



MINOR SUBDIVISION PLAT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: DOUGLAS W HINDS
Street Address: 1241 VILLAGE TRAIL
City: KELLER State: TX Zip: 76248
Telephone: 817 917 2021 Fax: _____ E-mail: _____
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

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

Owner: DOUGLAS W HINDS
Street Address: 1241 VILLAGE TRAIL
City: KELLER State: TX Zip: 76248
Telephone: 817 917 2021 Fax: _____ E-mail: _____

Signature of Applicant: [Signature] Date: 8/10/22
Signature of Owner: [Signature] Date: 8/10/22
Printed Name of Owner: DOUGLAS W HINDS

Surveyor: Alpha Land Surveying Inc Contact Name: Mike Dacus
Street Address: 969 Elkin Lane
City: Keller State: Texas Zip: 76262-4941
Telephone: 817 614 8017 Fax: _____ E-mail: _____

Engineering Firm: Kellie Engineering Contact Name: Ed Kellie
Street Address: _____
City: Fort Worth State: Texas Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

SECTION 2: GENERAL SITE INFORMATION

Name of Proposed Subdivision: Hinds Addition
Land Area/Acres: 5.620 Number of Lots: 2 Current Zoning: SF-36
Electricity: Check either - Oncor Tri-County Gas: Oncor
Approved: _____ Approved: _____
Telephone: Check either - Verizon SWB Cable: Check either - OneSource Other
Approved: _____ Approved: _____

October 28, 2022

City of Keller Planning and Zoning Commission
Keller Town Hall,
1100 Bear Creek Parkway

Re: Hinds Addition Replat Lot 2 Block A

Dear Planning and Zoning Commission,

I am writing in support of the following two variances for the proposed Lot 2, Block A Hinds Addition located on Village Trail in Keller Texas:

- 1) Variance to Keller UDC Sec. 5.13(B) to allow the access easement to remain 30 feet in lieu of the required 60 feet;
- 2) Variance to Keller UDC Sec. 5.13 (B) for the front building setback line to be 60 feet from the property line in lieu of requiring the building setback line where the lot is 140 feet wide.

As background, the 5.62 acre Hinds Addition, approved by the City of Keller in 2017, together with the 1 acre Raymond Ellis addition Lot 1, Block 1 originally purchased by Willard and Mary Joe Ellis in 1958. From 1958 until the 2015 sale of these properties to Mr. and Mrs. Douglas Hinds (5.62 acres) and their daughter and son in law, Mr. and Mrs. Josh von Plonski (1 acre), the 6.62 acres of property was continuously owned and occupied by one or more members of the Ellis family.

During these many years, the Keller property was used for various agricultural activities including cultivation of crops and raising of livestock. The Hinds and von Plonski families have continued that tradition through operation of Village Trail Farms, LLC which offers home grown eggs, honey, herbs, vegetables, jams/jellies, baked goods and other items for sale seasonally at Keller Farmers Market.

The proposed one acre Lot 2, Block A plat is intended as a build site for another Hinds family daughter and son in law, Mr. and Mrs. Garrett Caywood. Once completed, there will be three homesteaded family properties on the compound.

The 30 foot easement at issue was the historic drive to the former home of Willard and Mary Joe Ellis located at 1241 Village Trail from 1958 until demolished in 2016. The easement was created in 1986 to provide Raymond Ellis access to his newly constructed home at 1243 Village Trail which is now the site of the von Plonski home.

For over thirty years the 30 foot easement provided adequate access to both homes on the historic Ellis family property. Since 2016 the easement has provided access solely to the von Plonski home. Granting the easement variance simply allows access to two homes on the

property as it successfully did as recently as 2016. Indeed, both original homes were located at the far end of the easement or more than 450 feet from Village Trail. The proposed Caywood home will be only 60 feet from Village Trail making it much more accessible for emergency vehicles such as police and fire fighters.

With regard to the build line variance, this is needed to provide continuity with the build lines of the adjacent homes located on either side of the proposed build site and to other nearby homes across the street on Sarah Brooks. This includes the homes next door to the proposed build site at 1109 Sendero to the west and 1601 Village Trail to the east both located approximately 60 feet or less from Village Trail. Across the street, the closest home to the proposed build site is located at 1265 Sarah Brooks. Completed in 2017, the Sarah Brooks home is on a lot with fewer feet of street frontage than our proposed lot and is built significantly closer than 60 feet from the street.

In addition, the proposed build site is located on a large one acre lot which is approximately 170 feet wide on the back lot line and 280 feet deep along the easement. The size and shape of the lot will provide more than enough space to accommodate the type of home being contemplated. Allowing the build line variance will also provide the owners with significantly more privacy in their back yard and increase their enjoyment of the spacious property.

Sincerely

Douglas W Hinds
1241 Village Trail
Keller, Texas