



July 11, 2017

Mr. David Hawkins, AICP
Planning Manager
City of Keller
1100 Bear Creek Parkway
Keller, Texas 76248

RE: PD Application on 1.993 Acres located at 1117 Bourland Road for the purpose of developing an additional residential lot (SF-36 Base)

Dear Mr. Hawkins:

I represent the owners of 1117 Bourland Road, a 1.993 acre tract of land also known as Lot 16R Keller Heights North Addition, which is currently zoned SF-36. At the time Mr. Holifield and his wife purchased this property, it was platted as two (2) lots but has since be replatted into one (1) lot. Prior to the Holifields purchasing this property, a home that had been constructed in the 1920s had been moved onto the property and straddled the lot line of these two lots. This was the reason for the initial replat. This home has since been remodeled and where they currently live.

The Holifields have been working with their architect in order to construct their new home on this property but will need to have the property platted into two lots (again) in order to do this with one fronting Bourland and the other fronting Lavena.

Prior to being able to do this, there are several existing issues with the site as it relates to the current zoning.

1. The proposed Lot 16R-1 (where the existing house is located) would not meet the required 200 foot minimum depth. Instead, they are proposing 155.83', a difference of 44.17 feet.
2. The existing home is only 1735 square feet whereas the requirement for this district is 2400 square feet. They are hoping by obtaining an approved Planned Development District they will be able to make this a conforming home versus a nonconforming structure due to its size.
3. The existing accessory structure located on the proposed lot to face Lavena is located approximately 12 feet from the side property line. The requirement in the SF-36 district for the side yard setback is 10% of the width but not to exceed 15 feet, a difference of three (3) feet. Because of adding a masonry product to the barn (accessory structure) for its incorporation into the overall design theme of the property, we would need an additional one to two feet. This structure is intended to be a detached garage and additional living area. Therefore, we need to have a 10 foot side yard setback versus the required 15 foot. Again, the structure is already in existence and currently doesn't meet the 15 foot requirement.

Exhibit "A"

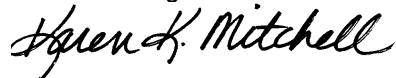
The Holifields, along with their architect, have taken such measures as to not cut down any of the existing trees on the lot; in other words, the proposed home has been designed **around** all of the existing trees! Additionally, they intend on meeting the minimum square footage requirements for the proposed new residence.

In summary, we respectfully request that you accept our application for a Planned Development District with SF-36 base zoning on this 1.993 acre tract of land that will allow for two (2) Single Family detached dwellings with accessory structures. We intend on meeting all of the requirements of the SF-36 zoning district with the following exceptions:

1. Allow for 45 foot variance to the minimum lot depth requirement for the proposed lot facing Bourland Road
2. Allow for a 664 square foot variance to the minimum 2400 sf dwelling size requirement for the existing dwelling, facing Bourland
3. Allow for a five (5) foot variance to the required 15 foot side yard setback on the property adjacent to Lavena Road for the existing Accessory Structure (metal barn) thus allowing for a 10' min. side yard setback along the northern property line of the lot facing Lavena.
4. Allow for an Accessory Structure to be located in front of the main structure on proposed lot facing Lavena. This structure will house two cars as well as provide additional living area. No kitchen will be in this structure.
5. Allow for garage doors to face Lavena. Both cars will be parked in the garage. The garage entry faces Lavena Street. However, the driveway opening onto Lavena will only be approximately 12' wide. We intend to screen the remainder of the Lavena side with plants.

Should you have any questions or need additional information, please contact me on my cell at 817-797-9134. As always, I look forward to working with you!

With warm regards-



Karen K. Mitchell