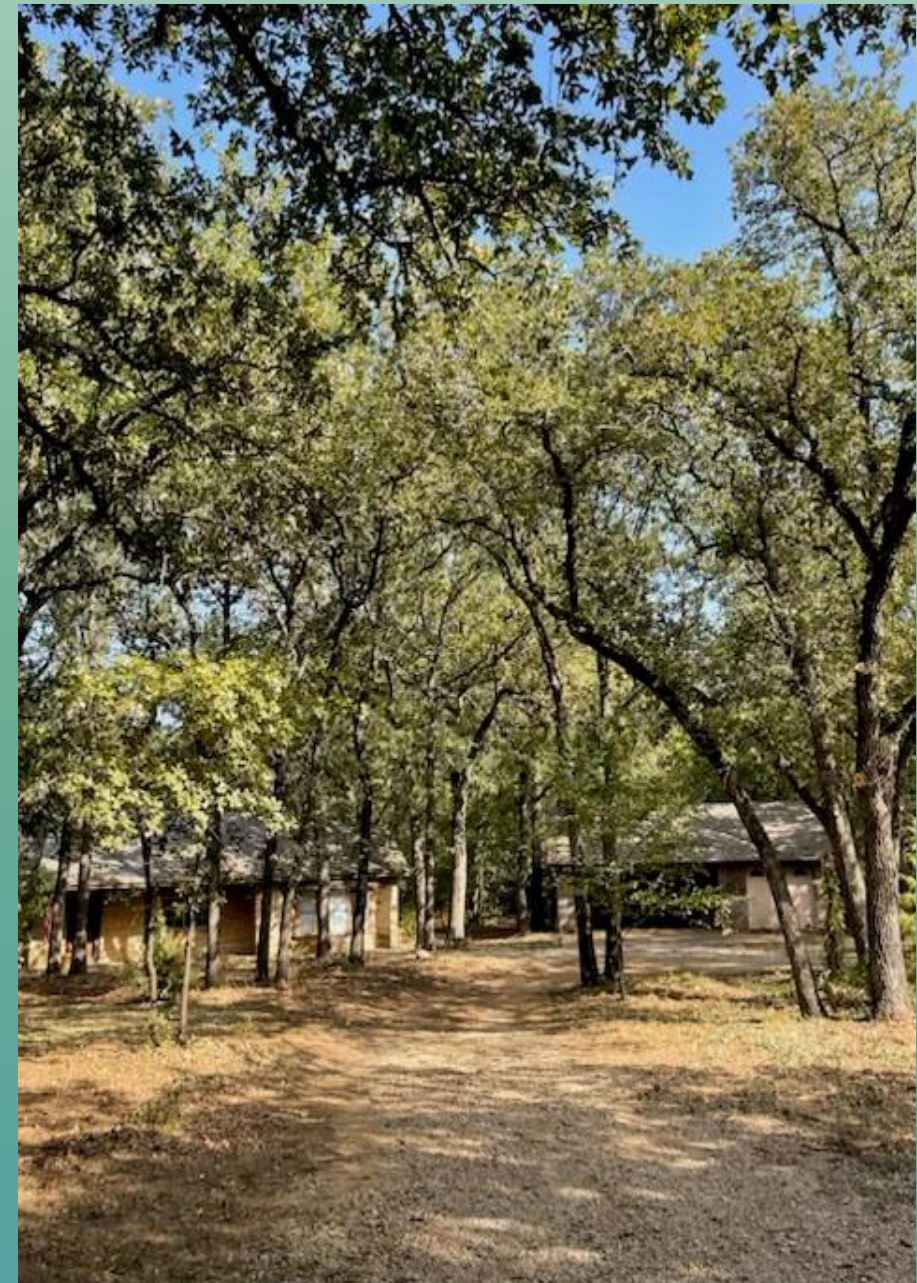
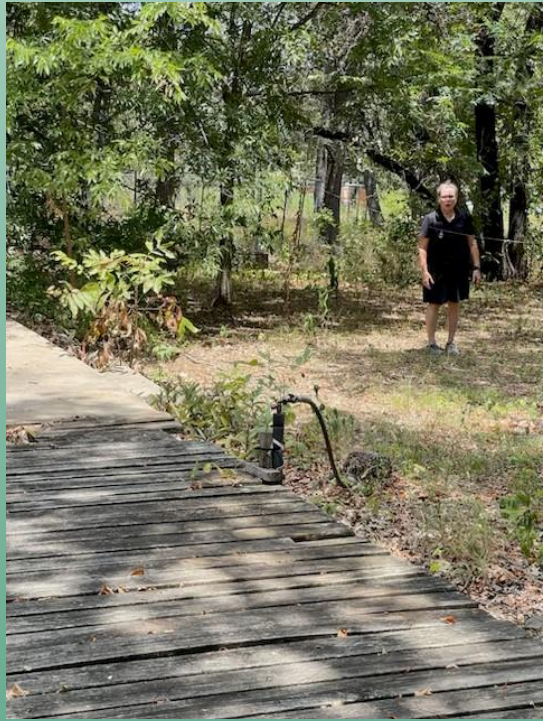


An aerial photograph of a residential area with a dense canopy of trees. A yellow rectangular box highlights a specific property. Within this box, a house is partially visible, and the number '569' is printed above it. The text '569 Lavena, Keller, Texas' is overlaid in the center of the box. Surrounding the highlighted area are other properties, including a swimming pool and another house with the number '559' visible at the bottom of the frame.

**569 Lavena,
Keller, Texas**

Prior Owner possessed the
property for 44 years.
Fire code was changed in 2021
and previous owner was never
approached to make any changes.





Purchased property in 2023, and this is the current property after much time and money spent.





- ▶ The fire hydrant on Lavena is located 6 feet from our property line.
- ▶ Our home will have fire suppression systems per the City of Keller Fire Marshall.



315 feet

Street View of Hallelujah Trail



Hallelujah Trail, Keller Texas



The City of Keller has approximately 38 dead-end streets. Some as recent as 2021 and 2022.

Dead End Streets in the City of Keller with No Cul-de-Sac		
No.	Street Name	Note
1	Chelsea Rae Ln	New street built in 2021-2022
2	Watson Dr	
3	Betty Ln	New \$1M house built at 1127 Betty Ln in 2020*
4	Blackwood Dr	New house built at 1173 Blackwood in 2013*
5	Ledara Ln	
6	Oakhill Rd	
7	Oakwood Dr	
8	Hillview Dr	
9	La Vena St	
10	Oak Dr	
11	Valley Ridge Dr	
12	Jennifer Ct	Leads to Shannon Brewing
13	Homestead Dr	
14	Linda St	
15	Pearl St	New house built at 511 Pearl in 2015*
16	Marsha St	
17	Austin St	
18	Travis St	
19	Johnson Ct	
20	Hallelujah Trail	Half of street length is one lane only
21	Woods Dr	
22	Lucian Dr	Unpaved road
23	Judge Bland Rd	
24	Blevins	
25	Mary Ct	Street is widened at end
26	Melissa Ct	Street is widened at end
27	Winona Ct	Street is widened at end
28	Garden Ln	Street is widened at end
29	Daryll Ln	Street is widened at end
30	Lambert Lane West	
31	Indian Creek Ct	
32	Creek Ct	
33	Oak Trail	New \$1.1M house at 1230 Oak Trail built in 2021*
34	Windy Oaks	New house built at 1591 Windy Oaks in 2010*
35	Clay Hibbons -north end	
36	Clay Hibbons – west end	
37	Clara	
38	Buckner	

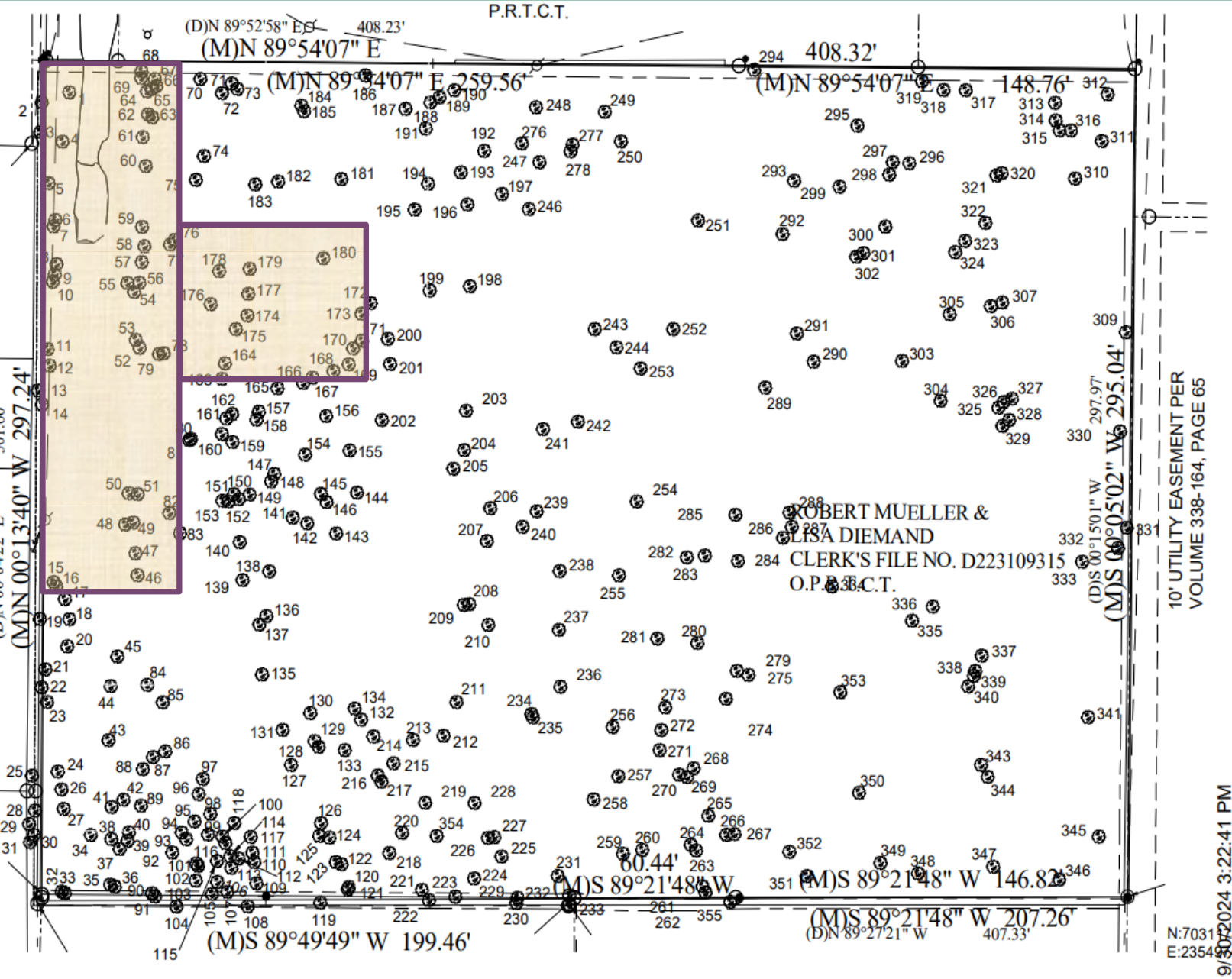
* House is at end of dead-end street.

- Paul Alvarado (Current Chairman Planning & Zoning Committee) on October 22, 2022: Hallelujah Trail Meeting
- - "The applicants are not creating a safety hazard. Any safety hazard has already been there. Unfair and ridiculous to put this burden on the applicants for a safety hazard that has already been in existence."
- "Difficulty for the Fire Department is NOT created by the applicants, so they should NOT be responsible."
- "Thank goodness for the Variance Process."
- "This is putting an undue burden on a single homeowner"

- Greg Will (Commissioner) on October 22, 2022: Hallelujah Trail Meeting
- "Strict adherence to the ordinance in this case leads to an absurd result. The full burden cannot be placed on one homeowner to bring the entire street up to code".

- Mayor Armin Mizani on November 1, 2022: Hallelujah Trail Meeting
- "Enforcing a set policy is not necessarily good policy to have. Every case is different. Every neighborhood is different."
- "If this was a developer adding 7 - 8 homes, I would look at this differently. The applicant is adding two homes, so I do not necessarily believe that meets certain threshold of this policy".
- "Every situation is unique, so having a set policy is not necessarily good policy"

70 trees will be removed with this City of Keller initiative and is an expense we are not in a position to incur.



Variance Request

- A request for a Variance to leave Lavena as is, a small charming country street, and to not require a fire hammerhead on our property.