

Variance Statement

Dear Members of the Leon Valley City Council,

I hope this letter finds you well. I am writing to respectfully request permission to install a fence around our property located at 4921 Northwest Industrial Leon Valley TX 78238. This request is driven by several critical considerations that I believe will contribute positively to our community.

1. **Safety and Security:** The primary reason for our request is to enhance the safety and security of the commercial property. A fence will establish a clear boundary, helping to deter unauthorized entry and protect the property from vandalism and other security threats. This measure is particularly important given the current unused state of the property.
2. **Usability and Purpose:** Currently, the property is not in use primarily due to the lack of a secure perimeter. Installing a fence will enable us to develop and utilize the property for its intended commercial purpose, whether it be for storage, business operations, or rental to tenants. This will not only make the property functional but also contribute to local economic activity.
3. **Liability Reduction:** An unfenced property poses significant liability risks, as unauthorized individuals may enter and potentially get injured. By installing a fence, we can better control access and mitigate these risks, ensuring the property is safer for future development and use.
4. **Community Safety:** Securing the property with a fence will also enhance the safety of the surrounding community. It will prevent the area from becoming a hotspot for illegal activities and ensure that it is maintained and monitored more effectively.
5. **Aesthetic Considerations:** We plan to install a fence that is not only secure but also aesthetically pleasing, ensuring it aligns with the character and appearance of the surrounding area. This will help in improving the overall visual appeal of the neighborhood and demonstrate our commitment to maintaining community standards.
6. **Property Value and Economic Impact:** Fencing the property will increase its value by making it usable and more attractive to potential businesses. This, in turn, can lead to job creation and increased economic activity in the area, benefiting the broader community.

In conclusion, we believe that installing a fence around our commercial property is a necessary step to make the property safe, secure, and usable. It will enable us to develop the property for its intended commercial use, reduce liability risks, enhance community safety, and contribute positively to the local economy. We are committed to

adhering to all relevant regulations and guidelines and to working closely with the council to ensure that the fence meets community standards.

We kindly request the council's approval to proceed with this project and are more than willing to discuss any concerns or provide additional information as needed.

Thank you for your time and consideration.

Sincerely,

Brittany Sanchez

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On behalf of Shamam Farhan