



May 3, 2017

Ms. Michele Berry, AICP  
Senior Planner  
City of Keller  
P.O. Box 770  
Keller, TX 76244

Re: Lot 1, Block 1, Flower Addition  
PD Amendment  
Keller, Texas

Dear Ms. Berry:

Please accept this letter as a formal request for a variance to the City of Keller Unified Development Code associated with the amendment of the existing PD of the above referenced project.

PD 913 (Planned Development – Flower Addition) was amended with Ordinance No. 1095 in February 2002 to allow for the Century 21 Office Building to be constructed in lieu of a restaurant. In this amendment, there was to be an additional office building expansion to the north of the Century 21 building. The project proceeded and the Century 21 office building was constructed.

During the design and subsequent installation of the Century 21 parking lot behind the building, the drainage pattern was modified such that the storm water was routed due east in a concrete flume to the low area on the east side of the building. This drainage pattern will not allow for the expansion of the Century 21 building as shown in the existing PD 913 amendment of 2002. Any expansion of the Century 21 building is not economically feasible and the separation of the building structures is required to properly convey the storm drainage.

The Owner of the Century 21 office building and the property has been approached to sell the undeveloped land in Lot 1, Block 1. The new development would be a stand-alone office building not to exceed 2,000 square feet. The proposed new development would be a reduction in the amount of building authorized in the current PD-1095. However, this would require a re-plat of Lot 1 into two separate lots, Lot 1R1 and 1R2 and an amendment to the existing PD.

We are requesting that the creation of Lot 1R1 and the development of Lot 1R2 should be allowed to follow the requirements associated with the Office use, and we request that the City consider a variance to the UDC as follows:

1. 10' Landscape Buffer along north side of Proposed Lot 1R1.

The original PD development called for the installation of the parking lot needed to serve the first phase of construction (Century 21 Office) and subsequent development would require the expansion of the parking to the north. However, the expansion of the existing building is not feasible and a separate parcel is needed to allow for additional office space to be constructed. This proposed Lot 1R2 will not accommodate the 10' Landscape Buffer and still allow for the necessary parking and office building for the development of Lot 1R2.

We request that the landscape buffer be modified from 10' to 2' to allow for the development of Lot 1R2.

2. Minimum Lot area requirement

The original facility installed with the 2002 PD amendment utilizes approximately 50,000 sq. feet of the total tract for Lot 1. This remaining undeveloped land available is 21,598 sq. feet. This is not compliant with the 33,000 minimum square feet lot area.

We request that the minimum lot area for Lot 1R2 be reduced to 21,598 square feet to allow for the development of Lot 1R2.

If you have any questions or require additional information on the above, please contact this office. We appreciate the City's consideration of the variance for the development of Lot 1R2, Block 1, Flower Addition.

Respectfully submitted,

Thomas Hoover Engineering, LLC

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