

**Chris and Brandy Kidwell**

**217 Canyon Dr.**

**Keller, TX. 76248**

**July 3, 2025**

**To the Members of the Planning and Zoning Commission,**

We are writing as residents of the neighborhood surrounding 553 Big Bend Drive to formally oppose the request for a Specific Use Permit that would allow Hillside Assisted Living to increase its resident capacity by two additional residents to a total of eight.

While we understand and support the need for compassionate elder care, the continued expansion of a commercial facility in the heart of a quiet, R-1 single-family residential neighborhood raises significant concerns regarding safety, infrastructure strain, and the long-term character of our community.

**1. Parking and Traffic Congestion**

Even at its current capacity, the Hillside Assisted Living facility has created noticeable parking challenges. Staff vehicles, medical professionals, visitors, and service providers often park along both sides of the narrow street, limiting visibility and maneuverability for other drivers and at times partially blocking residential driveways. Increasing the resident count will necessitate additional staffing and service visits, further exacerbating parking shortages and traffic flow in an area not designed to accommodate this volume of use.

**2. Safety Risks for Children and Pedestrians**

Our neighborhood is home to many families with young children who once safely played and rode bicycles along our streets. Since the facility began operations, increased traffic has made this unsafe. The introduction of more vehicles, including delivery trucks and emergency services, poses heightened risks for pedestrians and reduces the walkability and safety that originally defined this neighborhood. This change has already impacted how families use the public spaces around their homes. We have restricted our children severely when walking or playing near Big Bend Drive.

**3. Noise and Quality of Life Disruptions**

With additional residents come more deliveries, more frequent emergency responses, and general operational noise that is inconsistent with the peaceful, low-density character of our area.

Families have reported disturbances at night due to sirens and lights from emergency vehicles responding to the facility. Our children no longer sleep in their rooms which face Big Bend due to the frequent arrival of emergency vehicles – often late at night – bringing flashing lights and sirens that disrupt their rest and contribute to a sense of unease. Increasing the number of residents is likely to increase the frequency of such calls and associated disruptions.

#### **4. Encroachment on Residential Zoning Intent**

The presence of an assisted living facility within a single-family residential zone was made possible only through a specific use permit — a zoning exception, not the norm. Expanding the facility's capacity begins to shift the nature of its use from residential-scale care to something more intensive and institutional. This not only undermines the intent of R-1 zoning but sets a precedent that could open the door for further expansions or similar developments in other quiet residential neighborhoods.

#### **5. Infrastructure Strain**

Our local infrastructure — including roads, utility lines, trash collection services, and emergency response systems — was not designed to support the operational demands of a higher-capacity care facility. Incremental expansions strain these systems, particularly when done without corresponding infrastructure investments or long-term planning for their impacts.

#### **6. Waste Management and Property Maintenance**

More residents will naturally generate more waste, raising legitimate concerns about garbage storage, odor, potential vermin, and overall cleanliness. Such deterioration can severely impact the appearance and upkeep of our surrounding areas.


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In conclusion, while we have great respect for the mission of senior care and the value such services bring to the broader community, they must be located and managed in a way that is compatible with their surroundings. The proposed increase in occupancy at Hillside Assisted Living does not meet that standard. It threatens to erode the safety, tranquility, and integrity of our single-family neighborhood, setting a precedent that we believe is inconsistent with thoughtful, community-centered planning.

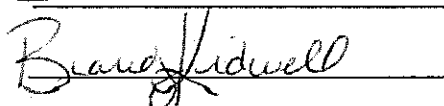
We urge the Commission to deny this request for a Specific Use Permit and uphold the residential protections intended by current zoning regulations.

Thank you for your time and consideration.

**Chris Kidwell**



**Brandy Kidwell**



Opposition

REC'D JUL 02 2025

To:

Keller City Council

Keller Planning and Zoning Commission

From: Daniel McNair and Carolyn Kosewski

552 Big Bend Drive

Keller, TX 76248

We are writing to respectfully voice our concerns regarding the proposed Special Use Permit (SUP) for Hillside Assisted Living, which would allow the facility to expand by two additional residents.

We live directly adjacent to the facility and have already noticed a high volume of vehicle traffic related to the home. Many visitors and employees park on the street rather than in the driveway, which is often full. In our opinion, the facility does not currently have sufficient driveway space for the level of activity taking place, and expanding the capacity would only increase this strain.

This issue is especially concerning to us as parents of small children. The added street congestion creates safety risks, especially given the facility's location on a bend in the road. This bend reduces visibility and makes the street ill-suited for increased parking and vehicle activity.

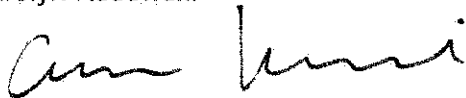
While we understand the need for these types of facilities in the community, we do not believe this specific location can safely or appropriately accommodate additional residents. We respectfully urge the City Council and Planning and Zoning Commission to vote against the proposed expansion of Hillside Assisted Living.

Thank you for your consideration.

Daniel McNair



Carolyn Kosewski



# 200 ft Buffer Opposition

REC'D JUL 08 2025

July 1, 2025

To: Keller City Council

Keller Planning and Zoning Commission

From: Michael and Melissa St. Pierre, 550 Big Bend Drive, Keller, TX 76248

This note is sent to go on record as OPPOSING the proposed SUP for Hillside Assisted Living to expand their operating unit with two additional residents.

The current facility is a neighborhood inconvenience (rank and overflowing trash, street parking) but the proposed expansion will make traffic and parking congestion dangerous to neighborhood residents.

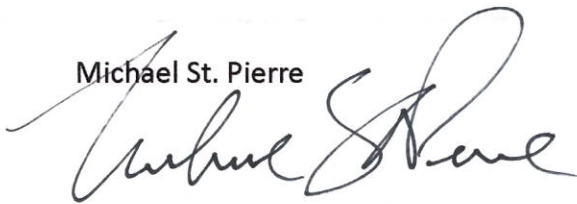
Despite the current nuisance posed by the facility, we recognize the value that residents of the assisted facility gain from being housed in a neighborhood environment. We empathize with the residents for their desire to experience a "normal" residential environment as they transition. So while we were uninformed about the existence of the facility when we purchased our house (not sure how that happens) we now accept its presence in its current configuration.

However, the street parking of employees and visitors to the facility is already problematic – expanding the capacity by 33% will make it dangerous and a chokepoint for traffic.

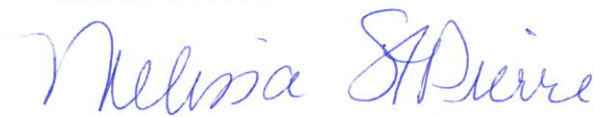
We join our neighbors in voicing our opposition to this expansion and urge the City Council members to vote against the SUP for Hillside Assisted Living.

Thank you.

Michael St. Pierre



Melissa St. Pierre



### City of Keller Planning & Zoning Commission

1100 Bear Creek Parkway Keller, TX 76248

### RE: Opposition to Specific Use Permit Request for Hillside Assisted Living at 553 Big Bend Drive

Dear Commissioners,

We are writing as concerned residents of the R1-zoned neighborhood surrounding 553 Big Bend Drive to respectfully oppose the request for a Specific Use Permit (SUP) by Hillside Assisted Living, which seeks a 20% increase in its resident capacity.

As a neighborhood originally established for single-family residential use and home to many families with young children, we believe such an expansion would substantially and negatively impact on the character, safety, and livability of our community in several key areas as outlined below.

#### Increased Traffic, Parking Requirements & Noise

- A 20% increase in residents will likely lead to more staff, medical professionals, emergency services, and visitors, resulting in increased vehicular traffic, Parking congestion on narrow residential roads.
- Hillside cannot accommodate the current parking requirement without consuming all the parking spaces on both sides of the street and sometimes partially blocking residents' driveways. This congestion also hinders sanitation and US mail services.
- The accompanying rise in deliveries and service vehicles will contribute to both safety concerns—particularly for children—and elevated noise levels that are not appropriate for a low-density neighborhood.

#### Strain on Services & Maintenance

- More residents mean higher demand for municipal services, such as emergency response, trash collection, and utilities, which may not have been designed to support the additional load in this area.
- Increased occupancy may accelerate wear and tear on adjacent infrastructure, including sidewalks, curbs, and road surfaces, with limited recourse for proactive maintenance.

#### Waste Management & Property Maintenance

- A greater number of residents will generate more waste, raising concerns about garbage storage, odor control, and the potential for increased litter or vermin.
- There is apprehension that property maintenance—landscaping, privacy fencing, exterior upkeep, and parking—could become more difficult to manage under expanded occupancy, which may lead to visual decline or violations of local ordinances.

#### Property Values & Neighborhood Character

- One of the fundamental concerns is the long-term impact on home values. Prospective buyers often seek neighborhoods that are clearly and consistently residential in nature.
- Allowing commercial-style density expansion in an R1 zone may set a precedent that disrupts the neighborhood's intended land use and undermines residents' trust in local zoning protections.

We support compassionate, high-quality care for seniors and those in hospice. However, such services must coexist with the broader community in a balanced and respectful way. In this case, the proposed expansion presents challenges that would diminish the quiet, family-friendly nature of our neighborhood. We respectfully urge the Commission to deny the request for a Specific Use Permit expansion and uphold the current zoning limitations for the benefit of existing residents and long-term community planning. Thank you for your time and consideration.

Sincere Regards,



Dawn & Mark Demas 553 Big Bend Drive, Keller, Texas 76248

817-944-1988



Opposition

Michael Garland  
Michelle Rene Garland  
551 Big Bend Dr  
Keller, TX 76248

July 8, 2025

City of Keller Planning and Zoning Commission  
PO Box 770  
Keller, TX 76244

Reference: Case No. SUP-2506-0023

Subject: Opposition to Request for Specific Use Permit for Hillside Assisted Living

As the owners and residents of 551 Big Bend Dr we are opposed to the continued operation and the expansion of Hillside Assisted Living located next door at 553 Big Bend Dr. The current operation presents a public health risk, and frequent traffic congestion.

Under the current operation with 6 residents, we have frequently had to pick up debris in our yard consisting of soiled adult diapers, used medical exam gloves, and other contaminated medical waste. These items were put in the trash without any additional containment such as a plastic bag. Even though our trash pickup is twice a week, their trash barrels are always overflowing so the lids won't close. With wind and animals, the trash is strewn around and left without any consideration of the neighbors and small children. Two additional residents would add to this problem. We have witnessed the workers come and go seeing the debris and ignoring it.

Maintenance on the property is lacking. The manager even complained to us that they have rats because the lack of maintenance in the back yard has created areas conducive to attracting and hiding rodents. The overflowing trash barrels are an additional attraction.

Many times each week, particularly on the weekends, the traffic congestion becomes an issue with the number of cars parked on the street. Not only does it make it harder to carefully enter and exit our own driveways, but some of the visitors driving presents a serious risk to the safety of the neighborhood children with speeding and other overly aggressive behavior.

The other factor regarding the presence of such a facility in a residential neighborhood is the lack of discretion when taking deceased residents out of the facility into an ambulance or hearse. During the day children are around but there is no effort to minimize their exposure to this.

We ask the Planning and Zoning Commission to deny the continued operation of the facility and especially any expansion which would add to the current issues. When we bought this house in 2022 the fact that it was next door to such a facility was not disclosed to us.

  
Michael Garland

  
Michelle Rene Garland

300 ft Buffer

The David and Jean Taliaferro Living Trust  
639 W. Park Dr.  
Keller, TX 76248

July 1, 2025

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

Re: Case No. SUP-2506-0023

To those concerned:

We are writing today to declare our strong opposition to the request to expand Hillside Assisted Living residency limits for the following reasons: Increases in the number of residents will bring increases in 1) operational staff, 2) equipment and supply deliveries, 3) traffic, 4) parking issues, 5) emergency responses, 6) noise, 7) further reduction of the residential atmosphere expected in this and many other Keller neighborhoods – the main selling point when we bought our home two years ago.

Please do not approve the proposed request to expand.

Sincerely,

*David Taliaferro*  
*Jean W Taliaferro*  
David and Jean Taliaferro