

November 6, 2022

REC'D NOV 07 2022

City of Keller Community Development
P.O. Box 770
Keller, TX 76244

RE: Case NO. SUP-22-0032

City of Keller Planning Commissioners, Mayor, and Council Members,

I am writing to express our concern and opposition regarding Case No. SUP-22-0032 for three Special Use Permits (SUP's) for Landscape Systems and B&M Tree Service, for Light Manufacturing, Greenhouses and Nurseries, and outside storage for plant material and vehicles.

We currently reside at 1904 Pearson Crossing, Keller TX 76248 adjacent to Landscape Systems. Unfortunately, we did not realize the burden it would become. We were initially approached by the current owner to buy our small piece of land interfering with their plans to build. Fortunately, we did not sell because that little piece of land is the only thing between us and Landscape Systems' construction/work site. However, our small piece of land is not enough to eliminate the noise we hear. In a previous email (Re: rezoning their property to commercial/retail) I had included audio/video which demonstrates the loud noise we experience. The noise includes their loud truck motors, constant beeping from their tractor trailers hauling materials, grinding, sawing, etc. Our concern is that it will never stop or get worse if granted the Special Purpose Permits.

I feel that there was not proper notification, nor time for each homeowner to assess the implications this business would bring. Please keep in mind our neighborhood residents, especially the ones directly next to them would be greatly affected by granting SUP's for their plans to build behind our backyards.

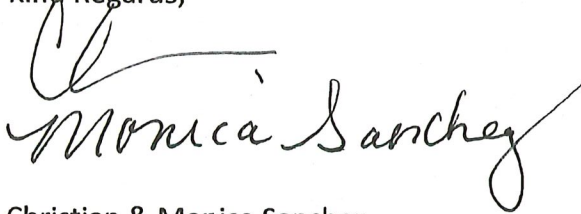
It was brought to our attention that Landscape Systems was using their land as commercial previously even though it had not been officially rezoned to "commercial/retail". I have spoken to a few of my neighbors with the same concerns that follow:

- Parking lots and spaces will significantly increase traffic, both vehicle and pedestrian
- Disruptive commercial lighting for the proposed buildings and commercial spaces

- Significant increase in noise level with machinery and vehicles
- Reduction of greenspace and increase of structures will cause drainage issues for the nearby residences near an already established floodplain with pre-existing city drainage issues
- Increased chemical use and proximity to the creek poses a danger to the city's water sources and wildlife
- Substantial wildlife displacement in the 16.62 acres in question
- Property devaluation in the surrounding established and highly desired neighborhoods

I would appreciate your consideration and request to keep this a single family zoning area and reconsider granting Special Purpose Permits to these neighboring businesses.

Kind Regards,

A handwritten signature in cursive script that reads "Monica Sanchez". The signature is written in black ink and is positioned below the text "Kind Regards,".

Christian & Monica Sanchez

1904 Pearson Crossing
Keller, TX 76248
Cell: 682-402-9660

REC'D NOV 07 2022

City of Keller Community Development
P.O. Box 770
Keller, TX 76248

RE: SUP-22-0032

City of Keller Planning Commissioners, Mayor, and City Council,

Thank you for continuing to hear our concerns regarding SUP-22-0032 and the proposed Site Use Plans of Landscape Systems. My sentiments from our previous communications are all still valid, but for time's sake I will simply attach my previous letter of opposition.

We purchased our forever home at 1838 Pearson Crossing in 2020. In the middle of an uncertain year and situation, we knew we wanted to plant our family roots in Keller. Our 1990's home needed lots of love and attention but finding a home in Keller was of upmost importance to us. The location was tucked away and only to be neighbored by quiet, single-family homes on decent sized lots much like our own.

Since landscape systems began grading floodplain and preparing to move their business closer to our backyards, we have had significant increase in noxious noise in the morning hours. First thing in the morning, we hear woodchippers and trucks backing up and dumping nursery materials. Please reference the noise clips I sent to each of your emails on July 15, 2022. I am fearful of the continued increase in activity and noise if these activities were to move even closer to our property -- not to mention when the foliage falls in the winter, there would be no sound barrier to already noxious early morning sounds.

Perhaps the most poignant point I can make is that we bought our home with the *confidence* that our neighboring property was zoned for single family homes. We cannot stand idly by while a retail business attempts to further disrupt our home and family by expanding a business into land zoned for single family homes. We feel as if we are being punished for Landscape

Systems poor investment in purchasing land that was not zoned for their intended use. As families, we did our due diligence to ensure the land neighboring ours in Pearson Crossing was zoned residential so that it would not negatively affect our property and growing family.

Thank you for your time and consideration. Please help us keep our peace in our homes and keep Keller family friendly.



Brittney Orren
Kenneth and Brittney Orren

REC'D NOV 07 2022

City of Keller Community Development
P.O. Box 770
Keller, TX 76244

RE: Cases Z-22-0001 and LUP-22-0001

City of Keller Planning Commissioners, Mayor, and Council Members,

Thank you for your dedication to keeping Keller a community we are proud of and where we love to live. I am writing to express our concern and opposition regarding the two above-mentioned cases proposing to rezone this land from single family to commercial/retail.

First and foremost, in discussion with multiple homeowners on Pearson Crossing, it is evident that not all, and certainly not even the majority of homeowners within 300' of the land with proposed zoning changes, were made aware of the proposed cases (Z-22-0001 and LUP-22-0001). I appear to be one of the only homeowners on Pearson Crossing who received the documents regarding the proposed changes. If this many of my adjacent neighbors were not notified, I question if there may also have been issues notifying other Keller homeowners on Blevins Ln., Keller Parkway, and Bloomfield. These letters were delivered with regular postage without a signed receipt showing delivery to the appropriate parties, and with less than 10-day notice prior to the scheduled hearing. Therefore, there has not been proper notification, nor time for each homeowner to assess the implications for their property. I am copying some of my neighbors who were unaware of the proposed changes and did not receive any notification. Please also consider there may be many residents in our Pearson Crossing community and beyond who would also be affected by placing commercial property right in our own backyards. I would urge that, at a minimum, this hearing be rescheduled for when all affected parties have been properly notified by the city.

Additionally, based on the increased activity, storage, and use of this land in the months prior to this notice, it is now apparent that this land has been utilized for commercial purposes without adjacent properties being aware of these potential changes. Since this property is currently zoned for single family residences, we were unaware that the current utilization of this land was by Landscape Systems rather than in preparation for utilizing the land as currently zoned.

The proposed Future Land Use Plan (FLUP) indicates that Landscape Systems intends to add buildings, customer and large equipment parking, and an equipment maintenance facility. In addition to my above-mentioned concerns, I am also concerned about the following:



- Parking lots and spaces will significantly increase traffic, both vehicle and pedestrian
- Disruptive commercial lighting for the proposed buildings and commercial spaces

- Significant increase in noise level with machinery and vehicles
- Reduction of greenspace and increase of structures will cause drainage issues for the nearby residences near an already established floodplain with pre-existing city drainage issues
- Increased chemical use and proximity to the creek poses a danger to the city's water sources and wildlife
- Substantial wildlife displacement in the 16.62 acres in question
- Property devaluation in the surrounding established and highly desired neighborhoods

Furthermore, should this property be rezoned for commercial use despite the numerous-above mentioned concerns, should the business sell, there will be no regulation on the many other types of businesses moving into our backyards. With the exception of the businesses directly facing 1709, this area is entirely residential. The proposed changes, of which I am vehemently opposed to, would be a large deviation from their current zoning.

Finally, the FLUP narrative statement published on the City of Keller's website states that all adjacent and affected properties are adjacent to retail land already which is an entirely false statement in regards to my property at 1838 Pearson Crossing. No portion of my property is adjacent to land that is currently zoned as retail or commercial property. I am thankful in advance for the consideration of the commissioners and council members to keep it that way.

Sincerely,



Kenneth and Brittney Orren
theorrenfamily@gmail.com

REC'D NOV 07 2022

Letter of Opposition for SUP-22-0032

11/6/2022

To Whom it may Concern,

The Lasiter Family living at 1837 Pearson Crossing (within the footage boundary) are opposed to the SUP-22-0032 regarding Landscape Systems and are also opposed to the FLUP Landscape Systems.

We are residents protecting our investments in Keller.

We happily built our home knowing the land adjacent to us was zoned for 36SFR, not retail or commercial of any kind.

Sincerely,

A handwritten signature in black ink, appearing to read "Marci Lasiter". The signature is written in a cursive style with a large, sweeping initial "M".

Matthew and Marci Lasiter

Jeff and Tonda Agold
1916 Pearson Xing
Keller, TX 76248
Tondaa@gmail.com

November 5, 2022

City of Keller
PO Box 770
Keller, TX 76244

RE: CASE NO SUP-22-0032 Landscape Systems and B&M Tree Service

Dear City of Keller Community Development Department;

Our property at 1916 Pearson Crossing is within 200 feet of the property described in SUP 22-0032. We would like to express our opposition to the proposed land use amendment. It does not seem wise for retail zoning to push that far north, in-between the Blevins and Pearson Crossing residential neighborhoods. If rezoning is approved and Landscape Systems sells their property at any point in the future, that land could be used for a plethora of retail trade, business, and service uses and the city would have very little say.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff and Tonda Agold". The signature is written in a cursive, flowing style.

Jeff and Tonda Agold

REC'D NOV 07 2022

TOD & BETH CORRIN
1850 PEARSON CROSSING
KELLER, TX 76248
Cell (562) 755-4361
E-Mail tc935@aol.com

November 4, 2022

City of Keller
Planning Commissioners
City Council

Re: Landscape System's Project

Dear Planning Commission and City Council,

In addition to June 25, 2022 letter opposing the zoning change and FLUP amendment, this letter is being hand delivered to oppose the SUP's submitted by Landscape Systems. Specifically, we oppose the establishment of a large metal building for MANUFACTURING and maintenance. This building is proposed to be larger than my house and will generate noise and dust in the manufacturing of wood furniture. Also proposed is a large metal carport for storage and greenhouses.

Also it has been stated, by staff, that this expansion was included in the FLUP. This is not correct for much of the parcel behind my property and north of my property. This part is and continues to be in the FLUP as Single Family 36,000 sq ft.

The manufacturing building and carport will be directly behind my property. This will create more noise, dust, and disruption to our quiet Keller lifestyle. Please do not approve this expansion. Thank you for your consideration.

Very Sincerely,



Tod and Beth Corrin

REC'D NOV 07 2022

Letter of Opposition for SUP -22-0032

To whom it may Concern,

11/5/2022

The May Family at 1846 Pearson Crossing (within the 200ft boundary) are opposed to the SUP-22-0032 regarding Landscape Systems and are also opposed to the FLUP for Landscape Systems.

We are residents protecting our investment in Keller.

We happily bought our homes knowing the land behind us was zoned for 36k SFR, not retail.

V/R



Kathleen May


REC'D NOV 07 2022

My family and I live at 1912 Pearson Crossing. We strongly recommend that this proposal is rejected by the Planning and Zoning commission. The applicant continues to operate his business without paying any attention to city zoning (operating a commercial enterprise on land zoned residential) and continues to not put in to place the proper fencing between my residential property and his commercial property. We're not sure why he continues to pursue rezoning with the city while operating out of compliance. In addition, we believe that proper enforcement of zoning should be put in place so that the applicant abides by city ordinances.

Thank you,

 11/4/2022

Eric Letz

 11/4/22
ERIN LETZ

REC'D NOV 07 2022