

From: Kelly Ballard
Sent: Wednesday, June 11, 2025 2:53 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Landscape Systems growth

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Dean Wilson <[REDACTED]>
Sent: Wednesday, June 11, 2025 2:46 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Cc: Judy Wilson <[REDACTED]>
Subject: Landscape Systems growth

As a customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller for the area.

[Yahoo Mail: Search, Organize, Conquer](#)

FW: Landscape Systems growth

From: Judy Wilson [REDACTED]
Sent: Wednesday, June 11, 2025 4:22 PM
To: MayorandCouncil
Subject: Landscape Systems Garden Center

As a very happy customer of Landscape Systems, I'm thrilled that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller. Can't wait!!

Judy Wilson

From: Kelly Ballard
Sent: Wednesday, June 11, 2025 3:40 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Landscape Systems

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Mark Edson <[REDACTED]>
Sent: Wednesday, June 11, 2025 3:24 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Landscape Systems

We understand you will be reviewing the expansion request from Landscape Systems next week. We moved into Gean Estates 3 years ago and used Landscape Systems for all of our design and landscape needs. What a wonderful business and family. We hope you will support their expansion request. We believe their growth will benefit our community and create a unique destination in Keller. More businesses that support our community and draw others from around the area are good for Keller.

Mark and Karie Edson
801 Gallant Fox Trl

Sent from my iPhone

From: Kelly Ballard
Sent: Thursday, June 12, 2025 10:16 AM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Expansion of landscape systems and garden center

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: [REDACTED]
Sent: Thursday, June 12, 2025 5:59 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Expansion of landscape systems and garden center

[Sent from AT&T](#)

To whom it may concern,
I live in Odessa Texas and every time I come to the Keller Texas area I go to landscape systems in garden center. I love their store. I love their plants. Odessa does not have anything like this and I go there at least three or four times a year every time I come, please accept their agreement as for The expansion because I think it's well needed. They are a wonderful company and will serve your town well.
Charlotte Smith

FW: Expansion of landscape systems and garden center

From: JACK GUIDRY [REDACTED] t>
Sent: Wednesday, June 11, 2025 5:54 PM
To: MayorandCouncil
Subject: Landscape Systems

As a customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller."

Jack Guidry
745 Silver Lake Dr
Keller, TX 76248

SUPPORT

From: Becky Cole [REDACTED] >
Sent: Wednesday, June 11, 2025 4:21 PM
To: MayorandCouncil
Subject: Ruibal nursery expansion

I want to share my excitement and support to the Rubial's family and the suggested expansion of their already beautiful business.

They have always been so supportive of community activities, churches, charitable events that I feel it's time for us to give back to them in the way of our support.

Tell her needs more high-end retail locations and this one would be wonderful for the community. Please don't hesitate in giving them your support.

Rebecca Cole
2020 Bantry drive
Keller. 76262

[Sent from](#) BC

From: Carissa Boyd [REDACTED]
Sent: Wednesday, June 11, 2025 4:40 PM
To: MayorandCouncil
Subject: Landscape Systems Garden Center

Dear Mayor Mizani and Keller City Council Members,

I'm writing as a neighbor and patron of Keller businesses to voice my support of the development plans at Landscape Systems Garden Center.

This business has been a valued part of the community for years, drawing consumers from well outside of Keller who contribute to the local economy. I'm looking forward to seeing their vision unfold!

I hope you will support this exciting growth, and help to develop this local attraction within the city of Keller!

Thank you for your time and service.

Sincerely,
Carissa Boyd

Sent from my iPhone

From: Cynthia Phillips [REDACTED]
Sent: Wednesday, June 11, 2025 7:56 PM
To: MayorandCouncil
Subject: Landscape Systems

Love this nursery!! Great prices and products. Great customer service. We have had our backyard and front yard and side yard professionally landscaped and love all of it. Also have a customized table on our patio Let them expand!!

Regards,
Cynthia

From: marilyn lasater [REDACTED]
Sent: Wednesday, June 11, 2025 10:53 PM
To: MayorandCouncil
Subject: Landscape Solutions Expansion

As a customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller."

Marilyn Cooper,
Customer since 2020
214.727.8247

Sent from my iPad

From: Kelly Ballard
Sent: Thursday, June 12, 2025 11:20 AM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Landscape Systems Expansion

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: Mark Browder [REDACTED]
Sent: Thursday, June 12, 2025 11:19 AM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Landscape Systems Expansion

To the leadership of the city of Keller,

We are long time customers of Landscape systems and support the expansion they are requesting. Not only would this be a unique destination for Keller, it promotes the care and beatification of property in Keller. Then there is the increased tax base....

Regards,
Mark Browder
Keller resident

From: Susan Codianne [REDACTED]
Sent: Wednesday, June 11, 2025 6:40 PM
To: MayorandCouncil
Subject: Landscape Systems

Sent from my iPhone We travel from Denton to Landcape Systems as the seasons change because of their wide selection of plants and their pride in taking care of their customers. We endorse their efforts to make the visit even more enjoyable. Vote yes for their i expansion .

From: Terri Wiborg [REDACTED] >
Sent: Wednesday, June 11, 2025 7:42 PM
To: MayorandCouncil
Subject: landscape systems

Hi there,

I wanted to express my support for the expansion of Landscape Systems in Keller. They're a fantastic family-owned business that I've had the pleasure of working with. I'm committed to continuing to support them in the future and eagerly anticipate their new shopping experience.

Thanks,

Terri Wiborg
Sent from my iPhone

landscape systems

From: Kelly Ballard
Sent: Thursday, June 12, 2025 1:01 PM
To: Community Development
Cc: Sarah Hensley
Subject: FW: Landscape Systems request

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly Ballard, TRMC, CMC
City Secretary
Keller, Texas

From: G Hud <[REDACTED]>
Sent: Thursday, June 12, 2025 12:46 PM
To: MayorandCouncil <CityCouncil@cityofkeller.com>
Subject: Landscape Systems request

Dear Mayor and Council: As a customer of Landscape Systems, I would like to voice my support for the approval of their plan to expand. Landscape Systems and their team of highly qualified employees have served our community well providing high quality plants and services that make our community more beautiful.

Thank You.

Gary Huddleston
3213 Wilbarger Trail
Southlake, Texas 76092

From: steve kempka [REDACTED]
Sent: Thursday, June 12, 2025 5:07 PM
To: MayorandCouncil
Cc: brian ruibal
Subject: Encouragement to approve Landscape System's Zone Request

To the Mayor and City Council of Keller, Texas:

Brian Ruibal said this about Landscape System's zone request: "This isn't just about more space—it's about creating a place where our community can connect, relax, and get inspired. If you've ever dreamed of a one-of-a-kind garden destination in Keller, this is it."

I believe every word that Brian said, and you should, too.

My wife and I retired to Keller 7 years ago to be near our two daughters and their husbands. Brian Ruibal of Landscape systems was one of the first business people we encountered, and over the years he has become a friend of the family. He and his teams have done an outstanding job of landscaping our home. He and his teams imaginatively transformed our backyard: It started as a dreadfully steep grade that drained into an ugly swale. It became a terraced creek bed with custom-fitted moss rocks along the "banks". It is beautiful.

Beyond being outstanding landscapers, Brian and his teams have shared their dreams for Landscape systems in a heartfelt manner. Brian and his dad treat everyone they meet with a love for others that clearly drives their ambitions for Landscape Systems. As an example of their kindness and generosity, last summer, my brother-in-law was visiting here after surviving a terrible ordeal with skin cancer that almost killed him. When I introduced my foot-ball-loving brother-in-law to Brian, Brian gave my brother-in-law a football helmet signed by a famous football player, just to lift my brother-in-law's spirits. That is the kind of people the Ruibal's are. If you want to see love, ask Brian's dad about his grand kids.

I've met several of the Ruibal's kids who work at the Landscape Systems store; they all seem to be cut from the same loving mold as Brian and his dad. The Ruibal kids helped us set up our backyard for the wedding of my younger daughter during "Covid" by letting us "borrow" whatever plants we wanted to help make the wedding setting more beautiful. Such generosity is born of caring for others.

I could give you more examples of the Ruibal family's kindness and generosity, but I think you can already see that by granting their zone request, you can trust them to make Landscape Systems a place that Keller will be proud of, and that that everyone who visits will say, "why don't other businesses operate like this?"

I heartily encourage you to grant Landscape System's zone request.

If you have any questions, please contact me at 505-218-0481, and [REDACTED]

Sincerely,

Encouragement to approve Landscape System's Zone Request

From: [REDACTED]
Sent: Thursday, June 12, 2025 4:51 PM
To: MayorandCouncil
Subject: Landscape Systems Garden Center

Good afternoon,

Our family is very excited that Landscape Systems have plans to develop their property.

This growth would benefit our community and create a unique destination in Keller.

We love to support locally owned businesses as much as possible.

Please vote yes for this proposal.

Jenni & Greg Kolodziej

SUPPORT

From: Terry [REDACTED]
Sent: Friday, June 13, 2025 10:58 AM
To: MayorandCouncil
Subject: Support of Landscape Systems expansion

Dear Mayor and Council Members,

First of all, as a resident of Keller, please know of my appreciation for your service to our community.

I also wish to express support for the planned expansion of Landscape Systems. I know the owners and believe the expansion will be done well and will benefit our community and their customers. I know this will be discussed at an upcoming meeting.

Thank you.
Terry Tyler

From: Christopher Breuder [REDACTED]
Sent: Friday, June 13, 2025 10:25 AM
To: MayorandCouncil
Subject: Landscape systems

Have been a customer of this company for years

They do fantastic work and are a great company

I support their plans for expansion

From: Bev.Bryant [REDACTED]
Sent: Thursday, June 12, 2025 7:54 PM
To: MayorandCouncil
Subject: Supporting Landscape systems

To whom it may concern,

As a long time customer of Landscape Systems, I'm excited that they have plans to develop their property. They do everything with excellence and their vision to expand and grow would benefit the community and create a unique destination in Keller.

Sincerely,
Beverly and John David Bryant

Sent from my iPhone

From: TINA MEDLIN [REDACTED]
Sent: Thursday, June 12, 2025 6:20 PM
To: MayorandCouncil
Subject: Landscape Systems

As a customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller."

SUPPORT

From: Lauren Vondrasek [REDACTED]
Sent: Saturday, June 14, 2025 8:44 AM
To: MayorandCouncil
Subject: Landscape Systems expansion

Hello, new resident of Keller, but I've been fortunate to discover this local gem. As a customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller. We support small businesses and look forward to seeing this business grow as our plants and shrubs purchased there grow too!!

Thanks, Lauren
Sent from my iPhone

From: Clay Hunt [REDACTED]
Sent: Friday, June 13, 2025 3:33 PM
To: MayorandCouncil
Subject: Landscape Systems

Dear Mayor and City Council,

I understand that Landscape Sytems is working to expand their property & services in Keller. I am a regular customer of their establishment and I would fully support their efforts. Landscape Systems is a quality company with professional and well-kept property that will enhance the Keller Community.

Thank you for your consideration!

From: [REDACTED]
[REDACTED]
To: Mayor and Council
Subject: Landscape Design

Greetings,

As a customer and friend of Landscape Systems Garden Center, I support what they are doing to create a space for the public to gather, learn and develop community in Keller. I hope you can find a way to allow their investment in the community. My gratitude to each of you for serving the community as well.

My Best,
Lloyd Eisenrich
1605 Lismore Ct.
Keller, TX 76262

From: Lea Cooper [REDACTED]
Sent: Sunday, June 15, 2025 8:38 AM
To: MayorandCouncil
Subject: Keller Landscape Expansion

I am a faithful customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit the Keller community and create a unique destination in Keller.

Lea Ann Cooper

Sent from my iPhone

From: David Jones [REDACTED]
Sent: Saturday, June 14, 2025 4:01 PM
To: MayorandCouncil
Subject: Landscape Systems and Nursery

As a customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller.

David F Jones
1103 Mockingbird Lane
Keller, TX 76248

From: Laury Donegan [REDACTED]
Sent: Monday, June 16, 2025 2:55 PM
To: MayorandCouncil
Subject: Landscape Systems

Dear Mayor and City council for the city of Keller, Just writing a note of support for the expansion of Landscape Systems in Keller.

We have used their company to beautify our landscaping. They go above and beyond in regards to the spectacular garden center.

They have beautiful plants, rocks, sculptures and home essentials that relate to gardening or outdoor landscapes. Their place of business is beautifully manicured and well taken care of. It is impeccable and easy to get around thanks to careful planning and foresight.

During the fall, the pumpkins, squash and corn stalks abound. Christmas time is a sight to behold. Beautiful lights adorn trees and the gardens.

I support their efforts to expand and hope the council looks favorably towards them.

Hopefully, you have had a chance to visit there and see it for yourselves.

Sincerely,

Kerry and Laury Donegan

817-360-5299

Sent from my iPhone

From: Stephanie Arkes [REDACTED]
Sent: Monday, June 16, 2025 3:15 PM
To: MayorandCouncil
Subject: Landscape Systems expansion

We've been Landscape Systems customers for years, and last year, they completely transformed our 28-year-old landscape. What truly sets them apart is their exceptional personal attention, fantastic employees and genuine family values. I'm thrilled to see them thrive and I hope you'll consider their vision of transforming their business beyond just a plant store (although a great one) into a vibrant community garden center.

Sincerely,
Stephanie Arkes

From: Ryan Asprion [REDACTED]
Sent: Monday, June 16, 2025 10:35 PM
To: MayorandCouncil
Subject: Landscape Systems

Good evening,

I am writing to convey my support for the Landscape Systems expansion. I'm super excited for the expansion because this place is already one of my favorite places to shop for unique finds and now it will be even better. This growth will definitely benefit our community and make Keller even greater than it already is.

Thank you for anticipated consideration of this matter.

Ryan Asprion

Sent from my iPhone

From: Jon Reneau [REDACTED]
Sent: Tuesday, June 17, 2025 9:27 AM
To: MayorandCouncil
Subject: Landscape Systems

We have known the team at Landscape Systems since we moved to the area and Ed and his team have been the best landscape company we have ever worked with. We hope you allow them to further expand in our community.

Thanks.

Jon and Jenny Reneau

From: Barbara Coker [REDACTED]
Sent: Monday, June 16, 2025 5:33 PM
To: MayorandCouncil
Subject: Landscape Systems - Keller, TX

"As a long-time customer of Landscape Systems, I'm excited that they have plans to develop their property. This growth would benefit our community and create a unique destination in Keller." I can't wait to see this exciting property development completed with the city's blessings.

Thank you,
Barbara Coker

Barbara A. Coker
Coker Engineering, LLC



[REDACTED]
817-739-6333

City of Keller - Planning and Zoning Commission

Date: 06/02/2025

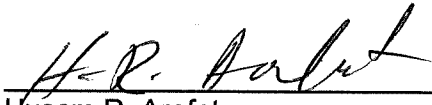
RE: Landscape Systems Rezoning Request Up-date

The 8-foot masonry wall along the east property line was installed last week. Please note the following:

- There is a 16" opening at the south end of the wall that Mr. Ruibal has promised to close.
- By mutual agreement, the north end will not be installed to the edge of the flood plain to prevent removal of several large, established trees and underlying bushes. Neither party wants them disturbed.
- Many obvious gaps and holes exist between horizontal panels along the length of the fence, unlike the Bowden fence which has no gaps. The spaces should be filled since dust will pass through the openings, and they do not offer complete privacy.

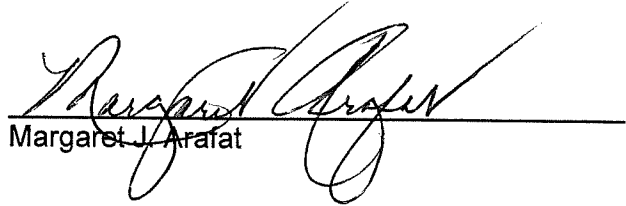
We want to thank Mr. Ruibal for being willing to work with us through the project.

Sincerely,



Husam R. Arafat

1738 Blevins Lane, Keller, Texas 76248-3714



Margaret J. Arafat







City of Keller - Planning and Zoning Commission REC'D MAY 27 2025
Date: 05272025
RE: File #25-411

Our concerns regarding the rezoning plan are as follows:

- **Privacy & Security:** Since our original objection of June 28, 2022, our privacy and security has been compromised to a greater degree. The shrubs/small trees were removed more than a year ago. Twelve large trees along the property line were removed about six months ago. We can see the house on the southeastern corner of Mr. Ruibal's property from the bedrooms on the eastern side of the house. The interior of our home is even more exposed than it was in our last complaint.

We have been promised a masonry wall, the schedule installation of which has been a moving target. The project began in the middle of this month. Approximately 25% of it has been completed. We are not optimistic that it will be completed in a timely manner or once rezoning has been approved..

There are three large dumpsters next to the northeast property line, within approximately 100 feet of the house. All manner of brush, wood, and other refuse is added daily, including this morning. Various forms of moving vehicles travel up and down regularly, bringing the aforementioned trash, tree stumps, sand, large stones, and other assorted materials, all within our vision. Anyone interested in accessing our property undetected can do so easily. Instead of greenery, we see the comings and goings of various vehicles and workmen. Despite assurances that it would be handled by management, empty bottles and cans and other non-constructions refuse is tossed onto our property along its full length.

- **Noise:** Commercial equipment moving up and down the property is disruptive, especially as it begins not later than 0700. At various times, we hear saws, commercial mulchers and trucks. We are retired, and see no reason to be awakened unless we set the alarm ourselves.
- **Dust:** We complained about this 3 years ago; nothing has changed. In fact, since trees, shrubs and grass were removed from that property and the land graded, we have had more dust than before. We cannot open our windows. We cannot use our screened-in back porch which has removable glass panels to enjoy fresh air in nice weather. We no longer have morning coffee or occasional meals there, and I cannot weave on the loom I use there year-round. Our cars need weekly washing, and our greenery is covered in dirt.

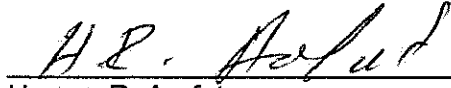
For our concerns to be allayed and our approval for the rezoning granted, we ask for the following:

- The 8-foot masonry wall be completed before the rezoning request is approved.
- As per Mr. Ruibal's letter of May 19, 2022, we request that paved the areas indicated on the plat be completed sooner rather than later to help further reduce dust.

- Should rezoning be approved, we are concerned about where nightly security lights will be located. We ask that any such lights not be aimed at our house nor be so bright as to disrupt sleep.

We do not think our expectations and requests are unreasonable, and, still having this particular business as our neighbor rather than a housing development on this side of the creek. We simply want Mr. Ruibal to be the "good neighbor" he promised when we first began this discussion.

Sincerely,



Husam R. Arafat
1738 Blevins Lane, Keller, Texas 76248-3714



Margaret J. Arafat

**Tod and Beth Corrin
1850 Pearson Crossing
Keller, TX 76248**

562-755-4361

REC'D JUN 10 2025

June 10, 2025

Mayor Armin Mizani
Keller City Council
City Manager Aaron Rector
Sarah Hensley, Community Development Department

Opposition to ZONE-2408-0003 and PA-2505-0004 – Proposed Planned Development by Ruibal Properties, LLC as it currently is proposed and the Future Land Use Plan amendment

Dear Mayor Mizani, Council Members, City Manager Rector and Community Development Team,

As residents of 1850 Pearson Crossing (note there are two properties with this address, we are the neighbor not the applicant) living adjacent to the Landscape Systems property, we are writing to **express our opposition to ZONE-2408-0003**, as it is currently proposed by Ruibal Properties, LLC, and **PA-2505-0004**, the corresponding update to the Future Land Use Plan. This plan is significantly better than what was proposed in 2022. Many of our concerns, from before, have been addressed by this new Planned Development-Retail (PD-R) zoning request. We understand Mr. Ruibal's frustration having to change his planned operation several times. However, he should not have completed purchase of the property without getting the zoning change. (This would be normal before purchasing property that was zoned residential and extends into adjoining residential properties.) It is our understanding that a couple of our concerns were changed during the Planning and Zoning Commission. These include deleting pickleball courts and the operation hours were changed to 7:00am. Below we are listing additional concerns, which hopefully can be added to the Planned Development.

- Operation hours 7-7 should include trash pickup and delivery of plants and trees. These outside services should not be allowed to disturb us during the night time hours.
- Parking is too close to our Pearson Crossing neighbors, specifically the Means at 1912.

- Fuel tanks have been added. It is our understanding that this is 3000 gallons on a 42' x 18' pad. Fueling should be outsourced to a regular gas station or fueling company, rather than trying to additionally create this landscape business as a gas station. Additional safety and fire concerns.
- Walking/Biking Trail. We understand that the City wants this trail, but there are lots of issues. First, it does not go anywhere. Second, will create a safety concern for those using it when potential storms occur. Third, will allow people to be behind our property and potentially party and leave trash in the creek. (This already occurs without reasonable access.) Fourth, creates a nightmare for policing or patrolling the pathway. Fifth, This trail creates an environmental problem for the water runoff.
- Require evergreen trees to be maintained between Landscape Systems and the neighbors on Pearson Crossing.
- Lighting Plan is undefined. It should require all lighting to be directional and not spill over to our property. (We were told the term is Zero Tresspass.)
- FEMA study. There has been plenty of time to conduct the FEMA study during the past three years, but it still has not been completed.
- Phase 2 is also undefined, mostly due to FEMA study. The items to be included in phase 2 should be proposed and specifically identified before the zone change is complete.

Ed Ruibal and Landscape System is a wonderful business for Keller. Hopefully by implementing the above items, the impact on residential neighbors and our quality of life will be lessened. We moved to this location because of the wonderful large backyard with the grass and trees. With proper operation, Landscape Systems could add to this experience.

Please feel free to contact us at the above number if you have any questions. We will be unable to attend the City Council meeting on the 17th due to a prior commitment out of town. As always, we thank each of you for your service to our community and your concern for maintaining the wonderful residential city that we have.

Very Sincerely,



Tod Corrin and Beth Corrin
Corrin Living Trust

REC'D JUN 11 2025

Opposition 200 ft Buffer

* Front + Back
total 4 pgs.

Glenn and Laura Means
1912 Pearson Crossing
Keller, TX 76248

June 11, 2025

and [REDACTED]

Opposition to ZONE-2408-0003 and PA-2505-0004 – Proposed Planned Development by Ruibal Properties, LLC

Dear Mayor Mizani, Council Members, and Community Development Team,

As residents of Pearson Crossing, living adjacent to the subject property, we are writing to **express our opposition to ZONE-2408-0003**, the proposed Planned Development by Ruibal Properties, LLC, **and PA-2505-0004**, the corresponding update to the Future Land Use Plan. Our property is located within the 200-foot buffer of this proposal, and we urge you to consider the direct and ongoing impact this commercial activity has already had on our residential neighborhood and additional issues with the proposed Planned Development.

For more than three years, the applicant has used multiple large residential lots for commercial purposes. Additionally, the Applicant has been cited for multiple code violations over the last 10 years and required persistent follow up by city staff to encourage remediation. These conditions have caused lasting harm and regularly impact the peaceful enjoyment of our homes and property. We moved here because of Keller's reputation for thoughtful planning, peaceful neighborhoods and family friendly environment. That peace has been regularly disrupted by the ongoing use of this site outside the scope of its authorized zoning.

Currently the applicant is asking for a Planned Development, suggesting it is the fastest solution to the problems created by years of non-compliance and permanent changes to the land by the applicant, and its continuance. The current and ongoing non-compliance of ordinances as set forth by the City and to meet requirements of higher governing bodies can no longer be overlooked. The same stands true for remedies to neighboring properties. The Planned Development, as drafted today, is neither the only option nor the best one for the neighbors nor the City of Keller who have been impacted.

The proposed plan in its current state, as a phased plan, is not in the best interests of the City of Keller, the residents or the City Council as it introduces unnecessary risk and liability. The plan as proposed is lacking the essential elements of a fully constructed, thoughtful plan to ensure the intended end goals are achieved. The Applicant has a long history of expanding and changing its business operations, well beyond its core nursery business, and not adhering to the city's codes, ordinances or procedures. It is appropriate prudence and diligence for the council to require a revised non-phased plan, which requires all the relevant details and studies to represent a

comprehensive solution, be completed prior to approval. This would include the necessary studies for the city staff to then manage the project in conjunction with the Applicant. Studies of drainage, lighting, noise, floodplain and any others deemed necessary to identify current out of compliance situations and identify areas of concern for the land use for the purpose the Applicant is seeking. This would ensure a high-quality end result that protects the residents and the city.

An approval of the current, overly intrusive plan would be remiss or even negligent. It does not follow a sensible order of studies and identification of concerns or issues prior to the commencement of any work for the purpose the applicant is seeking. The proposal as it stands affects all of the City of Keller as well as our residential properties on our street. It allows for concerning modifications and additions near our property and sets the wrong example for future land use.

Below are our specific concerns with the proposed plan:

- **Environmental Risk to Creek and Watershed**

- The proposed fuel tanks present a serious risk of contamination to the nearby FEMA-designated creek. Any leakage, overflow, or accidental spillage could result in toxic petroleum products entering the waterway, causing harm to wildlife and potentially reaching our regional water systems. Flooding events which are becoming more frequent and severe pose a heightened risk of tanks becoming compromised or displaced.

- **Violation of Flood Hazard Prevention Ordinance**

- According to the City of Keller's Flood Hazard Prevention Ordinance, Chapter 4, Article III, Section 4-300, the city recognizes that flood hazard areas are subject to periodic inundation, leading to potential loss of life and property, health and safety hazards, and environmental degradation. The ordinance aims to minimize these risks by regulating development in flood-prone areas. Installing fuel storage tanks near a FEMA-designated creek contradicts the purpose of this ordinance and increases the potential for hazardous materials to contaminate floodwaters.

- **Incompatibility with Land Use and Zoning Regulations**

- The proposed use of the property for fuel storage is incompatible with the surrounding residential and retail areas. The City of Keller's Unified Development Code (UDC) requires a Specific Use Permit (SUP) for fuel pumps/sales as an accessory use in certain zoning districts. Approving such a use in this location could set a

precedent for similar developments in inappropriate areas, undermining the city's zoning regulations and long-term planning objectives.

- **Fire and Explosion Hazard**

- Storing large quantities of gasoline and diesel introduces a substantial fire and explosion hazard. These risks are not acceptable near homes, parks, or businesses and would place an unnecessary burden on emergency services. The TCEQ's regulations, as outlined in Chapter 338, emphasize the need for stringent safety measures for aboveground storage vessels, especially concerning fire protection standards.

- **Negative Impact on Property Values and Quality of Life**

- Such a facility would likely reduce surrounding property values due to the perceived health, environmental, and safety risks. Residents may also face increased noise, odors, and heavy truck traffic—all of which undermine the peaceful and safe character that Keller strives to maintain.

- **Regulatory Oversight and Legal Risk**

- Permitting hazardous materials near a creek and possibly within a floodplain could run afoul of regulations set by FEMA, the EPA, and the TCEQ. Allowing this development may expose the City of Keller to long-term liability and reputational harm. The TCEQ requires that all aboveground storage tanks (ASTs) have an active registration to receive motor fuel deliveries, and installations must comply with specific construction and safety standards.

- **Environmental and Floodplain Protection**

- Require FEMA input and approval prior to any final development decision to preserve floodplain integrity and mitigate risk to public safety.
- Conduct a current, independent drainage study - that account for all unauthorized grading, soil compaction, and vegetation removal since 2021.

- **Lighting and Noise Pollution**

- Revise the lighting plan to reduce unnecessary glare, especially near homes and floodplain habitat. Lighting today may meet code but exceeds the norm for a residential area and disrupts the neighbors' peace. Below are some examples of potential lighting commitments for the plan, based on how sports fields approach lighting.
 - Full cutoff: Designed so no light is emitted above the horizontal plane, minimizing skyglow and spillover.
 - Directional and shielded: Carefully aimed and shielded to focus light only where needed (e.g., on the field), not into neighboring yards or windows.

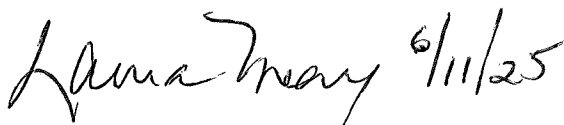
- Further limit the sources and hours of noise-generating activity, including large trucks, equipment (including but not limited to four-wheel Caterpillars, Bobcats, and skid steers) movement, early deliveries (especially by third party eighteen wheelers) that might not appear in the employee timecards he has offered up in the past, and maintenance operations.
- **Hazardous Materials and Commercial Use**
 - Remove the proposed 756 sq. ft. fuel tank pad. Industrial-grade storage of hazardous materials near homes and a creek is incompatible with city values, residential zoning, and public safety goals.
 - Reduce the proposed dumpster pad area to reflect true site needs, not potential future expansion. The current 2,000 sq. ft. plan encourages heavy commercial use and creates nuisance risks (odor, pests, overflow).
- **Screening and Restoration**
 - Require a continuous evergreen screen to mitigate sound, restore privacy, and partially offset the extensive tree removal already undertaken on this site, in direct conflict with Keller's Tree City USA commitment.
 - Plan should specifically identify where, when and what type of planting will be done.
 - Screening plan should not just meet code for the entire property but should exceed code given the proposed change from residential zoning to construction yard, wholesale plant staging loading area and parking.

Each of these concerns reflect real, observed impacts, not hypothetical worries. They reflect what our family and neighbors have lived with for years.

As homeowners and taxpayers, we respectfully request that you deny **ZONE-2408-0001** as currently proposed, along with **PA-2505-0004**. Should a revised proposal be brought forward, it should demonstrate respect for the surrounding residential community and avoid causing further harm to our neighborhood.

We would be happy to meet to discuss any revised proposal. Thank you for your time and your commitment to protecting Keller's neighborhoods.

Sincerely,



Laura Means

1912 Pearson Crossing

Keller TX 76248



Glenn D Means

6/11/25

Christian and Monica Sanchez
1904 Pearson Crossing
Keller, TX 76248
682-402-9660
[REDACTED]

REC'D JUN 12 2025

June 12, 2025

Subject: Opposition to ZONE-2408-0003 and PA-2505-0004 – Ruibal Properties, LLC
Planned Development

Dear Mayor Mizani, City Council, and Community Development Staff,

As residents of Pearson Crossing, living directly adjacent to the property in question, we are writing to strongly oppose ZONE-2408-0003, the proposed Planned Development by Ruibal Properties, LLC, and PA-2505-0004, the associated amendment to the Future Land Use Plan. Our home falls within the 200-foot notification area, and we are deeply concerned about the ongoing and future impacts of this commercial activity on our quiet residential neighborhood.

For years, the property owner has used large residential lots for commercial operations, often disregarding city codes. This has led to repeated violations, requiring constant oversight by city staff to address issues like unauthorized land grading, which left bare dirt for extended periods, causing dust, drainage problems, and an eyesore, especially during winter when trees offer little screening. These activities have disrupted the tranquility of our home, particularly our outdoor spaces, and diminished the quality of life we expected when we chose to live in Keller.

We selected this community for its commitment to thoughtful growth and serene neighborhoods. However, the current use of the property and the proposed Planned Development threaten that vision. Approving the plan as it stands would not only overlook years of non-compliance but also allow further intrusive changes that could permanently alter the character of our street.

Our primary concerns with the proposed development include:

Environmental and Floodplain Risks

- Require FEMA review and approval to ensure the floodplain remains protected and poses no safety risks to nearby homes.
- Commission an independent drainage study to assess the impact of prior unauthorized grading, soil compaction, and vegetation loss since 2021.

Light and Noise Disturbances

- Revise the lighting plan to minimize glare into neighboring properties, using fully shielded, directional fixtures to prevent light spillover into homes and natural areas. The current lighting, while technically compliant, feels excessive for a residential area.
- Restrict noise from heavy machinery, large delivery trucks, and early-morning operations to preserve the peace of our neighborhood.

Hazardous Materials and Commercial Overreach

- Eliminate the proposed 756 sq. ft. fuel tank pad, as storing industrial materials near homes and a creek conflicts with Keller's residential character and safety priorities.
- Reduce the oversized 2,000 sq. ft. dumpster pad, which seems designed for future expansion rather than current needs and risks creating odor and pest issues.

Screening and Environmental Restoration

- Mandate a dense, evergreen buffer to restore privacy, reduce noise, and compensate for the significant tree loss that has already occurred, undermining Keller's Tree City USA designation.

These concerns stem from real experiences we've endured as neighbors, not abstract fears. The proposed development, as currently written, fails to address the harm already caused and risks further disruption to our community.

As taxpaying residents, we respectfully urge you to deny ZONE-2408-0003 and PA-2505-0004 in their current forms. Any future proposal should prioritize the well-being of the surrounding neighborhood and demonstrate a commitment to repairing past damage. We are open to discussing a revised plan that respects our community's needs and would appreciate the opportunity to engage in meaningful dialogue with the applicant and city officials.

Thank you for your dedication to preserving Keller's neighborhoods. We trust you will make a decision that reflects the city's values and protects our community's quality of life.

Sincerely,

A handwritten signature in black ink, appearing to read "Monica Sanchez", with a long horizontal line extending to the left across the word "Sincerely,".

Christian and Monica Sanchez

Jeff and Tonda Agold
1916 Pearson Xing
Keller, TX 76248
[REDACTED]

June 11, 2025

City of Keller
PO Box 770
Keller, TX 76244

RE: CASE NO ZONE-2408-0003

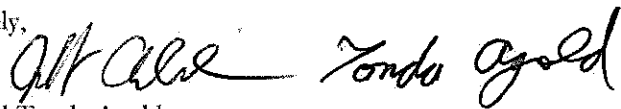
Dear City of Keller Community Development Department;

Our property at 1916 Pearson Crossing is within 200 feet of the property described in CASE NO ZONE-2408-0003. We would like to express our opposition to the proposed land use amendment. Our greatest concerns are landscape buffer, drainage impacts and fuel tanks.

- Drainage: In the May 27 Planning and Zoning meeting, it was brought to light that a FEMA study has not yet been done to evaluate impact of adding multiple paved surfaces to the flood plain. In fact, Landscape Systems has already performed unauthorized "improvements" such as removing vegetation and grading/compacting soil. Please do not approve this development plan until a drainage study can guide the decision-making.
- Lighting: Please limit lighting so that night lights do not shine into yards or windows.
- Pickleball: Why?
- Hours: Please do not allow dumpster dumps, backup beeping, deliveries prior to 7am.
- Landscape Buffer: 9.03(c) requires minimum 3" caliper trees. Please require this of Landscape Systems. The view from the back patio of 1912 Pearson Crossing in the winter displays all the equipment and storage that Landscape Systems puts out of sight of their customers. When existing trees die, Landscape should be responsible for replacing them with evergreens that maintain this buffer.
- Fuel: Please do not allow the fuel tanks. Stringent safety measures are required for aboveground fuel tanks, especially concerning fire protection standards and the impact of flooding or spillage into the creek. Landscape Systems has proven again and again that they are not willing to follow regulations put ~~out~~ by the city (for ~~example~~ they used residentially zoned property for commercial business for many months.) For this reason, we cannot trust them with safely maintaining fuel tanks in such proximity to the creek, the flood plain, and neighboring homes.

Please deny this rezoning request and reject any proposal to allow fuel storage in this location.

Sincerely,


Jeff and Tonda Agold

REC'D JUN 16 2025

Keller City Council

Subject: Opposition to Landscape Systems Site Plan with
Requested Modifications

Dear Members of the Keller City Council,

I am writing to express my concerns and opposition regarding the proposed site plan and rezoning request by Landscape Systems for properties associated with the zoning change from Single Family (SF-36) to Retail (R). While I am generally supportive of the proposed development, I respectfully request that the City Council require specific modifications to the site plan to address significant concerns raised by myself and other residents. These modifications are essential to ensure the project aligns with the community's interests and mitigates potential negative impacts.

1. Addition of Evergreen Trees and Irrigation

To protect the quality of life for residents at 1838, 1846, and 1850 Pearson Crossing, I request that Landscape Systems be required to plant evergreen trees along the property line adjacent to these addresses. These trees would serve as a visual and auditory buffer, reducing the impact of commercial activities, including noise from the proposed plant staging area.

Additionally, a dedicated irrigation system must be included to ensure the survival of these trees. Without irrigation, the trees are likely to die within a year, leaving no requirement for Landscape Systems to replace them. This measure is critical to maintaining the aesthetic and functional integrity of the buffer zone.

2. Clear Designation of Lighting in the Site Plan

The current site plan does not adequately specify the placement, number, or intensity of lighting fixtures for the proposed development. Without clear restrictions, Landscape Systems could install excessive lighting that complies with the City's Unified Development Code but still disrupts nearby residents. I urge the Council to require the site plan to include a detailed lighting plan, specifying the number, type, and placement of fixtures to minimize light pollution and ensure compatibility

with the residential character of the surrounding area.

3. Reduction of Fuel Storage Capacity

The proposed fueling area, which includes two 2,000-gallon diesel tanks (one for road fuel and one for off-road “red diesel”) and one 1,000-gallon gasoline tank, along with a tank for DEF fluid, raises significant concerns among residents due to the excessive volume of fuel storage in a commercial area near residential properties. To address these concerns, I propose a compromise: the removal of the 2,000-gallon red diesel tank. This reduction would eliminate 2,000 gallons of fuel storage while still allowing Landscape Systems to meet its operational needs for both on-road and off-road equipment. Additionally, I request that Landscape Systems be required to follow strict OSHA requirements for the construction, operation, and maintenance of the remaining fuel storage facilities to ensure safety and compliance with federal regulations. This adjustment would enhance safety and alleviate community concerns about potential environmental and safety risks.

4. Removal of the Proposed Walking Trail Until Full Completion is Planned

The current site plan includes a walking trail that terminates in a dead-end behind Landscape Systems’ property, creating a secluded area out of public view. This design poses significant safety risks, as it could become a location for irresponsible activities. The trail’s proximity to a dry creek bed during summer months increases the likelihood of individuals attempting to cross into adjacent private properties, including our backyards at 1838, 1846, and 1850 Pearson Crossing. This raises concerns about trespassing and potential liability for property owners if injuries occur. I strongly request that the walking trail be removed from the site plan until the City has a comprehensive plan to complete the trail with no dead-ends and implement the construction, ensuring it connects fully to other pathways and remains visible to the public for safety.


In accordance with the City of Keller’s process for submitting written opposition, I respectfully request that these concerns be considered during the public hearing process for the Landscape Systems rezoning and site plan. Before approving, I urge the Council to work with Landscape Systems to revise the site plan to incorporate these reasonable modifications, which will balance the needs of the applicant with the well-being of the

surrounding residential community.

Thank you for your attention to these matters. I am available to discuss these concerns further and can be reached at orren.kc@gmail.com or (432) 661-2677. I look forward to the opportunity to voice these concerns at the upcoming public hearing and to seeing a revised site plan that addresses these critical issues.

Sincerely,

K.C. & Brittney Orren
1838 Pearson Crossing


Brittney Orren

REC'D JUN 12 2025

6/12/21 25

Dear Mayor Mizani, Council Members, City Manager Rector, and Community Development Team,

As a resident of Pearson Crossing, living adjacent to the proposed development site, I am writing to express my concerns about specific elements of ZONE-2408-0003 and PA-2505-0004, the proposed Planned Development (PD) and the amendment to the Future Land Use Plan.

I am deeply grateful to Landscape Systems for removing the workshop they had previously proposed for the site, demonstrating their responsiveness to community input. As a resident, I am committed to working collaboratively with Landscape Systems in the years ahead to ensure a development that benefits both their business and our neighborhood.

However, I have concerns about two aspects of the current plan: the size of the proposed fuel tanks and the dead-end bike trail that does not connect through the property.

The proposed fuel tanks, as currently planned, are too large for an area so close to our homes. I am also concerned about the proposed bike trail, which dead-ends without connecting to other paths. In such an isolated, unsupervised part of the property, this trail could become a gathering spot for teenagers or others engaging in activities like partying or smoking, similar to "The Secret Sidewalk" in Niles, California, where teenagers go to party, causing disruptions for nearby residents. To support the long-term goal of a connected trail system, I suggest that Landscape Systems contribute to a fund, such as one managed by the City of Keller or a local organization like the Texas Township Friends of Parks & Trails, to keep the land cleared and maintained until the trail can be developed into a through trail, ensuring it remains safe and usable for the community.

I respectfully request that the Council address these concerns by:

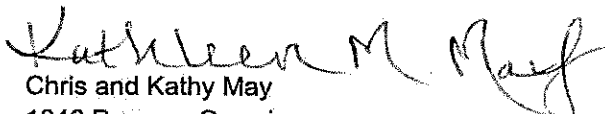
Reducing the size of the fuel tanks and ensuring they are designed to be more efficient, minimizing safety and environmental impacts on our neighborhood.

Revising the bike trail plan to ensure it connects through the property to existing or planned trails, creating a functional and supervised path that discourages misuse and enhances community use.

Encouraging Landscape Systems to contribute to a dedicated fund to support ongoing land clearing and maintenance for the trail until it can be fully connected, preventing it from becoming an unmonitored or problematic area.

I value the contributions Landscape Systems brings to Keller and believe that with these targeted adjustments, the PD can better align with the needs of Pearson Crossing residents. I trust the Council will uphold Keller's commitment to thoughtful, community-focused development by addressing these concerns. Thank you for your time, consideration, and dedication to our city.

Sincerely,



Chris and Kathy May
1846 Pearson Crossing
Keller, TX 76248

Mayor Mizani, Council Members, and Community Development Team,

We are Mike and Karen Bushnell of 1708 Blevins Lane, located just one property away from the proposed site. We are writing to express our **strong opposition** to ZONE-2408-0003 and PA-2505-0004 in their current form. Our concerns stem from a desire to preserve the area's residential character as reflected on the FLUP when we purchased our home, to see Blevins extended in a consistent residential manner, and to prevent lasting negative impacts (based on experiences over the last three years) on our home, our street, and the overall integrity of the neighborhood.

Ongoing Commercial Activity on Residential Land

We have observed commercial-scale operations since 2021, including:

- Extensive land clearing and tree removal across multiple acres, with heavy equipment compacting soil
 - Resulting in persistent airborne dust that affects our home, vehicles, and pool
 - Standing water after typical rain events
 - The death or decline of approximately 30 mature trees on our property, possibly due to water table disruption
- Six-day-a-week heavy equipment operation including a four-wheel Caterpillar, skid steers, and two-ton trucks, often starting early and affecting the peaceful enjoyment of our property
- Wood cutting and box or planter construction on the 1850 lot
- Loud on-site communication, once so alarming that I walked over to check if someone needed emergency assistance

These activities began without any public notice or approval that we were aware of, which have undermined our trust in the enforcement of zoning rules and raised concerns about long-term oversight of this development, if approved.

This prolonged commercial use of a large residential lot with multiple acres left graded to bare dirt for over three years has already caused persistent and lasting impacts. Now the applicant presents this plan as the fastest fix for problems he created through years of non-compliance. But this isn't the only or best solution for the neighborhood he's disrupted. The remainder of the letter will explain why.

Why We Oppose This Proposal

While we appreciate the applicant's recent revisions, the **core issue remains**: the most intense commercial activity, including daily equipment use (such as a four-wheel Caterpillar and multiple

Bobcats), a large dumpster, and fuel storage, is planned **adjacent to long-established homes**, rather than closer to Keller Parkway, where such uses would be more appropriate.

Approving a Planned Development with this orientation sends a troubling message: that long-established residential neighborhoods and the homeowners who have invested in them are less valued than a business that knowingly purchased single-family-zoned land with the intent to push commercial operations far beyond both the City's zoning map and FLUP at the time of purchase, and far deeper into the neighborhood than typical retail, impacting homes on three sides instead of just one (to the north).

We believe Keller should continue to prioritize thoughtful planning, neighborhood compatibility, and resident trust, not reward speculative rezoning requests that shift the burden of commercial intensity onto neighboring homeowners.

If Council Approves, Please Require the Following:

1. Control Dust and Drainage Before Final Approval

- Assess the impact of past site activity.
- Consider postponing final approval until a full drainage study is started and well along.
- Require dust mitigation, such as through ground cover or vegetation re-establishment.

2. Protect Neighbors from Noise and Visual Intrusion

- **Fill Evergreen Buffer Gaps:** Ensure year-round screening with evergreen trees to replace what's been lost and soften both visual and acoustic impacts. If the applicant is willing to add more, please ensure this commitment is documented in writing to make it enforceable.
- **Relocate the Dumpster:** Position it farther from residential property lines to reduce odors, noise, and rodent attraction.
- **Restrict Start Times for All Activities:** Allow staff and contractors arrival no earlier than 7:00 AM. Set hours for outdoor equipment activity and deliveries. Alternatively, consider minimizing what type/ size of equipment can be used in Zone Area B, closest to most residents.

3. Evaluate Fuel Storage, Dumpster Usage, and Impacts

Before approving additional onsite fuel storage (756 sq. ft. pad with three tanks) or a 1,960 sq. ft. dumpster enclosure (with up to eight roll-off dumpsters), we urge Council to consider:

- Existing fuel tanks and justification for new ones, including size, type, and contents.
- Dumpster quantity, size, waste type, pickup frequency, and visibility from nearby homes and event spaces.
- Truck access routes and property owner consent if crossing adjacent lots.

Regarding the Loss of Trees

Over the past three years, I've lost significantly more trees and large limbs than during any prior period since purchasing this property. For the first time, I felt compelled to purchase a small tractor and woodchipper to manage the work myself with help from my adult children because the cost of professional removal is no longer sustainable given the volume. (In recent years alone, I've paid to have seven dead trees removed professionally, each costing several hundred dollars or more depending on size and complexity.)

What was once a peaceful family retreat has become a cluttered, high-maintenance area filled with dead trees, dust in and around my pool, and consistent construction noise. It's no longer a place to relax. Below is a photo of one of the piles I've fallen behind on chipping, with another recently dead tree visible in the background.



Ongoing Heavy Equipment Activity and Site Impacts

The photos below reflect the type of heavy machinery that has remained on the rear portion of the property since it was cleared in 2021. This prolonged activity has already resulted in persistent impacts, such as dust, noise, soil compaction, and likely alterations to the water table.

If the applicant suggests that some of this equipment will be removed once Planned Development construction is complete, we respectfully request that Council seek specific, documented commitments within the Planned Development. We also urge Council to assess whether the ongoing volume and use of such equipment is appropriate adjacent to 13 single-family homes and their neighbors.

Wherever possible, we ask that the Planned Development be updated to clearly limit or prohibit long-term industrial equipment and operations that are incompatible with the surrounding residential character.



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Data attribution older-3/25/2023

Regarding the Amount of Dust

To give some context to the amount of dust we're experiencing, I've included a photo of my neighbor JD's antique car (at 1702 Blevins) as of May 31, 2025 (before the County's roadwork began on Blevins). The car was placed into a clean garage in clean condition, and it hasn't been driven since. Yet it's now covered in dust, showing just how much dirt and debris has been stirred up and made its way inside, even without any movement.



- Compatibility of large-scale industrial activity, implied by the size of these two items, with nearby single-family homes.

Fuel tanks have real and preserved risk and can therefore reduce property values. Approving of these nearby residences risks undermining the area's character. If necessary, fuel storage should be placed away from homes with strict environmental and safety controls to protect residents and local waterways.

4. Require Thoughtful Lighting Controls

Pearson Crossing residents, including The Means, have reported lighting that's overly bright for a residential area. Even if code-compliant, better shielding is needed to respect neighbors and protect nearby wildlife. This Planned Development is a chance to adopt stronger standards. Consider aiming for something like zero light trespass or at least tighter limits at property lines or times of use.

Conclusion: Respect and Advocate for Established Neighbors

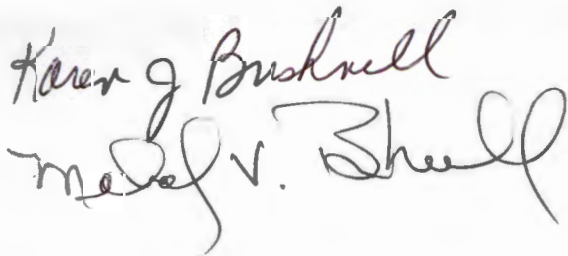
We ask the Council to **vote to deny** this Planned Development. The proposal does not reflect Keller's longstanding commitment to balanced growth, residential character, or public trust.

At a minimum, the City should use this opportunity to secure enforceable, neighbor-respecting improvements before any entitlements are granted. Doing so would rebuild trust and demonstrate that the City is prioritizing residents' quality of life - not just accommodating development after the fact.

We hope you'll consider our perspective as long-time Keller residents and neighbors directly impacted by this proposal. Thank you for your consideration.

Sincerely,

Mike and Karen Bushnell
1708 Blevins Lane
Keller, Texas

Handwritten signatures of Karen G. Bushnell and Mike V. Bushnell in cursive script.

From: A Wallace [REDACTED] >
Sent: Wednesday, June 11, 2025 3:04 PM
To: Armin Mizani; Ross McMullin; Christopher Whatley; Greg Will; Karen Brennan; Shannon Dubberly; Tag Green; Community Development; Aaron Rector
Subject: Opposition to ZONE-2408-0003 and PA-2505-0004 – Planned Development by Ruibal Properties, LLC

Dear Mayor Mizani, Council Members, City Manager Rector, and Community Development Team,

My name is Ashley Wallace, and I live at 501 Meadow Knoll Court on a corner lot along Blevins, approximately 1,000 feet from the proposed site. I am writing to express my opposition to ZONE-2408-0003 and PA-2505-0004, specifically due to the inclusion of **fuel tanks** in the proposed Planned Development (PD) and the lack of a publicly available **drainage and floodplain impact study**.

To begin, I want to acknowledge the positive presence that Landscape Systems Garden Center has in our community. Like many families, we've enjoyed their beautiful Christmas lights over the years; the fully lit bur oak is my favorite. I also appreciate the applicant's decision to pursue a PD rather than a general zoning change. That approach shows a willingness to tailor plans and consider community input.

While I am not immediately adjacent to the property, I am deeply concerned about the plan to have a 756-square-foot fuel pad with three tanks for on-site fueling of trucks, tractors, bobcats, and other heavy equipment. This introduces avoidable environmental and safety risks into a largely residential area. Additionally, the pad is about 100 feet from the Special Flood Hazard Area and less than 300 feet from Regulatory Floodway and its creek.

There are already two nearby commercial gas stations (both farther from my home) designed and regulated for safe fueling. It is difficult to understand the justification for introducing on-site fuel storage so close to two preschools, neighborhoods, and the floodway to Bear Creek, when better infrastructure exists just down the road.

In addition to the fuel tanks, I'm concerned about the potential impact this development could have on the surrounding floodplain. Any unvetted modifications could carry serious upstream and downstream consequences. The applicant now owns several acres within the floodplain, and even modest alterations without appropriate safeguards could increase the risk of flooding, erosion, or contamination. Without a comprehensive, publicly available drainage and floodplain impact study, both phases of this proposal introduce avoidable uncertainty for those of us who depend on the floodplain's natural function to safely manage stormwater.

In addition to my own concerns, I support my neighbors on Blevins and Pearson Crossing who will be most directly affected. If my home bordered this site, I would share their concerns about hours of operation (especially deliveries, dumpster roll-off activities, and fueling activity) and its noise, the need for a lighting plan that ensures zero light trespass (or something closer to that) and/or reasonable shutoff times, the quantity and placement of roll-off dumpsters (especially given the 1,960-square-foot enclosure), and the daily movement of commercial machinery just beyond their backyards. These concerns reflect a desire to preserve the quiet, residential character of our large-lot neighborhoods. A more specific and clearly defined PD with enforceable limits and clear expectations would give residents greater confidence and also provide City staff with the clarity needed for consistent

enforcement.

I respectfully ask the applicant to remove the fuel tanks from this proposal, to make progress on a drainage and floodplain impact study before moving forward, and to consider the other reasonable safeguards my neighbors have requested.

Thank you for your time and for your continued service to our city.

Sincerely,
Ashley Wallace
501 Meadow Knoll Court
Keller, TX 76248