

Meghan and Christopher Cobb  
135 Olive Street  
Keller, TX 76248

Tuesday, Apr 11, 2023

Community Development  
% City of Keller  
PO Box 770  
Keller, TX 76244

To whom it may concern,

I am writing this letter to state our support for the Special Use Permit at 139 Olive Street to become an event venue. Our business is Jackalope Beauty Lounge located at 135 Olive Street. Our only concern was parking and after speaking with Ashley directly, I have no concerns. We are in favor of her receiving the necessary permits to use her space as desired.

Sincerely,  
Jackalope Beauty Lounge and 135 Olive Street Property owners  
Meghan Cobb

  
Christopher Cobb

  
REC'D APR 11 2023

----- Forwarded message -----

From: **Kyle Gabhart** [REDACTED] >  
Date: Thu, Mar 9, 2023, 10:49 PM  
Subject: Letter for 139 Olive  
To: [REDACTED] >

To whom it may concern,

My name is Kyle Gabhart. My family and I love the Keller community and have woven our lives in and around Keller for two decades.

- We live at 713 Gentle Wind Dr.
- All six of our children are products of Keller ISD (Keller Harvell, BCI, KMS, KHS).
- We own 118 W Olive St and operate a wealth management firm there.
- We are active members of Northwood Church and lead the marriage ministry at Northwood.
- I serve as the Chairmen of the Board for the Greater Keller Chamber.

It has come to my attention that Ashley Hernandez is looking to enhance the appeal of Old Town Keller by opening up her vintage office space at 139 Olive for retreats and event rentals. I have known Ashley and her husband Mike both personally and professionally for over two years. In that time I have seen them breathe life and energy into the Keller community through an active online presence (Kickin It), a hugely successful cultural event (Hispanic/Latino Heritage event), and now an in-person community resource in the form of 139 Olive. As a Keller resident and a business owner in Old Town (just a few doors down on Olive, no less), I whole-heartedly endorse her initiative to open her space for event rentals.

With gratitude,

**Kyle Gabhart**  
**AAMS® CRPS®**

Managing Partner

Bluegrass Legacy Group

817-854-8833

[REDACTED]  
[www.bluegrasslegacygroup.com](http://www.bluegrasslegacygroup.com)

118 W. Olive St. Keller, TX, 76248

---

*Securities offered through Triad Advisors, LLC Member FINRA/SIPC. Advisory Services offered through Triad Hybrid Solutions LLC, a registered investment advisor. Bluegrass Legacy Group and Triad Advisors, LLC are not affiliated.*

We at the Old Town Keller Foundation wish to write in support of Ashley Hernandez and the small events she holds at her building at 139 Olive Street in Old Town Keller. We are her neighbors, directly behind her building, on Bates Street.

We consider her events an asset to Old Town. She brings in not only residents of Keller, but also visitors from surrounding areas. This creates excellent exposure for our Old Town Keller area to people who probably had no idea that Old Town even existed. We feel Ashley greatly enriches our Old Town neighborhood.

Ashley has done an amazing job in promoting all things Keller, and we look forward to seeing what she will be able to do in the future.

Pam Gray

VP Old Town Keller Foundation/Wild Rose Heritage Center

133 Bates Street

April 11, 2023

Members of the Planning & Zoning Commission  
City of Keller

First, I would like to thank you for your service, dedication, and hard work for our city.

I am writing to you to convey our position regarding the SUP for 139 Olive Street, an event venue with indoor and outdoor entertainment (SUP-23-0010).

Our building is located at 132 Olive Street, which is adjacent to the area in question.

We have concerns about parking on Olive Street. Our business is Victorian Tower House Event Venue. We rent our space for small weddings, birthday parties, baby showers, bridal showers, workshops, tea parties and other type of events. We host approximately between 10 and 90 guests. Our facility is located across the street from the potential new event venue.

As small business owners, we understand that every small business is a dream, it is an economic effort, it presents challenges, but it is also very rewarding.

We all know that parking is an issue in Old Town Keller. We have been working together with our neighboring businesses, coordinating parking in such a way that we can operate our businesses, collaborating with each other.

If another event venue is allowed on the same street, it would create an extremely congested parking situation and would affect all businesses, existing and new.

The situation is compounded by the people that go to the bars and restaurants on Denton Highway 377, but park on Olive Street.

**We respectfully oppose the development application.**

Best regards,



ROXANA TOLEDO  
OWNER  
VICTORIAN TOWER HOUSE

# Main Street Depot LLC

April 10, 2023

Community Development  
c/o City of Keller  
PO Box 770  
Keller, TX 76244

Re: SUP 23-0010, 139 Olive Street

To Whom it Concerns,

As a long-standing property and business owner in OLD TOWN KELLER, I am writing this response to the SUP requested by Ashley Hernandez for using the property at 139 Olive St. as an event center. Our company Main Street Depot LLC, is the owner and lessor at 2 properties across the street from this proposed venue, at 136 and 138 Olive St. Our major concerns are centered around the lack of parking for the businesses located on Olive St. Having a similar venue space "The Victorian Tower" already located on Olive St. we already know the parking problems that are created when a large event is taking place at that location. Our tenants are overrun with attendees juggling to find parking, unloading people as well as products or services prior to these events, allowing no parking for our tenants to serve their customers. Adding a second venue space will total exasperate this issue. Our tenants and their customers, most of which are residents of Keller or nearby cities deserve a **SAFE** place to park as they visit the businesses located on Olive Street. Our request would be this SUP be denied until the parking situation, including reserved spaces for business be addressed before this request is considered.

Respectfully,

Elaine McDonald  
Main Street Depot, LLC.  
Keller, TX



REC'D APR 11 2023

1:40pm



PO Box 1357  
Keller, TX 76244

Planning and Zoning Commission Members of Keller

April 10, 2023

Re: Specific Use Permit (SUP) for 139 Olive (SUP-23-0010)

My business, Cafe Medi, is a family owned & operated Mediterranean restaurant, located at 129 Olive Street, Old Town Keller. I'm on the same street than the business requiring the event venue approval.

I have concerns regarding parking in Old Town Keller, because there is already an event venue, Victorian Tower House, across the street on Olive Street. It was a big effort to make the limited available parking work for both businesses, because we typically operate during similar business hours so we coordinate together every weekend to make it work.

Having a second event venue on the same street will directly impact my business, as my clients complain about the parking situation. If people drive to my restaurant, but they are not able to park nearby, then I lose those customers, as they keep driving and go to a different restaurant where they can easily park.

**As one of the buildings located within 200 ft, we respectfully oppose the application.**

Sincerely,



Mohamed Morsi  
President of Cafe Medi  
129 Olive St., Keller TX  
817-808-9245

REC'D APR 11 2023

April 10, 2023



I'm writing in opposition to file #23-283 regarding the specific use permit for 139 Olive Street as an "Event Venue".

Although I do not own the property at 138 Olive Street, I own a business there. Since we already have Victorian Tower House on this street and with the limited amount of parking available as it is I feel like adding another "Event Venue" would add undo stress on the businesses on Olive Street that already struggle to find sufficient parking for themselves and potential customers. The business in question at 139 Olive Street was never originally intended to be an "Event Venue" and this request places undue hardship on the current businesses on Olive Street. Without additional parking added to this area that would not take away from current businesses I would have to be against this permit request.

See pictures enclosed showing parking issues from an event held at the Victorian Tower House this past Saturday.

Warm regards,

**The Polkadot Giraffe Shop, LLC**  
**138 Olive Street**  
**Keller, TX 76248**

**Phone: (817) 789-9445**

*See Hubert*

**REC'D APR 11 2023**

