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D/B/A Foresite Consulting Group of Texas, Inc.

May 3, 2018

VIA EMAIL

City of Keller

Attn: Katasha Smithers

1100 Bear Creek Parkway

Keller, Texas 76244

ksmithers@cityofkeller.com

RE: 248 Keller Parkway – Wood Fence Variance Request

Dear Mrs. Smithers:

Please consider this letter and the attachments enclosed as a formal Variance Request to code Section 8.12 for allowing the wood fence to remain at the Tire Pro facility at 248 Keller Parkway. Enclosed is the Variance Application, application fee, Variance Plan, Photo Log, and Owner Letter for further review. We look forward to discussing the request in further detail during the variance process. Please don't hesitate to contact us with any questions regarding this request.

Thank you for your time and consideration in regards to this request.

Sincerely,

FORESITE GROUP, INC.

A handwritten signature in black ink, appearing to read "B. Morris", written over a horizontal line.

Brian F. Morris, P.E.

Senior Project Manager

Enclosure: Variance Application, Application Fee, Variance Plan, Photo Log, and Owner Letter

cc: Kevin Harris





VARIANCE TO THE UNIFIED DEVELOPMENT CODE (UDC) APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION Please Print or Type

Applicant/Developer: SCI Texas Funeral Services Inc.

Street Address: 1929 Allen Parkway

City: Houston State: TX Zip: 77019

Telephone: 712-525-5473

Fax: _____

E-mail: _____

Applicant's Status: (Check One) Owner ☒ - Adj. Tenant ☐ Prospective Buyer ☐

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

Owner: Ricky Stephenson PF Capital VIII managing partner Zicky Stephenson

Street Address: 624 E. Pipeline

City: Hurst State: TX Zip: 76053

Telephone: 817-268-5165

Fax: _____

E-mail: _____

Signature of Applicant

Date: 4-20-18

KRIVIN HARRIS

Signature of Owner

Date: 4/20/2018

Printed Name of Owner

Ricky Stephenson

SECTION 2. VARIANCE REQUEST(S) INFORMATION

Address or Legal Description: 248 Keller Parkway

Lot(s): 1 Block(s): 1 Subdivision Name: Patton Addition

Justification for Requested Variance(s): _____

Variance Request to allow wood fence to remain as installed at rear of Blagg Tires Pro and Service. Previous fence was chain link and provided no security or screening and owner has specifically requested wood fence to screen the rear service and loading area and provide additional security for the rear of the property and to be aesthetically pleasing to the surrounding properties. Applicant and owner are requesting consideration to allow the fence type to remain at this time and look forward to discussing this request further.

A detailed letter of justification and/or exhibits shall accompany this application.
One or more variances can be requested with this application.

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248 Keller Parkway Photo Log



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Photo 1: Previous view looking north from Page Street at the rear of Tire Shop with chain link fence.



Photo 2: View looking east at existing wood fence at front corner of Tire Shop building.

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Photo 3: View of Tire Shop and existing wood fence from Keller Parkway looking east.



Photo 4: View of new wood fence at rear of Tire Shop looking north from Page Street near Funeral Home Entrance.

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Photo 5: View of the storage and loading area at rear of Tire Shop screened by new wood fence.



Photo 6: View Looking north from Page Street at approach to Tire Shop.

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CITY OF KELLER COMMUNITY DEVELOPMENT



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Photo 7: View of First Baptist Church on the east side of Keller Parkway and wood fence screening dumpster area.



Google earth

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Photo 8: View of wood fence between O'Reilly Auto Parts and Keller Soccer Association on Keller Parkway.