

200 FT Butter

601 Eagle Trail

Keller, TX 76248

October 1, 2025

To: City of Keller Planning and Zoning Commission

Subject: **Opposition** to SUP Request for Stay Social by Stay N Play (SUP-2509-0035)

Dear Members of the Planning and Zoning Commission,

We are writing as concerned residents of Hidden Lakes since 2012 to express our opposition to the Specific Use Permit (SUP-2509-0035) submitted by Stay Social by Stay N Play, proposed for 8849 Davis Boulevard.

While we support small businesses and family-friendly initiatives, we believe this particular proposal raises several concerns that merit serious consideration:

1. **Traffic and Safety:** Davis Boulevard already experiences significant traffic, especially near Bear Creek Parkway. An indoor entertainment venue would likely increase congestion and pose additional safety risks for pedestrians and drivers.
2. **Noise and Operational Impact:** Facilities of this nature often bring elevated noise levels and extended hours of operation, which could disrupt the surrounding community. As you know, our house is within 200 feet of the proposed SUP.

We respectfully request that the Commission **deny** this SUP application.

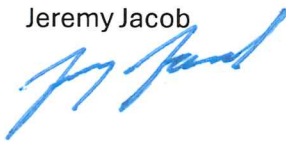
Thank you for your thoughtful consideration.

Sincerely,



Le Thuy Jacob

Jeremy Jacob



200 FT Butter

October 5, 2025

To: City of Keller Planning and Zoning Commission

Subject: Opposition to SUP request for Stay Social by Stay N Play (SUP-2509-0035)

Dear Members of the Planning and Zoning Commission,

I am writing this letter to express my opposition to the Specific Use Permit (SUP-2509-0035) submitted by Stay Social by Stay N Play that is proposed for 8849 Davis Boulevard in Keller.

This particular business is going to be open extended hours and every day of the week. This type of commercial operation within such a close proximity to our homes would inevitably increase the noise from vehicles, patrons, and late hour activity. This particular business being located right next door to the restaurant Aquario will exponentially cause significant traffic, congestion and lack of privacy concerns for the residents on Eagle Trail.

I would respectfully request that the commission denied this SUP application. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lyn Berutti". The signature is fluid and cursive, with the first name "Lyn" and last name "Berutti" clearly distinguishable.

Lyn Berutti

605 Eagle Trail

Keller, Texas

REC'D OCT 14 2025

To Whom It May Concern,

October 14, 2025

We live at 602 Eagle Trail in Keller, Texas, 76248 in the Hidden Lakes Subdivision. We received a notice that we live in the area that would be impacted by the Stay N' Play (SUP-2509-0035). We oppose that facility be used for this.

Thank You,


Jerry DeWayne Roe


Katrina Roe

REC'D OCT 14 2025

Planning & Zoning Commission
City of Keller
c/o Community Development Department
P.O. Box 770
Keller, TX 76244

Re: Opposition to Specific Use Permit SUP-2509-0035 (Stay Social / Stay N' Play)

Dear Commissioners,

We are homeowners (who live within 200 feet) writing to strongly **oppose** the proposed Specific Use Permit (SUP-2509-0035) that would allow an indoor entertainment facility at 8849 Davis Boulevard in the Hidden Lakes Center. This type of business does **not fit the current zoning** and would cause significant problems for nearby residents and existing businesses.

The Planning and Zoning Commission should deny the request for the following reasons:

The current Commercial (C) zoning does not allow this type of business.

The City's Commercial (C) zoning allows retail shops, offices, and restaurants that operate mainly during daytime hours.

- An indoor entertainment business is **not permitted** under this zoning, which is why a Special Use Permit is required.
- The applicant has not shown any hardship or special reason to justify an exception.
- Keller already has other commercial areas where this type of business is allowed, so there are better locations available.

If this permit is approved, it will set a **precedent** that could allow similar late-night businesses to request the same exceptions in other Commercial (C) areas throughout Keller.

It does not fit with the surrounding businesses or neighborhood.

This shopping center was built for quiet, neighborhood-friendly uses.

- Most nearby businesses close by 5:00 p.m., and even the restaurant closes by 9:30 p.m.
- All businesses closest to the neighborhood are closed on Sunday.
- Allowing a late-night entertainment use would completely change the tone of the area and disturb nearby homes with extra noise, lights, and traffic.

Parking and traffic will become a serious problem.

Parking is already full when the restaurant is busy.

- Adding another business that brings in large groups will cause overflow parking, forcing drivers to search for spaces closer to homes.

- This means more headlights shining into yards, more noise, and heavier traffic during late hours.

The existing wall and landscaping buffer is insufficient.

- The commercial property owner recently trimmed the few existing trees which has further **reduced the screening** between properties.
- The brick wall separating the backyards of residents and the commercial property is so **short it does not block** sound, light, or activity.
Without permanent and stronger screening nearby families will clearly see and hear business activity late at night.

Late-night hours would disrupt nearby homeowners.

The businesses in this area have always closed early, keeping the environment calm and safe.

- A business open late into the night would bring noise, car lights, and activity long after other businesses have closed.
- It would create unnecessary disturbance for residents who expect peace in the evening.

The applicant could easily choose a more suitable location.

There are other properties in Keller that already allow indoor entertainment uses.

- Choosing this location appears to be a matter of convenience, not necessity.
- The City should not change established zoning rules for one business when other, more appropriate spaces exist.

Approval would weaken Keller's zoning protections.

Approving this request would set the wrong example for future applications.

- It would invite similar businesses to seek exceptions in other Commercial (C) areas, including those close to homes.
- Over time, this could blur the line between residential and commercial areas and reduce quality of life for Keller residents.

For these reasons, we respectfully ask the Planning & Zoning Commission to **deny** SUP-2509-0035. The applicant cannot demonstrate a hardship, and the proposed use does not fit the purpose of the Commercial (C) zoning district, does not match the existing uses in the area, and negatively impacts nearby homeowners.

Sincerely,

James and Elizabeth Lane

600 Eagle Trail
Keller, TX 76248

Opposition to SUP 2509-0035



From: Sam Gao [REDACTED] >
Sent: Saturday, October 11, 2025 11:18 AM
To: Community Development
Subject: Notice of Public Hearing Case No. SUP 2509-0035
Attachments: City Keller SUP 2509-0035.pdf

Kalvin, we will vote "NO" to this proposed request for Stay N' Play.

Please see attached written notice.

Thanks!

Sam Gao
8845 Davis Blvd
Keller, TX 76248



10/6/25

**COMMUNITY DEVELOPMENT
NOTICE OF PUBLIC HEARING
CASE NO. SUP-2509-0035**

REVISION NOTICE: SEE HIGHLIGHTED TEXT

October 1, 2025

Dear Property Owner:

The City of Keller Planning and Zoning Commission will hold a public hearing at 7:00 P.M. on Tuesday, October 14, 2025, at Keller Town Hall, 1100 Bear Creek Parkway, to consider a request for a Specific Use Permit (SUP) for Stay Social by Stay N' Play, to operate an indoor entertainment facility in an existing lease space, on approximately 1.23 acres, located on the west side of Davis Boulevard, approximately 300 feet west from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Block A, Lot 4, of the Hidden Lakes Center - Keller subdivision, zoned Commercial (C) and addressed 8849 Davis Boulevard. Debra Porter, Applicant. PAA Real Estate LLC, Owner. (SUP-2509-0035)

You are receiving this written notice of the public hearing because, according to the most recent approved tax roll, your property is within at least three-hundred feet (300') - and perhaps within two-hundred feet (200') - of the above-described property. You are welcome to attend the public hearing and express your support or opposition to the zoning change request. If you are unable to attend the public hearing, you may also submit your written, signed comments by mail or in person to our office.

The City of Keller follows state law regarding requirements for an affirmative vote of three-fourths of the City Council to approve a zoning change application when the city receives opposition from land within the two-hundred-foot area surrounding the subject property. For your opposition to count, your comments must be in writing and signed. Signatures must be in accordance with the official tax roll for the City of Keller (as of September 24, 2025 from the January 2025 tax rolls). For example, because Texas is a community property state, the tax roll typically lists both husband and wife as the owners of a residence. Therefore, individual original signatures from both the husband and wife must be on the written opposition for the opposition to be valid. Emails do not count as written opposition. **Please note that written opposition towards initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law.**

The Planning and Zoning Commission is charged with making recommendations on this application to the City Council. The final action on the request will be made by City Council, and this item is tentatively scheduled for November 4, 2025. **Written protests with signatures are required to be submitted to the City of Keller Community Development Department no later than noon on the day of the City Council meeting.**

If you have further questions concerning this public hearing, you may contact me at our office at 817-743-4130.

Sincerely,

Kalvin Eddleman
Planner I
Attachments: Buffer Map

WE VOTE "NO" on this change.

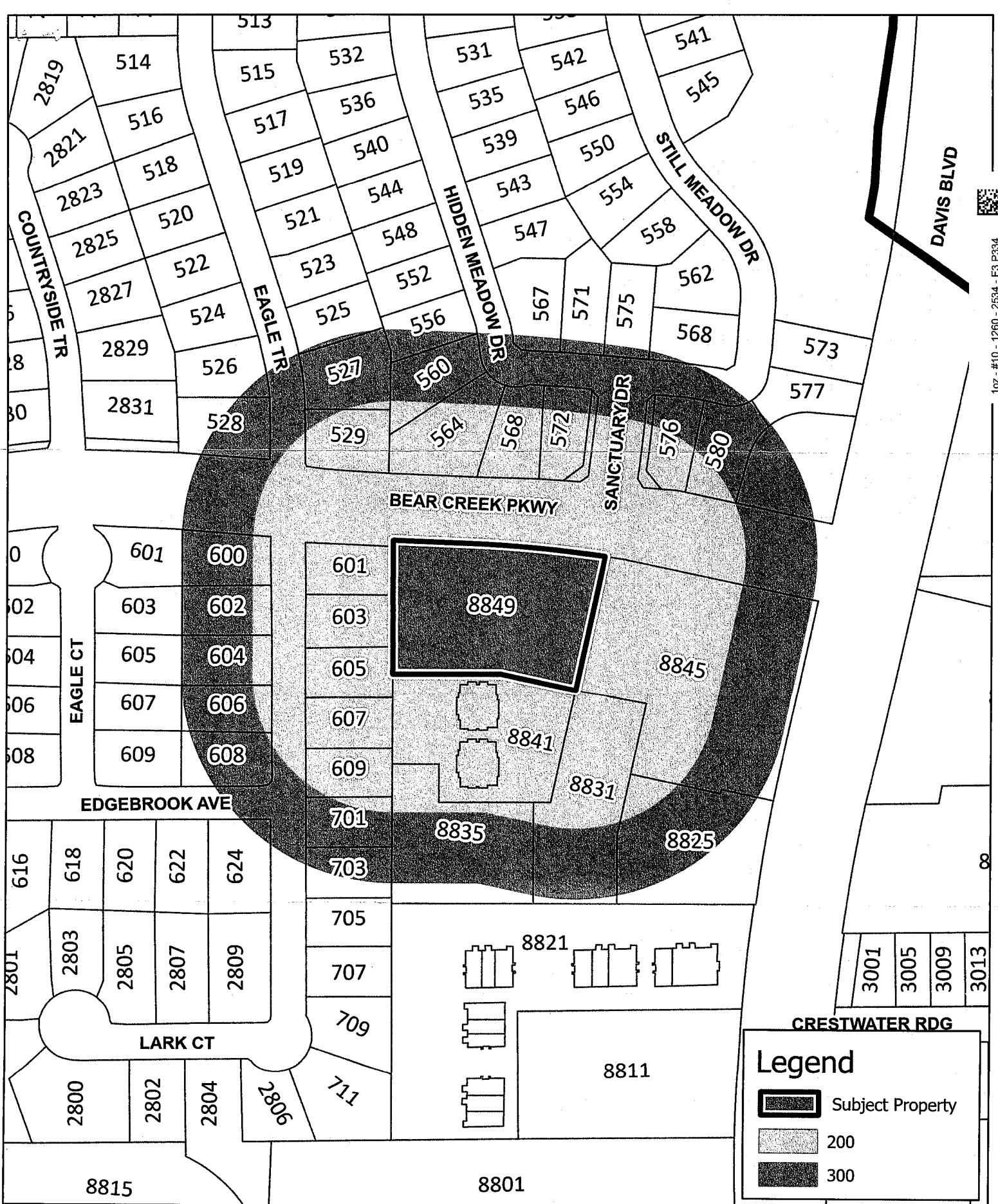
GFP Keller property, LLC
8845 Davis Blvd, Keller TX 76248

SAM GAO 469-939-7120

10/11/2025

Opposed property
also shown as 8841
Davis Boulevard on
City of Keller maps

• P.O. BOX 770 • KELLER, TEXAS 76244 • (817) 743-4130 • Fax (817) 743-4195 •
Web: <http://www.cityofkeller.com> • E-mail: communitydevelopment@cityofkeller.com



DISCLAIMER
 This data has been compiled for the City of Keller.
 Various official and unofficial sources were used to gather this information.
 Every effort was made to ensure the accuracy of this data.
 However, no guarantee is given or implied to the accuracy of said data.

SUP-2509-0035
8849 Davis Blvd

Updated: 9/24/2025



Nino Rata

8849 Davis Blvd., Suite #100,

Keller, TX 76244

Date: November 10, 2025

To: The Mayor and Members of the City Council of Keller

Submitted to:

The City Secretary, City of Keller

Keller Town Hall

1100 Bear Creek Parkway, Keller, TX 76248

Subject: FORMAL OPPOSITION AND STATEMENT OF MATERIAL CONFLICT REGARDING SPECIFIC USE PERMIT (SUP-2509-0035) for "Stay Social by Stay N' Play" (Indoor Entertainment Facility) at 8849 Davis Blvd.

Dear Mayor and Members of the City Council,

Acquario Italian Restaurant, an established fine-dining restaurant tenant at 8849 Davis Blvd., Suite #100, hereby formally submits its definitive opposition to Specific Use Permit (SUP-2509-0035) for the proposed adjacent Indoor Entertainment Facility.

This opposition is founded on three points of direct, unmitigated conflict that will immediately and demonstrably jeopardize the commercial viability of our established premises and undermine our planned expansion.

1. Creation of Actionable Noise Nuisance

The proposed Indoor Entertainment Facility shares a structurally deficient common wall with Acquario's primary dining room.

- **Existing Problem:** 90% of our negative customer reviews cite interior noise levels, confirming the wall's inability to isolate sound.
- **Guaranteed Failure:** Introducing a children's party venue next door will create an unmitigated, persistent noise nuisance. This will fundamentally destroy the quiet, refined ambiance and fine-dining model we have spent years and capital establishing.

2. Sabotage of Capital Investment and Revenue

Acquario is actively executing a significant, multi-phase capital expansion in the Keller.

The SUP's approval directly threatens this investment:

- We are actively executing a significant expansion, including a new private dining suite and an upscale patio specifically designed to generate high-value revenue from licensed alcohol service during peak weekend hours.
- Parking and Traffic Domination: The high-frequency, high-turnover traffic associated with a children's party venue including chaotic vehicle staging, parent drop-offs, and unsupervised pedestrian activity will monopolize the shared parking lot and common access points during our peak dinner service hours.
- Safety and Regulatory Conflict (Patio): The movement of high volumes of children in and out of the proposed facility, sometimes unsupervised, occurs within 30 feet of our licensed patio area. This incompatible overlap of high-energy child activity and our licensed alcohol service create an unacceptable public safety and liability risk that will prevent the successful operation of our highly-profitable patio, effectively forcing us to abandon this crucial investment.

3. Strategic Brand Risk

- Irreversible Brand Dilution: Acquario's successful brand is the strategic foundation for our future. The association of our fine-dining name with high-volume, casual children's retail activity irrevocably degrades our brand identity and market positioning.
- Jeopardy to Future Investment: The viability of our already planned second restaurant location on Keller Parkway is predicated on the financial success and reputation of this current location.

We respectfully request that the City Council deny Specific Use Permit (SUP-2509-0035).

Sincerely,

Nino Rata

Owner



October Atmosphere Feedback

Scores by Daypart

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
All	100	95	100	100	98	98	-
Lunch	-	-	-	-	-	-	-
Dinner	100	95	100	100	98	98	-
event	-	-	-	-	-	-	-

September Atmosphere Feedback

Scores by Daypart

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
All	100	100	100	100	95	88	-
Lunch	-	-	-	-	95	-	-
Dinner	100	100	100	100	95	88	-

August Atmosphere Feedback

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
All	85	96	98	-	97	92	-
Dinner	70	96	94	-	97	91	-
event	100	-	100	-	-	100	-