

200 ft Buffer Opposition

From: Eric James [REDACTED] >
Sent: Tuesday, July 8, 2025 9:52 AM
To: Community Development; Alexis Russell; Kaleena Stevens
Cc: [REDACTED]
Subject: Case No. SUP-2506-0025
Attachments: Scan2025-07-08_090922.pdf; Scan2025-07-08_090953.pdf; 20230613_080205 (00000002).jpg; JFG UHAUL Fenceline.jpg

Good Morning,

Yesterday I spoke with Ms. Russell in regards to the Specific Use Permit for the building at 432 N. Main St.

I am a property owner within the 200' zone of the building, and I wanted to voice caution, concern and perhaps hope that this permit can rectify an existing issue at the property in question (not the site for the tenant but the owner) that is negatively effecting homeowners.

I strongly support the growth of Keller business and redevelopment in the area, however the development at 466 N. Main has been a disaster for homeowners adjacent, and the City has pointed fingers at this property as primarily responsible for drainage issues.

In addition to my attached letter, please find a marked copy of the map provided in your communication marking the area of the easement obstruction that is noted. Attached photos were also sent to City engineering staff previously to show the retention of water and obstruction in the easement of the 432 N. Main property.

I appreciate your time and consideration on this matter and all you do for Keller.

Eric James, CHB
Supply Chain Director
Half Price Books, Records, Magazines, Inc.

July 7, 2025

Dear Planning and Zoning Commission:

My name is J. Eric James, and I am the property owner of 501 Charles St., Keller. This property is within the 200' boundary of the proposed Specific Use Permit for the tenant, Wholesale Plus, within the property of 432 N. Main St., Keller.

At this time I am not writing to protest, but I would like to comment on the proposed permit. I strongly support development of the Old Town Keller/Main St. Corridor. My main comment—at this point—is prior poor performance and hopeful cooperative work in the future.

432 N. Main touches my property in my southwest corner. This corner is subject to frequent flooding, and the residences of 505, 501, 429, and 425 in particular have experienced more prolific flooding since the development of 466 N. Main, the site of Just for Grins.

When this property was redeveloped into the current site, residents expressed their concern how a 22'+ elevation drop from Main St to Charles St would be addressed. The City pooh-poohed our concern, and our concerns were validated and flooding in this area is terrible, even if 466 Main just used their irrigation sprinklers. Nonetheless, the City said the plan was approved, and the site was performing as it should, never mind that the contractor left a sump pump in the yard of 505 Charles St. and 425 Charles St. suffered a major flood inside the home.

Keller City engineers have determined that the primary issue is the obstruction of the North-South easement at 432 North Main, the property in question. The easement is blocked with wooden posts, timbers, concrete and debris that does not allow storm run-off to flow freely south. The blockage is in the western-most corner of the fence line where Just for Grins and Keller Storage properties adjoin 501 and 529 Charles residences. City engineers tell us that the City has no recourse to compel property owners to maintain their easements properly, unless the City's ox is being gored. 432 N. Main sits below and adjacent 466 N. Main and as a result of obstruction of the easement, drainage moving south from 466 N. Main St. is backing into our yards, threatening our foundations and our property values.

This SPU should provide the tenant of 432 N. Main with more revenue. More revenue means more tax basis for the City of Keller. More revenue means increased property value for the owner of 432 N. Main as well as potentially more revenue from percentage rent and/or triple net. Increased property value provides more revenue for the City of Keller. The only people NOT benefitting from this SUP are the property owners on Charles St., who are suffering from the obstructed easement at the site in question.

The Planning and Zoning Commission, the Community Development Department and the City Council have a unique opportunity to have an "everyone wins" scenario by adopting the SUP contingent on the property owner removing the obstruction from the easement based on the recommendations of the City engineering, public works and drainage staff. This would alleviate flooding in our yards due to the blocked easement, and restore our own property values. This, in turn, adds further tax basis to the City. I am also willing to volunteer my time and labor to assist the property owner in removing the obstruction.

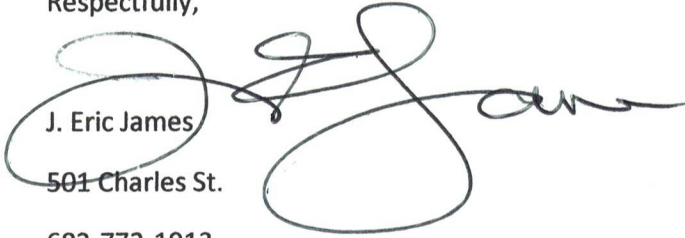
Thank You for Your Time and Consideration.

Respectfully,

J. Eric James

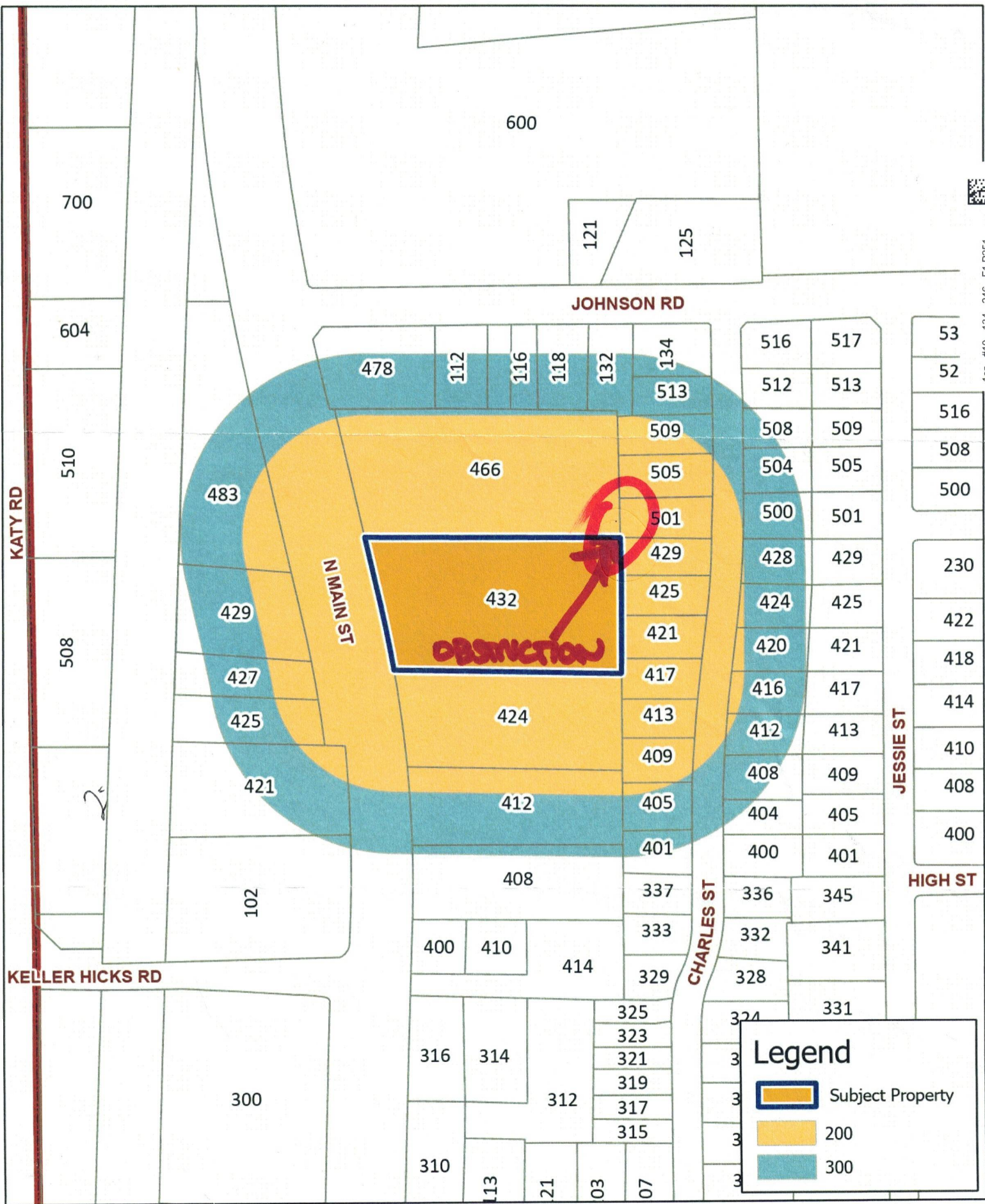
501 Charles St.

682-772-1913

A handwritten signature in black ink, appearing to read 'J. Eric James', is written over the printed name and address. The signature is stylized with large loops and a long horizontal stroke extending to the right.



10z - #10 - 134 - 246 - F1 P251



DISCLAIMER
This data has been compiled for the City of Keller.
Various official and unofficial sources were used to gather this information.
Every effort was made to ensure the accuracy of this data.
However, no guarantee is given or implied to the accuracy of said data.

SUP-2506-0025
432 N Main St

Updated: 6/26/2025





JFG UHAUL Fenceline.jpg



JFG UHAUL Fenceline.jpg



RE: Special Use Permit for Wholesale Plus

Lisa Meade

To: Ross McMullin <rmcmullin@cityofkeller.com>, communitydevelopment@cityofkeller.com, "arussell@cityofkeller.com" <arussell@cityofkeller.com>, [REDACTED]
Cc: Eric James <[REDACTED]>, Alonzo Lián <calinan@cityofkeller.com>, Chad Barte <cbartee@cityofkeller.com>, Armin Mizani <amizani@cityofkeller.com>, [REDACTED]
[REDACTED] Aaron Rector <arector@cityofkeller.com>

RE: Public Hearing Concerns – SUP-2506-0025 (432 Keller Parkway Development)

My name is Lisa Cotton-Meade, and I live at 505 Charles Street, Keller, Texas 76248—directly behind the dental office at 466 Keller Parkway and within the 200-foot notification area for the proposed development.

I am writing to formally echo and support the concerns raised by Eric in this thread. In addition, I want to make the City fully aware that my property has already been severely impacted by drainage issues. I have experienced significant flooding on my property—including in my yard, under my fence, around my patio, and even affecting my pool. These issues did not exist before that site was developed.

My greatest concern now is that this new project at 432 Keller Parkway—which would introduce additional impervious surfaces and a likely parking area—will only worsen the volume and speed of runoff from the area.

I am respectfully requesting that this project not be approved at this time, or at minimum, that the City delay any action until:

1. A full review of the existing drainage problems caused by both sites is completed.
2. Concrete solutions are identified to prevent additional damage to neighboring homes.

I would also appreciate this email being included in the official public record for this case. Please confirm receipt.

Thank you for your time and consideration.

Sincerely,

Lisa Cotton-Meade

505 Charles Street

Keller, TX 76248

817-988-6235

I am including Lendon Wilson in this email as he resides with me at this property and he is assisting me in organizing the neighborhood responses to this issue.

On Mon, Jun 30, 2025 at 4:54 PM Ross McMullin <rmcmullin@cityofkeller.com> wrote:

Thank you for the note sir. I read through your comments and I'll keep all of this in mind as we evaluate this new application.

—
Ross McMullin

Mayor Pro Tem | Keller City Councilman

Mobile: (817) 962-2262

Facebook: @RossMcMullinTX