

April 7, 2025

REC'D APR 08 2025

Dear Planning and Zoning Commission Members

We are opposing Case SUP2502-0010 to be discussed during the April 8, 2025 Planning and Zoning Commission meeting.

There are numerous reasons that this request should be denied. Below are our concerns:

- The applicant is asking to build across two separate property lines. I question whether or not that is allowed by the Universal Building Code.
- 1131 Bancroft is platted separately from 1432 Mount Gilead, though under the same ownership. The request to build this non-compliant building includes two addresses - one on Bancroft and one on Mount Gilead. Shouldn't they be platted as one address, if the applicant is building on both? *We would like to ask that the applicant withdraw his request until the property is properly platted.*
- The potential build location is behind our home and will be a huge eye sore, from our back windows and from our backyard. We do not want to look out our windows and from our backyard, at a 3,000 sq ft warehouse storage building. There are available units throughout our area that provide vehicle storage. It is not necessary to have this in our backyard. We already look out at their guest house, barn, multiple animal shelters and water tank. When will the building stop?
- We are a residential neighborhood not an industrial area. Is a 3,000 square foot hobby workshop, luxury car garage, or storage building on this property compliant with the city code for residential areas? It seems to be a better fit in an industrial area, with other storage facilities/warehouses.
- The request for a 5 foot setback variance is excessive and invasive to the adjacent properties. There is already an existing guest house in place on the property, that is non-compliant with the 15 foot setback regulations. See attached photos. We do not want another structure up against the fence, with only a 5 foot setback.
- The request for 3,000sf is two and a half times the permitted 1,200sf. This is an excessive request, along with the setback variance requested, and is unfair to the neighborhood. What if multiple others requested such egregious variances?
- Based on the exhibit provided, in addition to the 3,737 sq ft main house, which includes a full garage, there appears to be at least 8 other structures (sheds, barns, livestock feeding stations or buildings) at 1432 Mount Gilead/1131 Bancroft. In addition, there's a guest house of 2,033sq ft on that property, butting up against the back fence. How many structures are allowed by zoning to be on a property?

- Our home already has flooding issues, as the city permitted our next-door neighbor to overbuild his property including his home, a residence for his mother-in-law, a pool, a circle drive, a playhouse and a pickleball court. I suspect other neighbors will also suffer flooding, if this is allowed.
- Before coming to you, Mr. Grundman petitioned the neighbors to gain approval of this plan. We did not sign our approval, and we are against this large storage facility and the overbuilding of this property. It requires variances of the city code, which are detrimental to the adjacent property owners.

Overbuilding and filling up the footprint of each property needs to stop! I urge you to deny this request. Setting a precedent such as this will be harmful to our city. You wouldn't want this in your backyard either.

Please deny this request.

Ted Hebert & Beth Hebert
1012 Oakwood Drive
Keller, TX 76248
972.896.5934

Handwritten signatures of Beth Hebert and Ted Hebert. Beth's signature is written above Ted's signature.

