

Michelle Maddox
2011 Hayley Drive
Keller, TX 76244
[REDACTED]

January 27, 2025

Keller Planning and Zoning Commission
1100 Bear Creek Pkwy
Keller, TX 76248
(817)743-4130

Dear City of Keller Planning and Zoning Commission Members,

I hope this message finds you well. I am writing to formally express my opposition to the proposal of opening a tobacco and non-traditional smoking product store within 200 feet of my home. As a resident of Keller, I am deeply concerned about the potential impact of such a business on our community's health, safety, and overall quality of life.

The proximity of a tobacco store to residential areas poses several risks. Firstly, it may lead to increased youth access to tobacco and vaping products, contradicting the efforts we have made to protect our children from the dangers of nicotine addiction. Studies indicate that the closer such stores are to schools and homes, the more likely they are to contribute to higher rates of smoking and vaping among minors. This effect undermines our community's commitment to promoting healthy lifestyles and safeguarding our children.

Additionally, the presence of a tobacco store may increase noise, litter, and foot traffic in our neighborhood. Such changes can diminish the quality of life for residents, making our community less inviting. We value the serene atmosphere that Keller offers, and introducing a business that sells tobacco products can disrupt that peaceful environment.

I also urge you to consider the long-term health costs associated with tobacco use. The burden of smoking-related illnesses adds strain to our healthcare system, impacting not just individuals who smoke but also their families and the community as a whole. By restricting the establishment of tobacco-related businesses near residential areas, we can contribute to better health outcomes for our citizens.

In conclusion, I strongly oppose the opening of a tobacco and non-traditional smoking product store within 200 feet of my home and urge the Keller City Council to prioritize the

health and well-being of its residents. We have an opportunity to foster a healthier community, and I hope you will consider the concerns of your constituents in this matter.

Thank you for your time and attention to this important issue.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Maddox". The signature is fluid and cursive, with the first name "Michelle" and last name "Maddox" clearly distinguishable.

Michelle Maddox

(817)503-0143

Charlotte Leo
2012 Hayley Dr.
Keller, TX 76248

817-992-3553

1/27/2025

Keller City Council
Planning and Zoning Commission
Community Development

Subject: Opposition to Rezoning Request for Yeti Business Group

Case No SUP-2412-0020

Dear Members of the City Council,

I am writing to formally express my strong opposition to the proposed rezoning request that would allow the establishment of a CHP, tobacco, e-cigarettes or non-traditional smoking related products (aka Vape Store) in our neighborhood (less than 200 feet from my home). As a 15+ year homeowner and parent in this community, I believe this change would be detrimental to the well-being of residents, the overall character of our neighborhood, and the quality of life we have worked hard to maintain.

There are several key concerns I would like to raise:

1. **Health and Safety:** The health risks associated with vaping and the long-term effects of exposure to these products are still largely unknown. Allowing a vape store to open so close to residential areas increases the risk of exposing our families, especially young children, to these products. This is particularly concerning given the growing evidence of the potential harms of e-cigarettes, both to users and to those who may inhale secondhand vapor.
2. **Impact on Property Values:** The presence of a vape store could negatively affect the property values in our area. Studies have shown that certain businesses, especially those associated with health risks, can decrease the attractiveness of nearby properties. As a homeowner, this is a concern that cannot be overlooked.
3. **Community Character:** Our neighborhood is primarily residential, and we have worked hard to create a safe, family-friendly environment. Introducing a vape store into the area would change the nature of the community and potentially attract disruptive activity. This is not the type of business that aligns with the values we hold as residents and property owners.
4. **Lack of Consideration for Public Input:** While I understand that businesses have the right to operate within the bounds of the law, I feel that the community's concerns and voices have not been adequately considered in this rezoning request. It is crucial that

decisions affecting our neighborhood are made with full input from residents, who are the ones most directly impacted. I received notice of this hearing via mail on 1/25/25 stating that opposition had to be received by noon on 1/28/25. Not only is the timeframe unrealistic, the letter does not contain the physical address or operating hours of the location where letters are to be delivered. The letter template you are using is highly inadequate, disrespectful to the homeowners and needs to be revised for future notices.

For these reasons, I urge the City Council to reject the proposed rezoning request and prioritize the health, safety, and well-being of our residents. I believe that other locations outside of residential areas would be more suitable for this type of business, and I ask that the Council consider these factors before making any decisions.

Thank you for your attention to this matter. I look forward to your response and hope that you will act in the best interests of our community.

Sincerely,

A handwritten signature in black ink that reads "Charlotte Leo". The script is fluid and cursive, with the first letters of "Charlotte" and "Leo" being capitalized and prominent.

Charlotte Leo

Joyce Haak
1400 Kelsey Dr
Keller, TX 76248

REC'D JAN 28 2025

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Keller City Council
Planning and Zoning Commission
Community Development
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1. **Health and Safety:** The health risks associated with vaping and the long-term effects of exposure to these products are still largely unknown. Allowing a vape store to open so close to residential areas increases the risk of exposing our families, especially young children, to these products. This is particularly concerning given the growing evidence of the potential harms of e-cigarettes, both to users and to those who may inhale secondhand vapor.
2. **Impact on Property Values:** The presence of this type of establishment would negatively affect the property values in our area. Studies have shown that certain businesses, especially those associated with health risks, can decrease the attractiveness of nearby properties. As a homeowner, this is a concern that cannot be overlooked. There is also already a similar establishment on the southeast corner of this same intersection.
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Joyce Haak



Ted Haak
1400 Kelsey Dr
Keller, TX 76248

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Sincerely,


Ted Haak

Karen Hoop
2014 Hayley Dr
Keller, TX 76248

214.563.5099

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1/27/2025

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Planning and Zoning Commission
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Sincerely,


Karen Hoop

Kemp Hoop
2014 Hayley Dr
Keller, TX 76248

REC'D JAN 28 2025

817.946.0597

1/27/2025

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Community Development
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