

## Exhibit "A"

Allan & Sandra Leder  
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October 18, 2010

City of Keller Planning and Zoning Commission  
City of Keller City Council

**APPROVED BY  
CITY COUNCIL ACTION**

**RESOLUTION #** 3006  
**Date:** 11/2/2010

Re: Property located at 1401 S Main Street  
Keller, TX 76248

My name is Allan Leder and my wife is Sandra Leder we are currently under contract, and our loan has been approved, to purchase the property located at the aforementioned address. Our proposed use of this property is to open a full-service pet care and boarding facility. We chose Keller for our new endeavor due to the pro-business environment and the commitment to maintaining high standards in regard to the buildings and type of businesses in this area. We chose this building and location because we feel that it is well suited for our business.

Our new business will provide an economic benefit to the City of Keller by converting a vacant piece of property into a property with projected annual sales in excess of \$500,000.00 as well as providing new jobs for the Keller area. Upon opening we will provide four (4) new jobs with additional positions available as our business grows. Sandra Leder will manage Pet Hollywood Inc. She has thirty-one years experience in, and is a well respected member of, the pet care industry. We feel that with her experience and management expertise our business will have a rapid growth curve which will allow us to continue adding revenue and employment opportunities in Keller. We anticipate a staff of twenty (20) plus employees within a five year period.

Our intent is to upgrade the buildings and landscaping as we have outlined in the UDC Requirement and Variance Memo dated 10/18/2010. We will use the western 60% of the existing wood frame building as a reception, sales and display area for pet food, toys, and accessories. The remaining 40% will be utilized for pet Grooming. The metal building (which is insulated) on the East side of the wood frame building will be used for a boarding and day care facility for the pets. All pet care will be conducted indoors at our new facility. When the facility is operational we will continue to upgrade the property and buildings (inside and out) until we have the perfect layout (and professional appearance) to suite our needs and the City of Keller requirements. We are dedicated to consistently providing high customer satisfaction by rendering excellent service, quality pet care, and furnishing a fun, clean, professional and enjoyable atmosphere at an acceptable price. We will maintain a friendly creative work environment which respects diversity, ideas, and hard work.

**The SITE PLAN shall NOT be modified  
without the approval of  
The Community Development Department**

We greatly appreciate your consideration and support of the proposals we are submitting in the attached UDC Requirements and Variance Memo in regard to the building and property upgrades.

Respectfully,

Allan & Sandra Leder

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# MEMO

Date: October 18, 2010

To: City of Keller Planning and Zoning Commission  
City of Keller City Council

From: Allan and Sandra Leder

Re: 1401 S Main Street UDC Requirements and Variances

## UDC Requirements that will be met:

- The Chain Link fence on the South, West and part of the North property boundaries will be removed. Partial fence replacement, with a wrought fencing, will be completed at a later date.
- UDC requirements for landscaping will be met or exceeded on the West and East landscape buffer zones.
- The existing 54' X 19' concrete parking area located in front of the 1050 sq. ft. office area (see attached pictures) meets UDC requirements of 1 – 9' X 18' parking space per every 200 sq. ft. of office space. We will however, add a handicap entrance ramp and designate one parking space for handicap parking.
- The existing concrete on the South side of the 2000 sq. ft. metal building will accommodate 4 vehicles which meets UDC requirements of 1 parking space per every 500 sq. ft. of shop area.
- UDC requirements for 6" concrete over 6" cement-limed or crushed limestone will be met for the new 30' X 70' fire lane/driveway to be installed.
- UDC requirements for signage will be met at the time of the sign permit application.
- No additional lighting is required, existing site lighting will remain.

## UDC Variance Requests

- We request a variance that will allow the existing chain link fence on the East property boundary to remain in lieu of a screening wall. The drainage for the adjoining property would be severely affected by the addition of a solid screening wall. The existing chain link



fence is entwined in a hedge/tree row. In order to replace the fence, the hedge/tree row would have to be removed as well. As it is, the existing chain link fence is barely visible (see attached pictures) and the existing hedge/tree row provides a screening and noise barrier between the two adjacent properties. Removing the existing fence and hedge/tree row would not only remove the screening between the two properties it would also add a considerable additional expense to the project. I feel, and the attached pictures show, that the existing hedge/tree row provide more screening and a better sound barrier than a six foot wall could or will. Furthermore, the adjoining property is also zoned commercial and could be sold at any time and converted to a commercial use which would negate the requirement for a screening wall. I tried to discuss this variance request with the adjacent property owner, Mr. Ron Ryan, the week ending 10/08/10 but he cut me off and said that he wanted a screening wall.

- We request a variance that will allow the existing chain Link fence on the North property boundary from the Northeast corner of the wood frame building to the Northeast property boundary to remain. This fence is in good condition and it is barely visible from South Main Street. For now it is being used as a common fence between the two adjoining properties and, at some point in this area, it is on the North side (adjacent property side) of the property boundary.
- We request a variance to waive the installation of minimum three inch (3") caliper canopy trees in the North and South landscape buffer zones. In the place of the trees we would like to install an *Elaeagnus pungens* hedge row in the South landscape buffer zone. This will provide a landscape screen between our property and United Rentals equipment yard. In the Northern landscape buffer zone we would like to install an *Elaeagnus pungens* hedge row from the Northeast corner of the office building to the Northeast property boundary. Again this will provide a landscape screen between the two properties. There is not enough room to plant anything on the North side of the Office Building which is, at its widest point, 5.5 feet from the building to the property boundary.
- We request a variance to place masonry overlay on the South and West sides of the exterior of the office building under the porch/overhang area only. We will paint the remainder of the office building a matching stone color in lieu of the masonry veneer.
- We request a variance to retain the existing gravel for loading and maneuvering in lieu of the required concrete. The existing gravel has been in use since 1980 and is very solid and stable. It will also serve the same purpose as the concrete and is a more environmentally friendly surface.
- We request a variance to waive the installation of the five foot (5') sidewalk until such time as the two adjoining property owners (North and South of our property) install the sidewalk on their properties. This would allow us the opportunity to commence our operations and accrue additional funds to finance this requirement.

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# Pet Hollywood

- Customer parking; we will comply with additional spaces if required, however we believe the existing is sufficient. We will allocate one handicap parking space and add an ADA ramp.
- Also shows where the 30'X70' Fire Lane/ Driveway will be installed.



Fire Lane / Drive



Customer Parking

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**Hedge/Tree Row on the East Property Boundary**

**1401 S Main Street, Keller, TX 76248**

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**Hedge/Tree Row on the East Property Boundary**  
**1401 S Main Street, Keller, TX 76248**

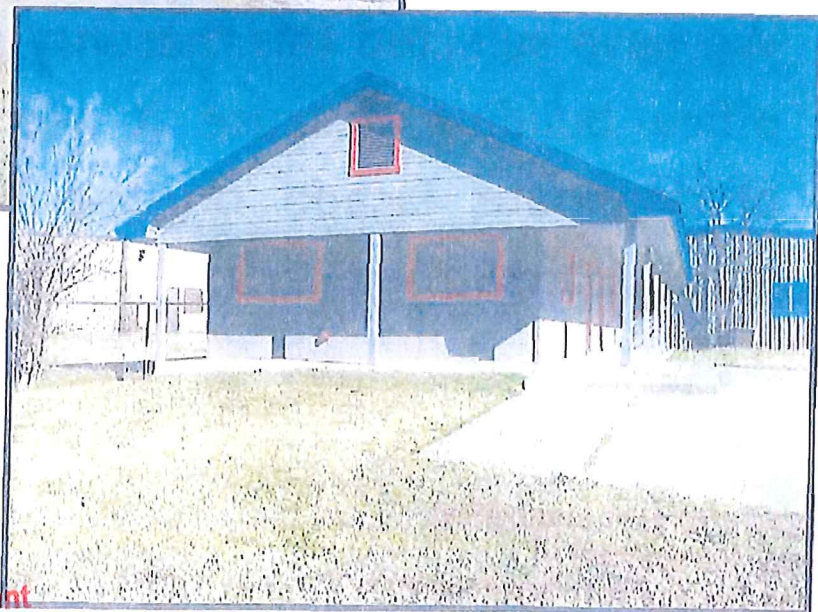
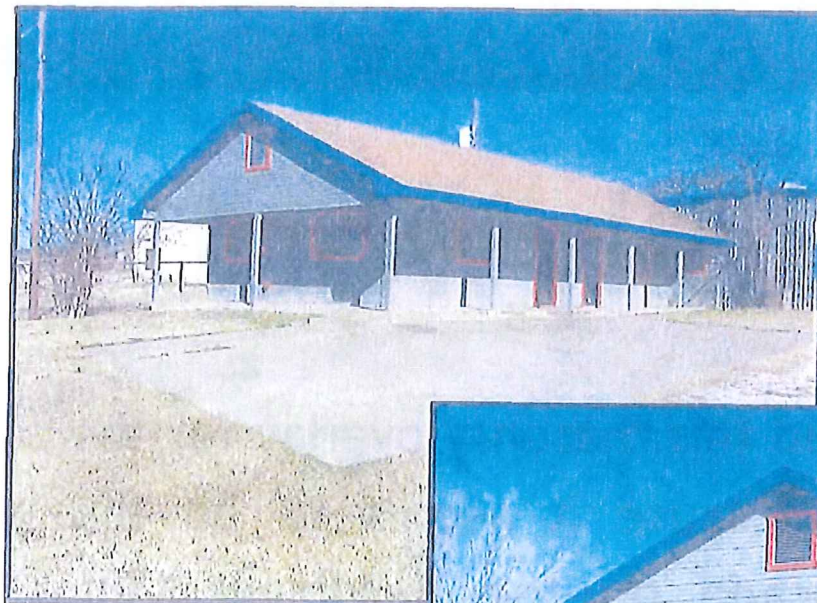
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# Pet Hollywood

- Due to the great condition of the building, we have requested a variance to install masonry overlay on the South and West sides of the exterior of the office building under the porch area only. We will paint the remainder of the office building to match the color of the masonry.



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# Pet Hollywood

We have selected this masonry overlay for the office building because it seems to be the predominate façade on the buildings along South Main Street.

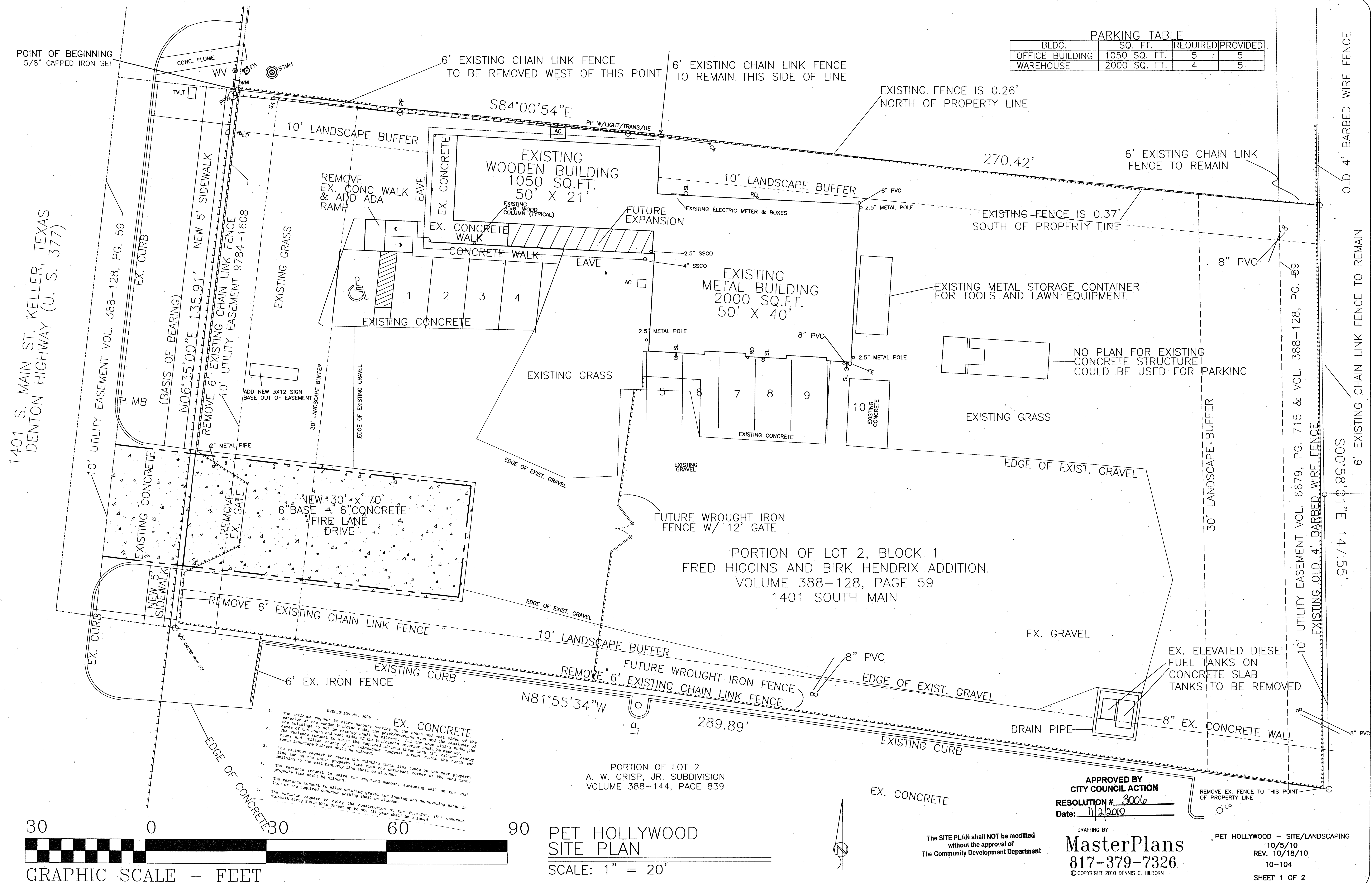
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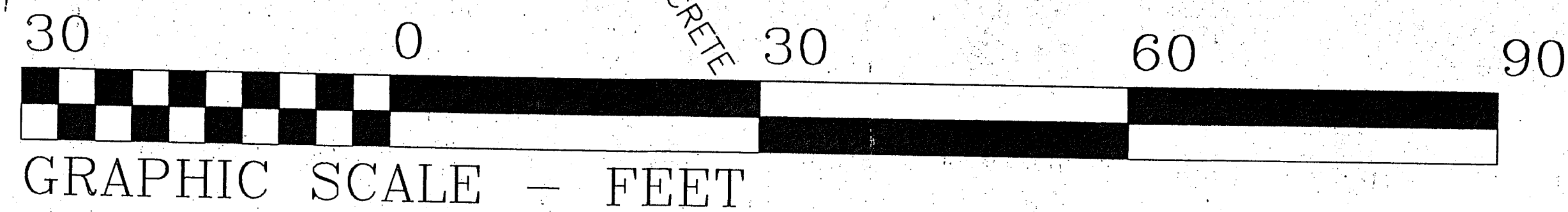


BLDG.	SQ. FT.	REQUIRED	PROVIDED
OFFICE BUILDING	1050 SQ. FT.	5	5
WAREHOUSE	2000 SQ. FT.	4	5





1401 S. MAIN ST. KELLER, TEXAS  
DENTON HIGHWAY (U. S. 377)



PET HOLLYWOOD  
LANDSCAPE PLAN  
SCALE: 1" = 10'

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DRAFTING BY  
**MasterPlans**  
817-379-7326  
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PET HOLLYWOOD - SITE/LANDSCAPING  
10/5/10  
REV. 10/18/10  
10-104  
SHEET 2 OF 2

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