

Section 12.02 - Application Forms

ZONING BOARD OF ADJUSTMENT (ZBA) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant: Preston & Judy Sittig
Street Address: 132 Mount Gillead Rd
City: Keller State: TX Zip: 76248
Telephone: 817-714-4546 Fax: _____ E-mail: pjsit@hotmail.com
Applicant's Status: (Check One) Owner ☒ Tenant ☐ Authorized Agent ☐ Prospective Buyer ☐

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

Owner: Preston & Judy Sittig
Street Address: 132 Mount Gillead Rd
City: Keller State: TX Zip: 76248
Telephone: 817-714-4546 Fax: _____ E-mail: pjsit@hotmail.com

Signature of Applicant
Date: 9/22/2025

Signature of Owner
Date: 9/22/2025

Judy Sittig 9/22/25

Judy Sittig 9/22/25

SECTION 2. PROPERTY INFORMATION

Address of Request: 132 Mount Gillead Rd
Legal Lot(s): 1 Block(s): 1 Subdivision Name: Aikens

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.
- The applicant bears the burden of proof in establishing the facts justifying a variance.
- Provide exhibits that will help provide justification of this variance request.

Application fee: \$200

SECTION 3. VARIANCE REQUEST INFORMATION

(All sections must be completed.)

State the section of the Unified Development Code or describe the regulation for which you are requesting a variance:

9.07. B.1. b2 - For properties which are located in SF-20, SF-25, SF30, and SF-36 zoning districts, fence shall not exceed a height of 6 feet (6') when located in front of the main structure and the property is a half-acre or greater.

Describe how your request will differ from the requirement(s) of the ordinance:

The replaced fence would stay (8') tall to the property on the East and West sides.

Describe how the situation causing the hardship or difficulty is neither self-imposed nor generally effecting all or most properties in the same zoning district:

The property has an elevation difference of (13') from East to West, opening the site line of the Commercial business into the residential living space of the requested property. The elevation of the front door is roughly (7') higher than the FFE of the Commercial building at the West.

9.07.B.1.C.1f - Special exceptions for fence heights over these maximums may be made for properties of exceptional topography or necessary finished floor elevations to aid in screening when standard fence heights are inadequate.

ARTICLE TWELVE
Unified Development Code

Adopted: December 4, 2008



Describe how literal enforcement of the regulation will create an unnecessary hardship or practical difficulty in the development of this property:

With open exposure to the commercial property on the West, a devaluing will occur.

This also opens up potential access to the property, creating a security and safety issue.

The property of 144 Mount Gilbead Rd (just East of 132 Mt. Gilbead Rd.) has a (8') fence on the East side of their driveway (which ends at their property line), which is located at the "front" of their property. This would make their driveway "match" with (8') fencing to the edge of their property line.

ARTICLE TWELVE
Unified Development Code

Adopted: December 4, 2008



Explain how the variance requested will not injure the use of adjacent property:

144 Mount Gillead - The property already has an (8') fence on both sides of their driveway.

1240 N. Main - The property is a zoned commercial property, and should have an (8') fence already installed between residential and commercial zonings.

Explain how the granting of the variance will be in harmony with the spirit and purpose of the regulation:

The regulation is designed to provide safety and security for the zoned properties. When opening up and lowering private/security fences, it makes access easier for trespassing, theft and other illegal activities. The enclosed (8') fence also blocks the light emitted from the commercial property at night.

132 MOUNT GILEAD RD

Keller, TX 76248

Lot 1 Block 1 Aikens Subdivision

200ft

TIMBERLAND BLVD

Mt Gillead Rd

1260
1301
1305
1309
1313

DR

1325
1324
151

13
13

1240

1200

1178

Fence Variance area
← requested

132

144

8' fence

148

1201

CORNELIUS CT

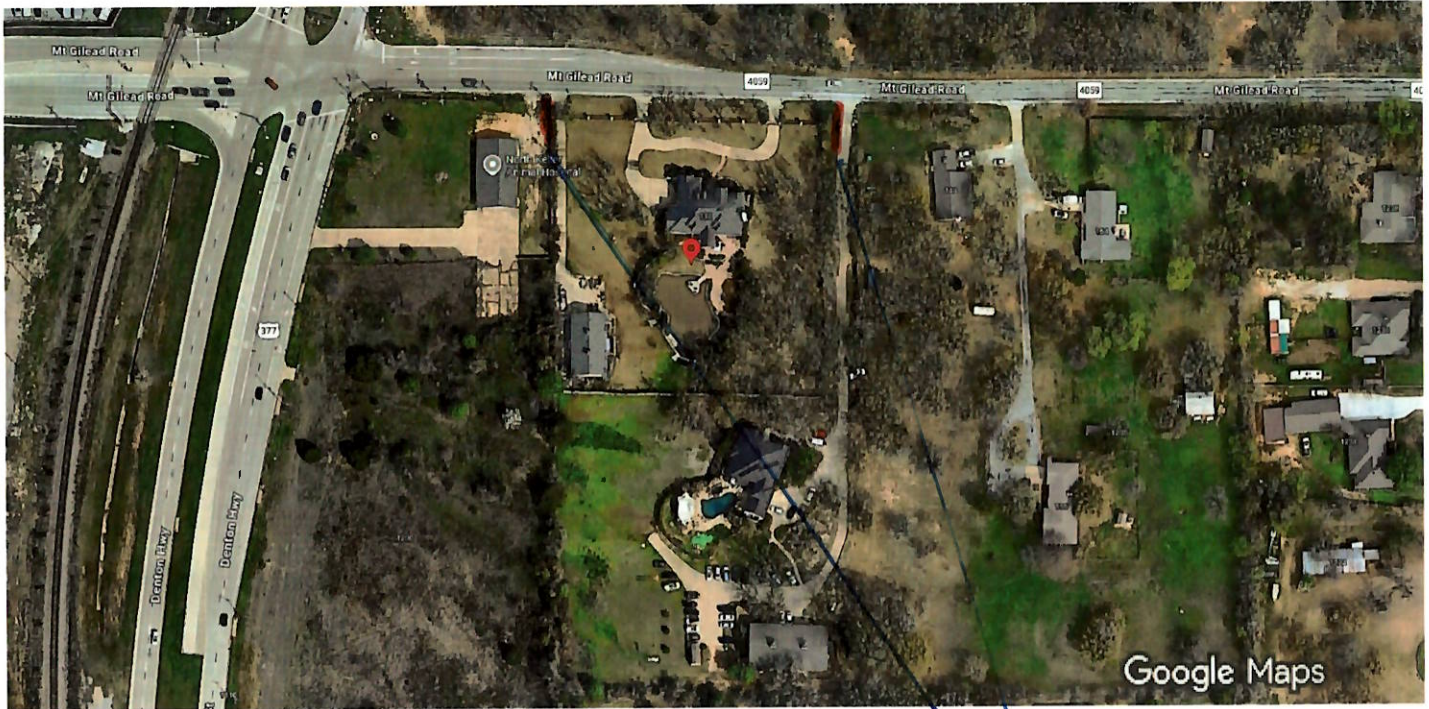
SF 205

1209

164

1212

Lot Lay Out



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft



LOCATION FOR FENCE
VARIANCE

32°57'21.3"N 97°15'09.5"W

32.955916, -97.252635



Directions



Save



Nearby



Send to
phone



Share



XP4W+9W9 Keller, Texas



144

132

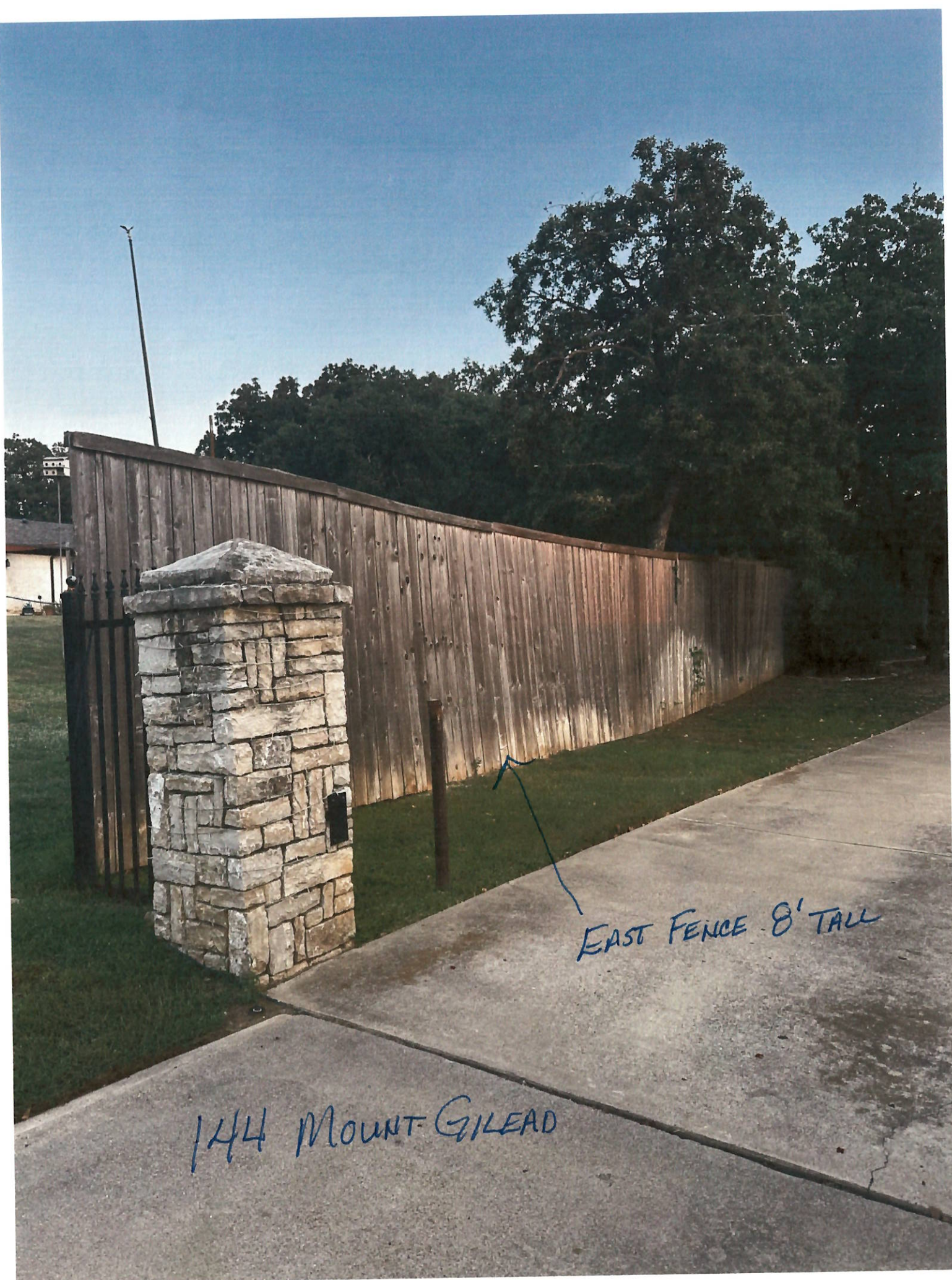
Mt Gilbead Rd

Keller
Vet

377

132 MOUNT GILEAD RD

EAST SIDE



EAST FENCE 8' TALL

144 MOUNT GILEAD



144 MOUNT GILEAD

WEST FENCE 8' TALL (132 MOUNT GILEAD'S EAST FENCE)

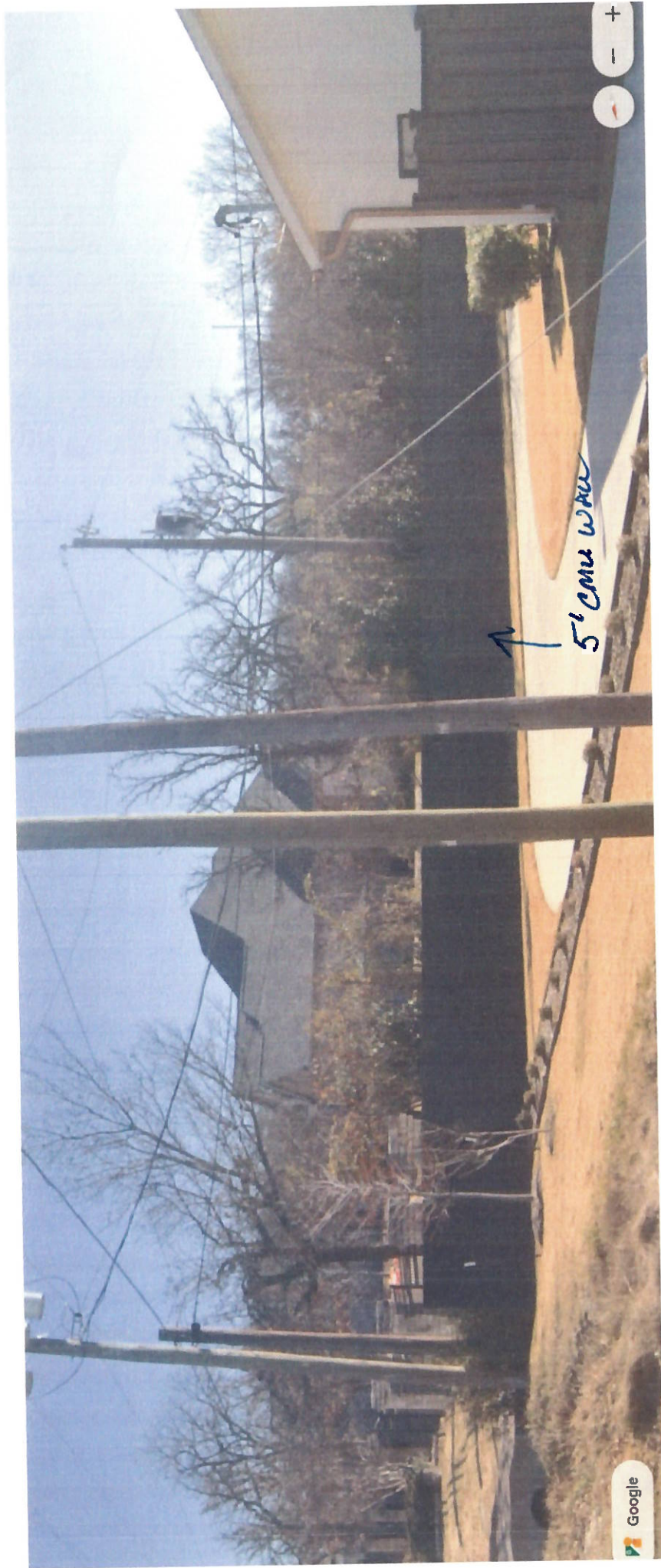


Sent from my iPhone

144 MOUNT GILEADS DRIVE
8' TALL FENCE EAST + WEST SIDE

132 MOUNT GILEAD RD

WEST SIDE



VIEW FROM COMMERCIAL PROPERTY BEFORE FENCE WAS INSTALLED



132 MOUNT GILEAD

WEST FENCE NEXT TO COMMERCIAL PROPERTY



VIEW FROM COMMERCIAL PROPERTY AFTER FENCE INSTALLATION

Preston Sittig

From: Preston Judy Sittig <pjsit@hotmail.com>
Sent: Monday, September 22, 2025 7:46 AM
To: Preston Sittig
Subject: Fence



BACK SIDE OF COMMERCIAL PROPERTY