

Katasha Smithers

From: Jil
Sent: Saturday, November 3, 2018 3:46 PM
To: Katasha Smithers
Cc: Alonzo Liñán; Tim Welch
Subject: Variance Request for 1515 Mount Gilead Road

Ms. Smithers,

Pursuant to our previous request regarding a Variance Request concerning our property at 1515 Mount Gilead Road, Daniel Barcroft Survey, Abstract 141:

REQUEST OF VARIANCES RELATIVE TO THE REPLAT OF LAUNAY ADDITION

Owner wishes to dedicate the 12.5 ft Right of Way with the consideration on 2A of the UDC for a flag lot reducing down the front width from 50-foot at the entrance to 24.6 -foot width into the lot.

Terms of Dedication

1. Leave existing fence in current location state until such time when Mount Gilead Road proceeds to construction. At said time when the City of Keller has executed contracts with paving contractor then Owner will negotiate with City of Keller on fence relocation. Owner would upkeep said Encroachment Easement area until City of Keller proceeds with future improvements of Mount Gilead Road.
2. The Replat will consist of (3) lots maximum. Owner is seeking to keep said property consistent with the integrity of properties located in North Keller on Mount Gilead Road and to maintain the current development setting.

Following meeting on 23 October 2018

1. We request that we be granted a Variance of 24.6' width instead of 50' for the current driveway to serve Lot 1 consisting of existing house, horse barn and out buildings on 3.12 acres.
2. Lots 2 and 3 will be served by either individual driveways or a potential shared driveway which will be entered from Mount Gilead Road.

Sincerely,

Jil Launay
DZSTL/Logistics
Liberty Jump Team Inc