



February 28, 2020

City of Keller
1100 Bear Creek Parkway
Keller, TX 76248

RE: Spec's Wine, Spirits & Finer Foods Adjacent Neighborhood Communication

To Whom it May Concern,

McClure Partners is proposing to develop a new prototypical 12,180 SF Spec's retail liquor store on an approximate 1.71-acre tract located on the east side of Keller-Smithfield Road approximately 351-feet north Keller Parkway and directly adjacent to an existing Natural Grocers store. The site is currently vacant and bounded to the west by Keller-Smithfield Road, Natural Grocers to the south, undeveloped commercial property to the east and Newton Branch Phase 1 subdivision to the north and Saddlebrook Estates to the west of Keller-Smithfield Road.

McClure Partners and Spec's representatives met with Linda Brainerd, HOA representative for Saddlebrook Estates at 1pm on Wednesday, February 12th, 2020 at Jason's Deli in Keller. We discussed our plan as mentioned above and displayed a conceptual site plan and conceptual elevations. We discussed Spec's hours of business of Monday to Saturday 10am – 9pm, delivery being located on the east side of the building away from the neighborhood, having a 30' landscape buffer on the north side of the lot amongst other items. We mentioned the Town Center requirements of the Developer being required to build a masonry wall on our north property line at the rear of four residential lots and that this would cause the existing shade trees to be removed.

McClure Partners and Spec's representatives met with Michael Jenkins, HOA representative for Newton Ranch at 3pm on Wednesday, February 19th, 2020 at Jason's Deli in Keller. We discussed our plan as mentioned above and displayed a conceptual site plan and conceptual elevations. We discussed Spec's hours of business of Monday to Saturday 10am – 9pm, delivery being located on the east side of the building away from the neighborhood, having a 30' landscape buffer on the north side of the lot amongst other items. We mentioned the Town Center requirements of the Developer being required to build a masonry wall on our north property line at the rear of four residential lots and that this would cause the existing shade trees to be removed. Mr. Jenkins said he would display our intentions to the neighboring lots as well as all the neighborhood and might request us to attend their next neighborhood meeting.

For any further questions please do not hesitate to contact me at 214-384-3470

Sincerely,

A handwritten signature in blue ink, appearing to read 'JW McClure'.

John W. McClure
Vice President
McClure Partners