and Design



KlapprodtPools
181 North Main Street
Keller, Tx 76248
Cell: 817-805-5773

Payne Randell

From: Payne Randell
Sent: Monday, April 03, 2017 2:19 PM
To:
Subject: 1216 Ox Bow Coverages

Good afternoon,

The total lot size is 14,420 sf

The total lot coverage is 60% 8,652 sf

Pavers that are set in sand are pervious.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Payne Randell

From: Payne Randell
Sent: Friday, March 31, 2017 11:48 AM
To:
Subject: RE: Build out % for 1300 Briar Ridge

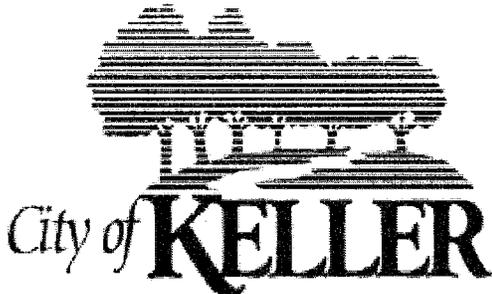
Aaron,

The lot size is 12,106 sf

Total lot coverage is 50% 6,053 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Friday, March 31, 2017 8:48 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out % for 1300 Briar Ridge

Payne,
Could you send me the build out % for 1300 Briar Ridge, please.

Thank you
Aaron

Payne Randell

From: Payne Randell
Sent: Wednesday, April 05, 2017 10:38 AM
To: [REDACTED]
Subject: RE: Lot allowance for - 1548 Penny Lane, 76248

Good morning Carl,

The total lot size is 13,214 sf

The total lot coverage is 50% 6,607 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, April 04, 2017 2:43 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot allowance for - 1548 Penny Lane, 76248

Good Afternoon Payne

I am in hopes that you are doing well and that you made it through our recent storms ok.

Can you please provide me with the impervious allowance for a pool at 1548 Penny Lane, 76248?

Thank you so much for your help.

Best Regards

Carl Otto Lamsfuss, CBP (APSP Certified Building Professional)

Payne Randell

From: Payne Randell
Sent: Wednesday, April 05, 2017 10:51 AM
To: [REDACTED]
Subject: RE: Lot Coverage

Good morning Blake,

Total lot is 12,438 sf

The total lot coverage is 50% 6,219 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, April 05, 2017 9:54 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot Coverage

Payne,

Please let me know what the lot coverage and sq footage of the lot is on 2527 Lakepoint Drive.

Thank you,
Blake

Blake Doran
Sales and Design

Payne Randell

From: Payne Randell
Sent: Thursday, April 06, 2017 8:44 AM
To:
Subject: RE: 2527 Lakepoint Drive, 76248

Good morning Carl,

The only resource that I use is the approved plat, all PDs "planned development" have the requirements on the plat. If it is not a PD I use the UDC "unified development code" to tell what the zoning the requirements are for the zoning. The UDC can be found online <http://www.cityofkeller.com/doing-business/planning-zoning/unified-development-code> . Keller maps can tell you what the zoning is <http://gis.cityofkeller.com/MyGovServices/> .

Total lot is 12,438 sf

The total lot coverage is 50% 6,219 sf

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, April 05, 2017 5:08 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 2527 Lakepoint Drive, 76248

Good Afternoon Payne

Is there some resource available that I can use to get the impervious surface information for a property? I really hate bothering you with these requests and would love to do this if a resource was available.

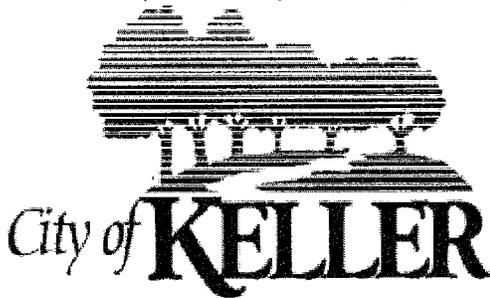
With that request out there.....can you give me the impervious percentage for 2527 Lakepoint Drive, 76248, or the resource where I can get the info.

Payne Randell

From: Payne Randell
Sent: Thursday, April 13, 2017 9:07 AM
To:
Subject: RE: Lot Coverage 2527 Lake Point

Most contractors will use AutoCAD

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, April 13, 2017 9:02 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Re: Lot Coverage 2527 Lake Point

Based upon a crude scale it looks like footprint of foundation and flat work are upwards of 6500. How do you calculate footages based on surveys?

On Apr 13, 2017, at 8:57 AM, Payne Randell <prandell@cityofkeller.com> wrote:

Blake,

Total lot is 12,438 sf.

The total lot coverage is 50% 6,219 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244

Payne Randell

From: Payne Randell
Sent: Thursday, April 13, 2017 4:25 PM
To:
Subject: RE: Claffey Pools impermeable coverage

Cesilie,

Total lot size is 15,213 sf

Max lot coverage is 50% 7,606.5 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, April 13, 2017 2:52 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Claffey Pools impermeable coverage

Hi,

I left you a voicemail earlier asking if I could know about impermeable coverage for the address 8729 Trailwood Ct, Keller, TX in Rolling Wood Edition.

Thanks so much!



Payne Randell

From: Payne Randell
Sent: Monday, April 17, 2017 2:13 PM
To:
Subject: RE: Claffey Pools Max lot coverage

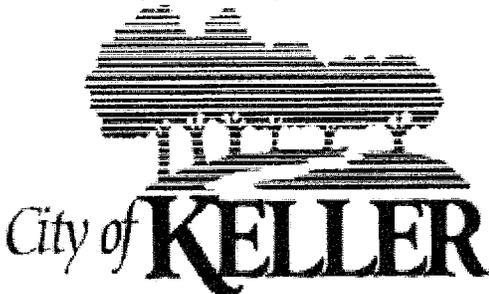
Cesilie,

Total lot size is 8,520 sf

Max lot coverage is 50% 4,260 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, April 13, 2017 4:43 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Claffey Pools Max lot coverage

Could I get the max lot coverage for the following address?

108 Audrey Dr., Keller, TX

Thanks so much!



Cesilie Garcia
Sales Administrator

Payne Randell

From: Payne Randell
Sent: Tuesday, April 18, 2017 4:11 PM
To:
Cc:
Subject: RE: Lot percentage for 1508 Smoketree Dr.

Morgan,

Total lot size is 9,528 sf.

The max lot coverage is 50% 4,764 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, April 17, 2017 3:06 PM
To: Rvan Studdard <rstuddard@cityofkeller.com>; Payne Randell <prandell@cityofkeller.com>
Subject: Lot percentage for 1508 Smoketree Dr.

Ryan or Payne,

Can either of you tell me what the lot impervious/pervious percentage is for the address, 1508 Smoketree Dr?

Thanks,
Morgan Stanley

Pulliam Pools
2725 Altamesa Blvd.
Fort Worth, TX 76133

Payne Randell

From: Payne Randell
Sent: Tuesday, April 18, 2017 4:16 PM
To:
Subject: RE: Max lot coverage

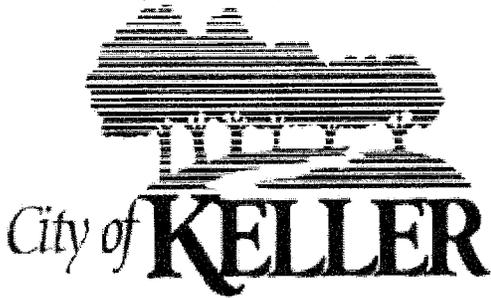
Cesilie,

The total lot size is 15,009 sf

The max lot coverage is 55% 8,254.95 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, April 18, 2017 3:56 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Max lot coverage

Could I get the Max lot coverage for 919 Cobblestone parks Dr., Keller, TX
Thank You!



Cesilie Garcia
Sales Administrator
Direct (682) 478-5814
Office (817) 488-5795 Ext. 125
Fax (817) 421-2670

Payne Randell

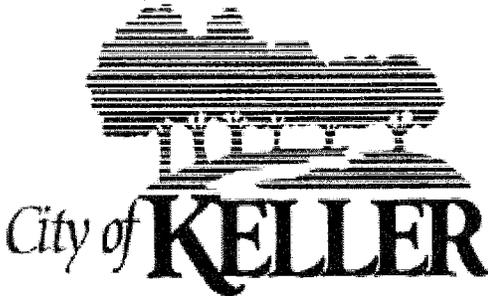
From: Payne Randell
Sent: Wednesday, April 19, 2017 4:48 PM
To:
Subject: RE: Build out Ratio: 12908 Steadman Farms Dr

Dave,

The address is located in North Fort Worth.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, April 19, 2017 4:34 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out Ratio: 12908 Steadman Farms Dr

Payne,

Can you tell me the build out ratio for 12908 Steadman Farms Dr., please?

Thanks,
Dave Fewkes
Design Consultant
(817) 204-0000

Klapprodt Pools
181 N. Main St

Payne Randell

From: Payne Randell
Sent: Wednesday, April 19, 2017 5:14 PM
To:
Subject: RE: Max Lot coverage 3005 Rolling Wood Ln

Cesilie,

The total size of the lot is 14,454 sf

The max lot cover is 55% 7,949.7 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Wednesday, April 19, 2017 11:36 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Max Lot coverage

Could I get the max lot coverage percentage for 3005 Rolling wood Lane, Keller, TX.
Thanks so much!



Cesilie Garcia
Sales Administrator
Direct (682) 478-5814
Office (817) 488-5795 Ext. 125

Payne Randell

Subject: FW: Puryear Custom Pools - Tamatha 1700 Imperial Springs Dr., Keller 76248



From: Payne Randell
Sent: Wednesday, 4/25/2017 10:07 AM

Subject: RE: Puryear Custom Pools - Tamatha 1700 Imperial Springs Dr., Keller 76248

Good morning Tamatha,

The total lot size is 7588 sf.

The max lot coverage is 60% 4,552.8 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, April 25, 2017 5:14 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Puryear Custom Pools - Tamatha 1700 Imperial Springs Dr., Keller 76248

Payne,

Can you please tell me the % for this lot to put a pool in?

Thank you,
Tamatha Ulrich

817.266.3031
Puryear Custom Pools

2200 Cantrell Sansom Rd.
Fort Worth, Tx. 76131

*2012 International Design Award Winner by APSP
Voted Top 5 Customer Service in America by Pool and Spa Magazine 2012 and 2014
Voted Top 50 Builders in America by Pool and Spa Magazine 2012, 2013, and 2014
Voted Best of Fort Worth 2009 by Close Up TV News
Voted Best of Fort Worth 2008 and 2009 by the US Local Business Association*

Payne Randell

From: Payne Randell
Sent: Friday, April 28, 2017 9:40 AM
To: [REDACTED]
Subject: RE: Lot Coverage - 608 Guadalupe Road

Good morning Chris,

The total lot size is 12,630 sf.

The max lot coverage is 50% 6,315 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, April 27, 2017 6:13 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot Coverage - 608 Guadalupe Road

Mr. Randell,

Good Afternoon, checking the percentage at 608 Guadalupe Rd

Thanks!

Chris Horton
Design and Sales
Cell – 817-673-8702
Office – 817-431-1847 x113

Payne Randell

From: Payne Randell
Sent: Monday, May 01, 2017 4:35 PM
To:
Subject: RE: Lot Coverage

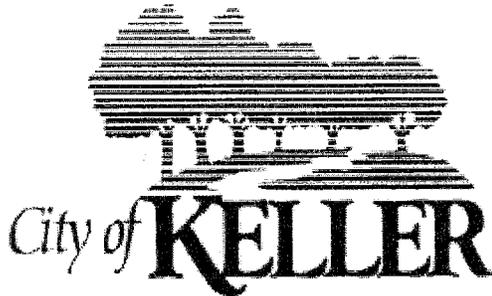
Blake,

The total lot size is 17,590 sf.

The total lot coverage is 60% 10,554 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, May 01, 2017 12:56 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: FW: Lot Coverage

Good afternoon Payne,

Could you please let me know what the lot coverage requirements are for 1945 Sterling Trace?

Thank you,
Blake

Blake Doran
Sales and Design

Payne Randell

From: Payne Randell
Sent:
To:
Subject: RE: pool at 1212 OX BOW

Sam,

Total lot size is 14,242 sf

Total lot coverage is 60% 8,545.2 sf

Also, make sure pool/decking will not encroach the easements on these property's.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Monday, April 03, 2017 2:55 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: FW: pool at 1212 OX BOW

Here you go. I need the same info on this one.

Sent: Monday, April 3, 2017 1:40 PM
To: 'rstuddard@cityofkeller.com' <rstuddard@cityofkeller.com>
Subject: FW: pool at 1212 OX BOW

Also please let me know the allowable coverage on this as well.

Thanks,

Payne Randell

From: [REDACTED]
Sent: Wednesday, April 26, 2017 2:18 PM
To: Payne Randell
Cc: [REDACTED]
Subject: RE: 1318 Briar Ridge Plan Review

Mr. Randell: My client tells me the city has received a massive push-back by the citizens on the ordinance mandating the coverage percentages you refer to. Accordingly, the city council is scheduled to meet on May 2 and has scheduled a vote to repeal the current limitations. This is exactly why my client elected to not apply for a variance on this project.

Recognizing you cannot issue a permit until the current ordinance is rescinded, I would appreciate you placing our application on hold until then. If there are any remaining issues with our application or further information needed, please advise so we can satisfy those concerns.

Respectfully,

Don Andrews

Project Manager
(817) 992-7766



From: Payne Randell [mailto:prandell@cityofkeller.com]
Sent: Wednesday, April 26, 2017 1:35 PM

Subject: 1318 Briar Ridge Plan Review

Please address the comments on the attached plan review and send back revisions.

Thank you,

Payne Randell- Sr Plans Examiner

City of Keller

Building Services

(817)743-4119

1100 Bear Creek Pkwy

Keller, TX 76244

www.cityofkeller.com

24 Hour Inspection Request Line (817)743-4120

Payne Randell

From: Payne Randell
Sent: Wednesday, May 03, 2017 1:13 PM
To:
Subject: RE: Lot Coverage

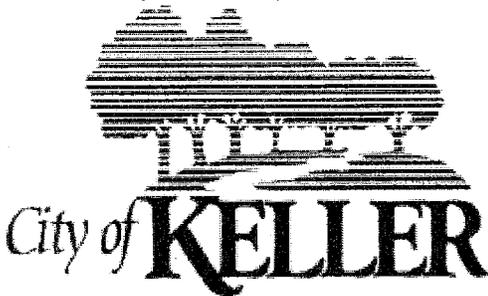
Good afternoon Blake,

The total lot size is 15,009 sf.

The total lot coverage is 55% 8,254.95 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, May 02, 2017 11:42 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Lot Coverage

Hello Payne,

Could you please provide the lot coverage requirement for 919 Cobblestone Parks.

Thank you,
Blake

Blake Doran
Sales and Design



Payne Randell

From: [REDACTED]
Sent: Monday, May 08, 2017 8:24 AM
To: Payne Randell
Subject: New Swimming Pools

Message submitted from the <City of Keller, TX> website.

Site Visitor Name: Ken Bird

Site Visitor E: [REDACTED]

Mr. Randell,

Good morning. My name is Ken Bird, I am a Realtor with Century 21 Judge Fite. Just recently I heard rumors that the city of Keller was no longer allowing swimming pools to be built on residential property. Can you confirm this, and give me the specifics? I appreciate your response.

Ken Bird 817 470 2090

Payne Randell

From: Payne Randell
Sent: May 8, 2017 8:47 AM
To: [REDACTED]
Subject: 1324 Haddington Ln, Keller --- Impermeable
Attachments: Schmidt Impermeable Pool Area.pdf; ATT00001.htm

Sam,

The total lot size is 10,377 sf

The total lot coverage is 50% 5,188.5 sf.

The pool surface area needs to added as well.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



[REDACTED]
Date: May 8, 2017 at 7:08:14 PM CDT
To: "rstuddard@cityofkeller.com" <rstuddard@cityofkeller.com>

Subject: 1324 Haddington Ln, Keller --- Impermeable

Ryan,

I am bidding a pool on 1324 Haddington Lane and need to confirm the allowable impermeable area. Below are my calculations for the impermeable area:

Lot Size: 10,500 sq. ft

Foundation and back patio: 3268 sq. ft.
Driveway: 1303 sq. ft.
Pool Deck: 0 (paver deck on sand and gravel base)
Impermeable Pool area: 140 sq. ft.

Total Coverage: 4711 sq. ft
% covered: 44.8%

I have included a copy of the pool showing the impermeable surfaces in RED . Please let me know if we are within the tolerance for this lot

Thanks,

Sam Swingle

Cell: 817-948-5857
Office: 817-431-8997

Watercrest Pools Inc.

9117 Belshire Dr. Suite #100
N. Richland Hills TX, 76182

It should be noted that all drawings, renderings and plans are conceptual in nature; are not meant to be exact representations of a proposed build; and remain the copyright protected property of *Watercrest Pools Inc.*

G2 Exchange Defender Message Security: [Check Authenticity](#)

Payne Randell

From: Payne Randell
Sent: Thursday, May 18, 2017 4:27 PM
To: [REDACTED]
Subject: RE: Max lot coverage

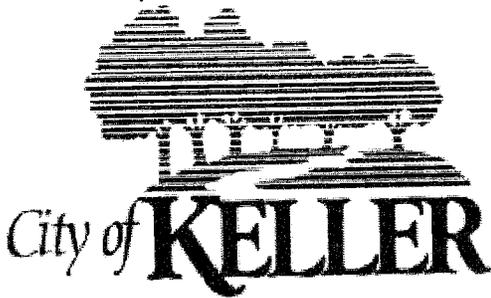
Cesilie,

The total lot size is 9,769 sf.

The max lot coverage is 50% 9,769 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, May 18, 2017 2:39 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Max lot coverage

Can I get the max lot coverage for 2021 Alma Ct, Keller

Thanks!



Cesilie Garcia
Sales Administrator
Direct (682) 478-5814

Payne Randell

From: [REDACTED]
Sent: Wednesday, May 10, 2017 10:46 AM
To: Payne Randell
Subject: FW: 2102 Watercrest Court, Keller, TX 76248
Attachments: doc01120420170510103749.pdf

I'm sending you the survey and Schedule B of our commitment showing easements and building lines. I have spoken to the buyer and seller and they have stated everyone in this addition has a pool. The surveyor is not showing the 12' Building line along the southwesterly and west boundary lines our plat is showing on the plat and also the 5' building line along the northerly and easterly boundary lines. I'm just trying to figure out how permits can be given from the City when the pool is over these lines. Was there a document filed waiving this giving the owners the right to get a pool. We can't find anything filed of record? I was hoping you have something in writing showing that this was O.K. We are trying to close in two weeks and I need to get this resolved. Thanks

SENDERA TITLE
2535 E. Southlake Blvd., Suite 140
Southlake, TX 76092
Linda Titus/Branch Manager

[REDACTED]
Office: 817-251-0200

If you have received wiring instructions from Sendera Title, please call our office for verification prior to sending funds. Please note that we would never instruct you to send funds to an offshore account. Thank you.

-----Original Message-----

From: Scanner

Sent: Wednesday, May 10, 2017 11:38 AM

Subject:

TASKalfa 5551ci
[00:17:c8:28:0a:53]

Payne Randell

From: Payne Randell
Sent: Friday, May 26, 2017 8:45 AM
To: [REDACTED] an Studdard
Cc: [REDACTED]
Subject: RE: Lot Percentage for 529 Eagle Glen Lane

Thomas,

The total lot size is 8,953 sf.

The max lot coverage is 60% 5,371.8 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, May 25, 2017 1:57 PM
To: Payne Randell <prandell@cityofkeller.com>; Ryan Studdard <rstuddard@cityofkeller.com>
Subject: Lot Percentage for 529 Eagle Glen Lane

Hey Payne and Ryan,

Can either of you tell me the lot impervious/pervious percentage is for 529 Eagle Glen Lane?

Thanks
--Thomas Walter

Pulliam Pools
2725 Altamesa Blvd.
Fort Worth, TX 76133

Payne Randell

From: Payne Randell
Sent: 2017 8:37 AM
To:
Subject: RE: Max lot Coverage

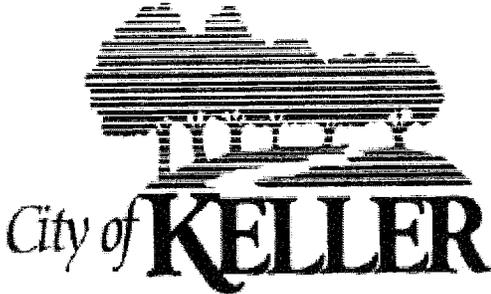
Cesilie,

The total lot size is 8,873 sf.

The max lot coverage is 50% 4,436.5 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, May 25, 2017 1:37 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Max lot Coverage

Address is 1445 Glasgow Lane, Keller

Thanks so much!



Cesilie Garcia
Sales Administrator
Direct (682) 478-5814

Payne Randell

From: Payne Randell
Sent: Friday, May 26, 2017 6:57 AM
To:
Subject: RE: Build out percent for 1050 Brookfield Path

Aaron,

The total lot size is 11,183 sf.

The max lot coverage is 50% 5,591.5 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Thursday, May 25, 2017 8:51 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out percent for 1050 Brookfield Path

Payne,
Can you please send me the build out % for 1050 Brookfield Path.

Thank you
Aaron Griffith
Klapprodt Pools
817-980-8757 Mobile
817-431-1847 ext 112
817-431-9115 Fax
181 N. Main Street
Keller, TX 76248

Payne Randell

From: Payne Randell
Sent: Wednesday, May 31, 2017 8:07 AM
To:
Subject: RE: 707 Creek Crossing

Christy,

The total lot size is 9,856 sf.

The total lot coverage is 50% 4,928 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, May 30, 2017 10:29 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 707 Creek Crossing

Please let me know the build out percentage for 707 Creek Crossing Trail of Highland Creek when you have the opportunity.

Thanks in advance,
Christy



Payne Randell

From: Payne Randell
Sent: Wednesday, May 31, 2017 8:49 AM
To: [REDACTED]
Subject: RE: Build out Ratio: 1829 Grand Meadows Dr

Dave,

The total lot size is 7,000 sf.

The total lot coverage is 70% 4,900 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, May 30, 2017 11:47 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out Ratio: 1829 Grand Meadows Dr

Hello Payne.

Can you tell me the build out ratio for 1829 Grand Meadows Dr., please?

Thanks,
Dave Fewkes
Design Consultant
(817) 304-9224


Klapprodt Pools
181 N. Main St.
Keller, TX 76248

Payne Randell

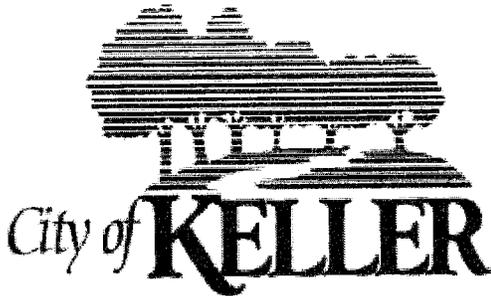
From: Payne Randell
Sent: Wednesday, May 31, 2017 9:06 AM
To:
Subject: RE: 800 Glenmont Road questions

Good morning Sarah,

The lot next to the property is on a flood plain you would need to contact the planning department for more information. The total lot size is 15,109 sf with a max lot coverage of 55% 8,309.95 sf. The max lot coverage needs to include the following measurements house footprint, pool, pool deck, accessory buildings, parking, driveway, patio addition, etc...

Best regards,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, May 30, 2017 1:36 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 800 Glenmont Road questions

Hi Payne,

We are looking at a house for sale in Keller that does not have a pool. Would you mind looking into if a new pool would be allowed by the City of Keller due to the impervious coverage ruling? Also, the lot is adjacent to City of Keller land. Any additional info regarding the City's use of that land would be helpful, too.

Address is 800 Glenmont Road, 76248.

Thank you,
Sarah Dykes

Payne Randell

From: Payne Randell
Sent: Wednesday, May 31, 2017 9:18 AM
To: [REDACTED]
Subject: RE: 1700 Goldenrod Ln. Keller

Brian,

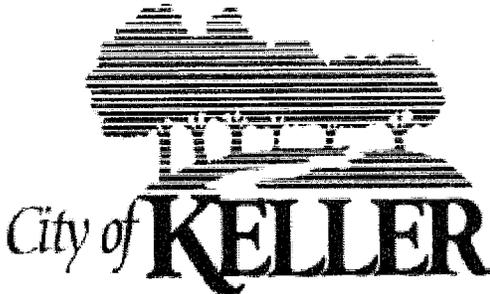
The total lot size is 10,601 sf.

The max lot coverage is 60% 6,360.6 sf.

The property line is 15' on the south and 10% 8.844' on the north .

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, May 30, 2017 3:43 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: 1700 Goldenrod Ln. Keller

Good afternoon,

Could you please advise what the coverage requirements are for 1700 Goldenrod Ln.? I searched on the website and found that it is zoned PH 6.5 but could not find what % can be covered on this lot.

Also what is the requirement for the side setbacks on this lot? It is a corner lot and it is my understanding that if on a corner lot it would have a 15' setback?

Thanks,

Payne Randell

From: Payne Randell
Sent: Wednesday, May 31, 2017 9:27 AM
To: [REDACTED]
Subject: RE: Max lot coverage

Cesilie,

The total lot size is 9,116sf.

The max lot coverage is 50% 4,558sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, May 30, 2017 3:52 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Max lot coverage

303 Bramble Woods, Keller, TX

Thank You!



Cesilie Garcia
Sales Administrator
Direct (682) 478-5814

Payne Randell

From: Payne Randell
Sent: Wednesday, May 31, 2017 9:33 AM
To:
Subject: RE: Build out Ratio: 228 Dunmore Ct.

Dave,

The total lot size is 10,000 sf.

The max lot coverage is 50% 5,000 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



From: Dave Fewkes [mailto:dave@klapprodt pools.com]
Sent: Tuesday, May 30, 2017 6:51 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build out Ratio: 228 Dunmore Ct.

Payne,

I need another build out ratio, please. This one is for 228 Dunmore Ct.

Thanks,
Dave Fewkes
(682) 304-9224

Sent: Tuesday, May 30, 2017
To: 'Payne Randell' <prandell@cityofkeller.com>
Subject: Build out Ratio: 1829 Grand Meadows Dr

Payne Randell

From: Payne Randell
Sent: Monday, June 05, 2017 8:44 AM
To: _____
Subject: RE: Mal lot coverage

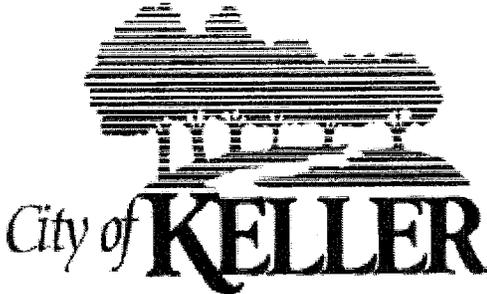
Cesilie,

The total lot size is 15,090 sf

The max lot coverage is 55% 8,299.5 sf

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Friday, June 02, 2017 12:23 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Mal lot coverage

660 Rock Springs Drive, Keller 76248

Thanks so much!



Sales Administrator
Cesilie Garcia
Direct (682) 478-5814

Payne Randell

From: Payne Randell
Sent: Wednesday, June 07, 2017 7:33 AM
To: [REDACTED]
Subject: RE: Impervious % Question

Chris,

The total lot size is 8,598 sf.
The max lot coverage is 50% 4,299 sf

All the impervious surfaces cannot exceed the max lot coverage.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, June 06, 2017 1:22 PM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Impervious % Question

Mr. Randell,

I am needing to know what percentage of the property at 312 Granite Falls Dr is required to be impervious. I am trying to determine if a pool can be built on this lot. Is this something you can help me with? Fell free to call me with any questions.

Thanks!

Chris Deering
Sales Manager
Chris@VentureCustomPools.com

Payne Randell

From: Payne Randell
Sent: Wednesday, June 07, 2017 7:26 AM
To:
Cc: 'Blake Doran'
Subject: RE: Build Out Percentages

Christy,

Don't feel bad about asking I look these up all day.

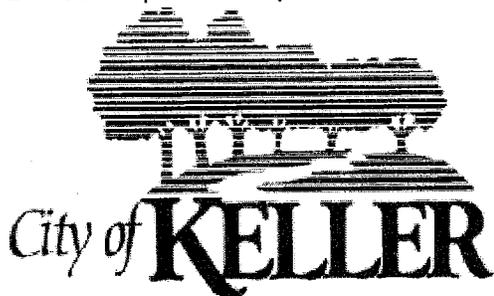
1445 Glasgow
The total lot size is 8,873 sf.
The max lot coverage is 50% 4,436.5 sf

908 Wise Street
The total lot size is 25,013 sf.
The max lot coverage is 50% 12,506.5 sf.

437 E. Taylor
Total lot size is 8,400 sf.
The max lot coverage is 50% 4,200 sf.

Thanks,

Payne Randell- Sr Plans Examiner
City of Keller
Building Services
(817)743-4119
1100 Bear Creek Pkwy
Keller, TX 76244
www.cityofkeller.com
24 Hour Inspection Request Line (817)743-4120



Sent: Tuesday, June 06, 2017 11:29 AM
To: Payne Randell <prandell@cityofkeller.com>
Subject: Build Out Percentages

Payne,
I have two more lots that I would like build out percentages.

1445 Glasgow in HeatherWood

908 Wise Street in Overton Ridge

Thanks again for always helping with this information.

Sincerely,
Christy



Christy Strand
Sales Manager

817-805-5934 Mobile
817-431-1847 ext. 103
817-431-9115 Fax
181 N. Main St
Keller, TX 76248