

RECEIVED

JUL 12 2022

City of Keller
Community Development

July 11, 2022

City of Keller
1100 Bear Creek Parkway
Keller, Texas 76248

Dear City of Keller Mayor, Council, and Planning and Zoning Commission,

We are writing in regard to our vehement opposition to the proposed Specific Use Permit SUP-22-0024 proposed at 721 Chisolm Trail in Keller for the building of the Penguin Patch manufacturing business.

- We have numerous concerns with the proposed location. A few are bulleted below:
- The location is directly located across from High Chaparral Estates, a residential neighborhood.
- The size of the building is daunting in comparison to the size of our neighborhood.
- The proposed artist rendering with the huge parking lot directly faces many home lots, including ours.
- The possibility for the growing business to receive more deliveries on a routine basis is not the look the community desires.
- With the potential for much increased large truck traffic and other utility vehicles in our neighborhood, due to the proposed access entrance, we fear this could quickly become a safety issue in our small and quiet neighborhood.
- This type of warehouse does not match the community desires of the FLUP.
- The size of this building and type of business does not conform with the general neighborhood, especially in conjunction with the plans for the expansion of the Sports Park that connects to High Chaparral sub division in the city of Keller.

We question why the owner of Penguin Patch is adamant about moving only two and a half miles from their current location and why to a residential area? If a move is crucial, why not choose an area that is already amongst other manufacturing and industrial businesses so as not to disturb a neighborhood? There are warehouses and plenty of land down 377 in North Keller. That is better suited for a business like the Penguin Patch.

While the proposed building structure looks pleasant enough, we don't feel this will beautify our neighborhood. Additionally, we have no guarantee this structure will remain as stated in the plans presented. We believe it will take away from the green space we currently enjoy.

The owner states that we would benefit from a walking trail. I beg to differ that the proposed walking trail would benefit us, as we currently have one that travels under Highway 377 that we, and our entire neighborhood enjoy. Our kids fish along the current trails, as well as many family bike rides.

We love our beautiful city and would like to continue to stay here.

While we appreciate and understand that current zoning states that something will be built on that land eventually, we would hope the City could be more helpful in helping business owners identify a property that their business would fit better with and not force residents to endure manufacturing and industrial traffic, heavy construction, and all of the possible items that come with this kind of business and structure.

It's been stated that Keller is 'Texas' Most Family Friendly City and that we, as a city, wish to put people first. I do hope that those statements and accolades are considered when deciding if this permit should move forward.


This proposed structure and manufacturing business is extremely unwelcome by my family and our neighbors. This is one area we would love to see untouched. Safety on our streets of Keller and the students of Keller ISD is also a very large concern. We understand that with its current zoning, other businesses of this type are sure to come.

Thank you for your time and attention to this matter.

Name:

Signature:


Kayla Williams


Garrett Williams

Address: 701 Montana Ct S.
Keller, TX 76248

RECEIVED

July 11th, 2022

City of Keller
1100 Bear Creek Parkway
Keller, Texas 762478

JUL 12 2022

City of Keller
Community Development

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- The type of warehouse does not match the community desires of the FLUP.
- The size of the building and type of business does not conform with the general neighborhood, especially in conjunction with the plans of the expansion of the Sports Park that connects to High Chaparral.
- The increased traffic flow due to not only staff, but box trucks leaving the facility.

I question the decision to build in a residential area? There are warehouses and plenty of land down 377 in North Keller. That area is much more suited for a business like Penguin Patch. Additionally, we have no guarantee that this structure will remain as stated in the plans presented before us. We believe it will take away from the green space we enjoy.

Our family has lived in Keller for 24 years. We live on Montana Ct S within 200 ft of the proposed plan and we would be looking out of our backyard at this structure. We have raised our children here and have many fond memories in this neighborhood. This proposed structure and manufacturing business is very unwelcome by us and our neighbors. While we understand as Keller continues to grow, businesses will come and things will change. With that being said, we would hope to see a smaller structure in this area. We thank you in advance for the time and attention to this matter.

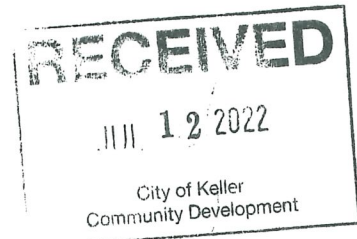
Sincerely,

Tommy and Lori Welch




703 Montana Ct S
Keller, TX 76248

July 11, 2022



City of Keller

1100 Bear Creek Parkway

Keller, Texas 76248

Dear City of Keller Mayor, Council, and Planning and Zoning Commission,

I am an over 30 year resident of the city of Keller and have been very involved and still am in my community and my children's schools over the past years. We have raised three wonderful and very productive children in our home and in our city.

We, my husband Donnie and I, are writing in regard to our vehement opposition to the proposed Specific Use Permit SUP-22-0024 proposed at 721 Chisolm Trail in Keller for the building of the Penguin Patch manufacturing business.

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The owner states that we would benefit from a walking trail. I beg to differ that the proposed walking trail would benefit us, as we currently have one that travels under Highway 377 that we, and our entire neighborhood enjoy. Our kids grew up fishing along the current trails, as well as many family bike rides.

As a 30 plus member of High Chaparral, and specifically, one who resides Montana Court South, we have seen tremendous growth around us. My family has seen green areas destroyed for growth, including the current municipal facility owned by the city, but we understood that much of the growth was necessary in serving the citizens of Keller, so we respectfully obliged with no objections. We love our beautiful city and would like to continue to stay here.

While we appreciate and understand that current zoning states that something will be built on that land eventually, we would hope the City could be more helpful in helping business owners identify a property that their business would fit better with and not force residents to endure manufacturing and industrial traffic, heavy construction, and all of the possible items that come with this kind of business and structure.

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Thank you for your time and attention to this matter.

Name:

Wendy Collins

Signature:

Wendy Collins

Address:

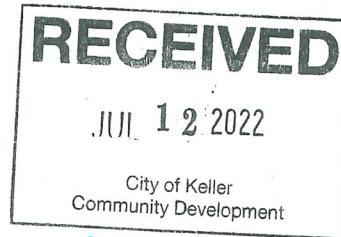
705 Montana Ct. S.
Keller, TX 76248

July 11, 2022

City of Keller

1100 Bear Creek Parkway

Keller, Texas 76248



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Thank you for your time and attention to this matter.

Name: Donnie R. Collins

Signature: Donnie R. Collins

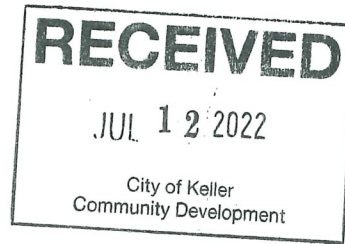
Address: 705 Montana Ct. S, Keller, TX 76248

July 11, 2022

City of Keller

1100 Bear Creek Parkway

Keller, Texas 76248



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Thank you for your time and attention to this matter.

Name: Deborah Robertson

Signature: Deborah Robertson

Address: 200 Dodge Trail 76246

Dear City of Keller Mayor, Council, and Planning & Zoning Commission,

I am writing on behalf of my family to state our opposition to the proposed Specific Use Permit SUP-22-0024 proposed at 721 Chisolm Trail in Keller.

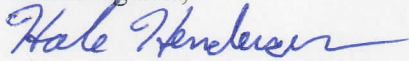
We have numerous concerns with the proposed location. A few are bulleted below:

- The location is directly across from High Chaparral Estates, a residential neighborhood. Specifically, right across Chisolm Trail from my own home.
- The size of the building is daunting in comparison to the size of our neighborhood. My son enjoys watching the trains go by from my living room window and that will be completely blocked by this proposed construction.
- The possibility for the growing business to receive more deliveries on a routine basis is not the look our community desires. The additional traffic will also pose a risk to the numerous children and families that walk from our communities to nearby Sports Park.
- This type of warehouse does not match the community desires of the FLUP.
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While we appreciate and understand that current zoning states that something will be built on that land eventually, we would hope that the City could be more helpful in helping the business owners identify a property that their business would fit better with and not force residents to endure manufacturing and industrial traffic, heavy construction, and all of the what-ifs that come with this kind of business and structure. It's been stated that Keller is 'Texas' Most Family Friendly City' and that we, as a city, wish to put 'People First'. I do hope that those statements and accolades are considered when deciding if this permit should move forward.

This proposed structure and manufacturing business is extremely unwelcome by us and our neighbors. This is one area that we would love to see untouched. We understand that with its current zoning, other businesses are sure to come. We hope to see or would at least like to see a much smaller structure in that area and a business that services the community. We thank you for your time and attention to this matter.

Best Regards,



Hale and Kristin Henderson
200 Rancho Grande Trail
Keller, Texas 76248

Paul & Jacque Benson
737 Santa Fe Trail
Keller TX 76248

To City of Keller: Mayor, Planning & Zoning Commission and City Council

My wife Jacque and I have lived at this address since 1989, 33 years to date.

We are writing to submit our Opposition to the SUP-22-0024 proposed for 721 Chisolm Trail, Keller.

As two of the residents within the 200 FT zone, we believe this project as currently designed, should not be built at this site for the following reasons:

Section 8.02 (F)(2) of the UDC states that when considering SUP requests, the Planning and Zoning Commission shall consider the following factors:

1) The use is harmonious and compatible with surrounding existing uses or proposed uses;

- a. *This design is NOT harmonious and compatible with one and two story single family Houses in the surrounding neighborhood. A Warehouse by any other name is still a warehouse.*
- b. *Three to four story buildings (36 to 48 feet tall) are invasive to the neighborhood and our privacy as line of sight from the proposed office area will penetrate into our backyards. Residential areas should have a reasonable assumption of privacy.*
- c. *With 65% to 100% of the side areas composed of “painted concrete tilt-wall panels” (ie “slabs” of concrete this is Not “harmonious” with the brick construction of our houses Nor is it consistent with the Single Story, brick construction of our City Maintenance facility which IS well-designed and Does fit with the neighborhood design.*

2) The activities requested by the applicant are normally associated with the permitted uses in the base district

- a. *I do Not know all the “normally associated” uses in a commercial district, but I do Not believe this includes manufacturing and warehousing, or a SUP would not be necessary.*

3) The nature of the use is reasonable and appropriate in the immediate area;

a. Manufacturing and warehousing is NOT reasonable in a residential neighborhood !

b. There are NO multi-story manufacturing and warehouses in the area bordered by Bear Creek, Chisolm, Wall-Price Keller and the railroad track.

c. As note above, We do not believe that multi-story manufacturing/warehousing is an appropriate design for this neighborhood.

d. There Are MANY warehouse areas in non-residential-proximity on 377 SOUTH of Wall Price Keller that would be appropriate to this construction plan.

4) Any negative impact on the surrounding area has been mitigated;

a. No evidence of mitigation has been submitted that addresses the issues of building height, intended function, traffic flow additions to the neighborhood, outdoor lighting, security fencing, drainage and storm run-off, etc.

5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

a. I am confident One of the Intents of zoning districts is to PRESERVE property values.

b. We do not see documentation of an impact study on property values to a residential neighborhood with the addition of a “manufacturing / warehouse” of 36,000 to 41,500 square feet facility located within 200-300 feet of a suburban neighborhood.

c. In the Absence of a study, I would provide an educated guess that our property values would fall between 25 to 45% with such an Incongruous and inappropriate construction in our neighborhood.

d. If this progresses to a City Council vote, we will obtain house value impact estimates from professionals in the Keller area.

I also note in the Detailed Staff Memo by Julie Smith, Community Development Director:

“The building will be the **first built** (emphasis mine) in the new Tech/Flex land use category of the FLUP and will **architecturally set the standard**. The FLUP describes the expectation for the Tech/Flex district:

The physical development patterns shall include architectural standards that are reflective of Class A office space, unifying landscape elements, and environmental stewardship.”

1) *I don't know about "Flex", but this is NOT a "Tech" company so I don't see how it could possibly qualify as a "Tech/Flex district"*

2) *I don't believe "Class A office space" includes warehouses.*

3) *As you will note on page 13 and 15 of the application, there is NO landscaping on the South side of the facility, that will predominately face all houses and Northbound Chisolm Trail traffic, South of the Rancho Grande intersection.*

4) *If this building/warehouse plan is supposed to "architecturally set the standard" for future developments in this neighborhood, then are we to assume MORE warehouses will be coming??*

In closing, I think it is a safe bet that No recipient of this letter would Want this building constructed within 200-300 (or even 1000) feet of Your respective residences.

Therefore, Jacque and I ask for the same consideration and that you DENY this SUP application.

Sincerely

Paul N Benson

Jacque S Benson

July 11, 2022

City of Keller

1100 Bear Creek Parkway

Keller, Texas 76248



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Thank you for your time and attention to this matter.

Name:

Ezeldo Gay

Signature:

Ezeldo Gay

Address:

*101 Montano Ct. S.
Keller, TX 76248*

July 11, 2022

City of Keller
1100 Bear Creek Parkway
Keller, Texas 76248



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Thank you for your time and attention to this matter.

Name: *Allan Gay*

Signature: *Allan Gay*

Address: *704 Montana Ct. S*
Keller 76248



July 9, 2022

City of Keller
1100 Bear Creek Parkway
Keller, Texas. 76248

Dear City of Keller Mayor, Council, and Planning & Zoning Commission,

I am a 26-year resident of the city of Keller, a business owner, and Executive Director of the Miss Keller Scholarship Organization. I am a graduate of The Keller Citizen's Academy, I'm actively involved in our community, and have raised four amazing young adults in our current home and in our city. My husband is a 37-year Keller resident!

I am writing on behalf of my family to state our opposition to the proposed Specific Use Permit SUP-22-0024 proposed at 721 Chisolm Trail in Keller.

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I question why the owner of Penguin Patch is adamant about moving only 2 ½ miles from their current location and why to a residential area? If a move is crucial, why not choose an area that is already amongst other manufacturing and industrial businesses so as to not disturb a neighborhood? There are warehouses and plenty of land down 377 in North Keller. That area is much more suited for a business like the Penguin Patch.

While the proposed building structure looks pleasant enough, we don't feel this will beautify our neighborhood. Additionally, we have no guarantee that this structure will remain as stated in the plans presented before us. We believe it will take away from the green space we currently enjoy.

The owner states that we would benefit from a walking trail. I beg to differ that the proposed walking trail would benefit us, as we currently have one that travels under Highway 377 that we often enjoy. My oldest son and his friends used to ride their bicycles to Bear Creek Intermediate every morning for 5th and 6th grade, using the trail we currently have.

As a 26-year resident of High Chaparral, and specifically, one who resides on Rancho Grande Trail, I have seen a tremendous amount of growth around us. My family has seen green areas destroyed for growth, including the current municipal facility owned by the city, but we understood that much of the growth was necessary in serving the citizens of Keller, so we happily and respectfully obliged with no objections. We love our beautiful city and have no plans to move. We will own this home and share it for generations to come.

While we appreciate and understand that current zoning states that something will be built on that land eventually, we would hope that the City could be more helpful in helping the business owners identify a property that their business would fit better with and not force residents to endure manufacturing and industrial traffic, heavy construction, and all of the what-ifs that come with this kind of business and structure. It's been stated that Keller is 'Texas' Most Family Friendly City' and that we, as a city, wish to put 'People First'. I do hope that those statements and accolades are considered when deciding if this permit should move forward. I know most of you quite well, and you know me. If you follow the Miss Keller Facebook page or my personal page, you will know that I often use the following hashtags. #KellerProud #KeepKellerClassy. I hope that those hashtags remain top of mind when deciding what is best for our citizens.

This proposed structure and manufacturing business is extremely unwelcome by us and our neighbors. This is one area that we would love to see untouched. We understand that with its current zoning, other businesses are sure to come. We hope to see or would at least like to see a much smaller structure in that area and a business that serves our community.

We thank you for your time and attention to this matter.

Note: This email will be duplicated and followed by a signed letter.

Regards,

Michelle Donatto

212 Rancho Grande Trail
Keller, Texas. 76248

Sarah Hensley

From: Sheryl Parks [REDACTED]
Sent: Monday, July 11, 2022 9:36 AM
To: Sarah Hensley; Leslie Sagar; Paul Alvarado; Gary Ponder; Tom Thompson; Ross Brensinger; Ralph Osgood; Robert Apke; Greg Will; Julie Smith; Tom Brymer
Subject: Specific Use Permit SUP-22-0024

Date: 7-9-22

City of Keller
1100 Bear Creek Parkway
Keller, Texas. 76248

Dear City of Keller Mayor, Council, and Planning & Zoning Commission,

We are writing to state our opposition to the proposed Specific Use Permit SUP-22-0024 proposed at 721 Chisolm Trail in Keller. While we appreciate the unique business and the service it provides, we have numerous concerns with the proposed location;

- The location is directly across from a residential neighborhood
- The size of the building is daunting in comparison to the size of our neighborhood
- The possibility for this growing business to receive more deliveries on a routine basis is not the look our community desires
- This type of warehouse does not match the communicated desires of the FLUP
- The size of this building and type of business does not conform with the general neighborhood, especially not with the plans for the sports park up the road. This will cause excess traffic which is already becoming an issue with the popularity of the sports park and the traffic on Wall-Price Keller from the school, church, housing and retail on 1709 that take back roads.

While we appreciate the business, we would hope that the City could be more helpful in assisting them to identify a property that would fit better with their business.

We thank you for your time and attention to this matter.

Name: Jack & Sheryl Parks

Signature: *Jack & Sheryl Parks*

Address: 389 La Quinta Cir S.
Keller, TX 76248

Sarah Hensley

From: Latisha Pennington [REDACTED]
Sent: Tuesday, July 12, 2022 12:23 PM
To: Julie Smith; Sarah Hensley
Subject: Specific Use Permit SUP-22-0024

> My Letter: July 12, 2022
> City of Keller
> 1100 Bear Creek Parkway
> Keller, Texas. 76248
> Dear Development Directors,
> I am a 7 year resident of the city of Keller. I moved to Keller due to at the time it appeared to be the nicest small town in the area. This was very appealing to me.
> I am writing on behalf to state our opposition to the proposed Specific Use Permit SUP-22-0024 proposed at 721 Chisolm Trail in Keller.
>
> I have numerous concerns with the proposed location. A few are bulleted below:
> · The location is directly across from High Chaparral Estates, a residential neighborhood.
> · The size of the building is daunting in comparison to the size of our neighborhood.
> · The possibility for the growing business to receive more deliveries on a routine basis is not the look our community desires.
> · The size of this building and type of business does not conform with the general neighborhood, especially in conjunction with the plans for the expansion of the Sports Park that connects to High Chaparral.
> I have multiple concerns to the growing business in general that I simply have not been provided enough time to get firm answers on.
> Such as if this business is already located in a residential neighborhood, why would they move to another. This leads me to believe there are problems where they are and my little neighborhood is about to inherit them.
> If a move is crucial, why not choose an area that is already amongst other manufacturing and industrial businesses so as to not disturb a neighborhood?
> While the proposed building structure looks pleasant enough, what is the guarantee that the plans will stay the same? Post Covid material shortages alone give me concerns what was presented will not even be available. I don't feel this will beautify our neighborhood. I feel that adding a warehouse that is proposed to be 35' tall will only take away the small town feel I moved here for to begin with.
>
> I don't feel the city notified enough residents that will be directly effected. Most neighbors that live within one block do not even know about this. Please consider providing us with time and additional documentation of what our rights may be on this. The city sent out letters to a handful of residents on June 30th,2022. It has been 12 days not even allowing the standard 7-10 business days the postal service will tell you it takes to receive mail. The 12 days also falls over a holiday weekend. I feel this was intentional and set our entire community up for failure to even object.
> I thank you for your time and attention to this matter.
>

- > Name: Latisha Pennington
- > Signature: Latisha Pennington
- > Address: 232 Rancho Grande trail
- > Keller, TX 76248